

PARISH COUNCIL OF DENMEAD



MINUTES OF THE PLANNING COMMITTEE
MEETING HELD ON WEDNESDAY 26th AUGUST 2015
IN THE OLD SCHOOL, SCHOOL LANE, DENMEAD
COMMENCING AT 7.30 pm



Members: Cllr K Andreoli (Chairman) (P)
Cllr I Brown (P)
Cllr G Crooks (P)
Cllr C Hargreaves (P)
Cllr F Hull (Vice-chairman)
Cllr P Langford-Smith (P)
Cllr N Rusbridger (P)
Cllr M Willoughby (P)

Also present: 7 members of the public and Kelvin Andrews, Deputy Clerk to the Council.

103/16P **Apologies:** No apologies were received. **Noted.**

104/16P **Declarations of Interest:** There were no declarations of interest made.

105/16P **Minutes of Previous Meeting:** The Minutes of the meeting held on 5th August 2015 were submitted for approval. **It was RESOLVED that the Minutes be accepted as an accurate record and were duly signed by the Chairman of the meeting.**

106/16P **Change of Order of Business SO 5(a) (vi):** **It was RESOLVED to alter the order of business on the agenda for reasons of urgency or expedience and agenda item 8 was discussed prior to agenda item 4.**

107/16P **Revised Denmead Village Design Statement:** Members of the committee were invited to contact the Clerk with any issues in respect of the Revised Denmead Village Design Statement prior to the end of the consultation period on 11th September when all matters raised would be considered by Mr Ambrose. Mr Ambrose and the team working of the Revised VDS were congratulated on a job well done. **Noted.**

108/16P **Public Participation:** At 7.40 pm the meeting recessed into open forum to allow questions and comments from members of the public. The meeting re-convened at 8.04 pm.

109/16P **Planning Applications:** **It was RESOLVED that the following comments be forwarded to Winchester City Council and that the applications be taken in the following order: 2, 3, 4, 1, 5 & 6.**

(2) Denmead
Ref No: W24286 Press advert date:
Case No: 15/01687/FUL Comments by: 31 August 2015
Date Valid: 27 July 2015 Decision due: 21 September 2015
Team: 2_STH Case Officer: Mrs Katie Nethersole
Applicant: Mr Ian Davis
Proposal: (HOUSEHOLDER) Two pitched roof dormers on the front slope.
Location: Pinecone, Upper Crabbick Lane, Denmead, Hampshire PO7 6HQ
The Parish Council of Denmead, by a majority decision, raised NO OBJECTION to this proposal.

(3) Denmead
Ref No: 06312/08 Press advert date:
Case No: 15/01654/FUL Comments by: 24 August 2015
Date Valid: 22 July 2015 Decision due: 18 September 2015
Team: 2_STH Case Officer: Mrs Anna Hebard
Applicant: Mr And Mrs R Gale
Proposal: Provision of a new equestrian exercise area (manege)
Location: Worlds End Cottage, Apless Lane, Worlds End, Hambledon, Waterlooville PO7 4QA
The Parish Council of Denmead, by a unanimous decision, raised an OBJECTION to this proposal and cited the following reasons: (a) The proposed un-fenced manege is considered to represent an

engineering operation that would formalise the use of this area of the site for the training and exercise of horses close to the common boundary with the private rear garden area of the adjacent dwelling house 'Spring Firs' and which would, through the use and associated training conditions (the encouragement of training personnel at the side of the arena) result in noise and disturbance which would be harmful to the quiet enjoyment of the adjacent site by the occupiers. The proposal would therefore be considered contrary to Policy DP3 (vii), DP11, RT11 (iv) of the Winchester District Local Plan Review 2006 and Policy MTRA4 Winchester District Local Plan Part 1 - Joint Core Strategy 2013. (b) Members referred to the previous application in respect of a covered manege and the consultation response from Mr Dunbar-Dempsey in which he stated "A 'Winchester District Landscape Character Assessment' (LCA) has been published which is now a supplementary planning document. The need for a LCA reflects the importance of Winchester's landscape, both locally and nationally, and the pressures that are being placed upon it. It is an objective of the LCA to help protect and enhance the strong identity of the District's landscape whilst accommodating necessary development and change.

The application site falls within the 'Forest Of Bere Lowlands' Character Area. A Key Issue in this area is the 'suburbanised urban fringe character of parts of the area with assorted sheds, horse paddocks and fencing...'. A Built Form Strategy for this area includes the following statement: 'Resist development which further fragments the restoration of the former Forest Of Bere or which suburbanises local settlements, such as that associated with 'horsiculture'.

It is clear therefore that the proliferation of equestrian development of any size in this area is a sensitive issue and that a development of this scale may begin to suburbanise what is a secluded and tranquil rural landscape." It is considered that these comments are still valid for this application. (c) Members considered that the location of the proposed manege and the provision of a surface that could be used all year round would have an unacceptable adverse impact and a detrimental effect on the enjoyment and amenity of the occupiers of Spring Firs contrary to DP3 (vii).

(4)	Denmead		
Ref No:	06312/09	Press advert date:	
Case No:	15/01650/FUL	Comments by:	24 August 2015
Date Valid:	22 July 2015	Decision due:	16 September 2015
Team:	2_STH	Case Officer:	Mrs Anna Hebard
Applicant:	Mr And Mrs R Gale		
Proposal:	Provision of stables following removal of barn (RESUBMISSION)		
Location:	Worlds End Cottage, Apless Lane, Worlds End, Hambledon, Waterlooville PO7 4QA		

The Parish Council of Denmead, by a unanimous decision, raised an OBJECTION to this proposal and cited the following reasons: (a) The proposed development by its scale and height is an overdevelopment of the site, would be visible from adjacent properties and from the highway especially during Autumn/Winter when leaves had fallen and therefore have an adverse impact on those properties. (b) There was no information on the disposal of effluent, either animal or human, and it is understood that currently animal effluent is burnt on site. (c) The provision of a further 8 stables together with the existing 6 stables would tend to lend itself to becoming a commercial operation and in any case with an increase in the number of horses being kept on site would require additional highway movements associated with stable hands/feed and other equine necessities which could impact on highway safety. (d) Lighting from the barn, including that through the sky lights would be highly intrusive in an area of countryside which is currently unlit. (e) The proposed development would therefore have an unacceptable adverse impact and a detrimental effect on the enjoyment and amenity of the occupiers of Spring Firs contrary to DP3 (vii). (f) Members also considered that the application was not in accordance with Policy RT 11 in that it involved the erection of a new buildings which may harm the landscape appearance of the area; It might cause or exacerbate conflicts between equestrians, vehicles or pedestrians; It does have a detrimental effect on nearby properties or land uses (for example, because of inadequate manure disposal arrangements).

(1) Denmead
 Ref No: W22035/01 Press advert date:
 Case No: 15/01108/FUL Comments by: 27.8.2015
 Date Valid: 24.7.2015 Decision due: 18.9.2015
 Team: 2_STH Case Officer: Mrs Katie Nethersole
 Applicant: Mr John Radford
 Proposal: (HOUSEHOLDER) Proposed conservatory.
 Location: 2 Ludcombe, Denmead PO7 6TL

The Parish Council of Denmead, by a unanimous decision, raised NO OBJECTION to this proposal.

(5) Denmead
 Ref No: WTPO/1576/02 Press advert date:
 Case No: 15/01762/TPO Comments by: 27.8.2015
 Date Valid: 5.8.2015 Decision due: 30.9.2015
 Team: 2_STH Case Officer: Mr Thomas Gregory
 Applicant: Mr Richard Bowen

Proposal: 1 no. Oak to reduce lower 2 branches by 4m (T1), 1 no Oak to reduce northside back by 3m to appropriate growth point (T3), 1 no. Oak to remove lower branch at height of 5m, reduce north facing branches by 1.5m (T5), 1 no. Holly to reduce back to hedgerow height (T6)

Location: Acorn House, Thompsons Lane, Denmead PO7 6NB

The Parish Council of Denmead, by a unanimous decision, raised an OBJECTION to this proposal and cited the following reasons: Members considered that no work was required to T5 and T6 and no supporting evidence had been produced for the proposed work. In respect of T1 and T3 it was agreed that some minor work was needed to reduce the length of any branches close to the roof line but the work requested was too excessive, unjustified and would leave the trees unbalanced.

(6) Denmead
 Ref No: Press advert date:
 Case No: 15/01683/TPO Comments by: 7.9.15
 Date Valid: 17.8.15 Decision due: 12.10.15
 Team: 3 LAND Case Officer: Thomas Gregory
 Applicant: Mr A Agathangelou

Proposal: 1 no. Ash to be crown lifted by 4m, 1no Holly, 1 no. Hawthorn and 4 no. Hazel trees to be crown thinned by 15% to bring branches back to the line of the fence.

Location: 45 Creech View Denmead Hampshire PO7 6LU

The Parish Council of Denmead, by a unanimous decision, raised NO OBJECTION to this proposal.

110/16P **Decisions Received:** Lists of decisions by Winchester City Council had been received and copied to members for their information. **It was noted that a number of the decisions were at a variance to the Parish Council views.**

Outstanding Matters and Matters Arising:

111/16P (a) **Article 4 Direction – Parklands Business Park:** The next surgery for George Hollingbery MP is to be held in the precinct at Waterlooville between 10.30 am and 12.30 pm on Saturday 5th September. **It was AGREED that as many members of the Planning Committee as possible would attend the surgery.**

Correspondence Received:

112/16P (a) **South Downs Local Plan:** The Preferred Options will be published for consultation from 2nd September to 28th October 2015 via www.southdowns.gov.uk/localplanconsultation with emailed comments to planningpolicy@southdowns.gov.uk. Cllr Andreoli would review the document when it was published. **Noted.**

Appeals:

113/16P (a) **Long Acre, Upper Crabbick Lane:** Appeal dismissed. **Noted.**

- 114/16P **River End:** Awaiting transfer of land. **Noted.**
- 115/16P **West of Waterlooville Major Development Area:**
- (a) **Taylor Wimpey Phase V Street/Road Naming:** An email had been received from WCC regarding the naming of streets/roads within Phase V. **It was RESOLVED that WCC should continue to use either names from rare breeds or fruit trees.**
- Winchester Local Development Framework:**
- 116/16P (a) **Changes to LPP2 in relation to Denmead:** Documentation had been received from WCC which outlined proposed changes to LPP2 in relation to Denmead now that the Denmead Neighbourhood Plan had been 'made'. An email had also been received with information that on 16th September the city council would be holding a LPP2 meeting which would include Denmead as one of the areas under discussion. **It was RESOLVED that Cllr Langford-Smith and Cllr Rusbridger, if available, could attend as an approved duty.**
- 117/16P **New Planning Applications:** There were two new planning applications for distribution. **Noted.**
- 118/16P **Exempt Business:** **It was RESOLVED, that in accordance with the Public Bodies (Admission to Meetings) Act 1960, to exclude the public and press for the discussion of the following matters where publicity might be prejudicial to the special nature of the business namely Enforcement Matters, Listed Buildings, Confidential Discussions and Tree Preservation Orders.**

The meeting closed at 9.36 pm

**Members are summoned to the next scheduled meeting of this Committee,
which will be held in The Old School, School Lane, Denmead
at 7.30 pm on Wednesday 16th September 2015**

PUBLIC SESSION - PLANNING COMMITTEE MEETING 26th AUGUST 2015

Comments on Applications

	Denmead		
Ref No:	06312/08	Press advert date:	
Case No:	15/01654/FUL	Comments by:	24 August 2015
Date Valid:	22 July 2015	Decision due:	18 September 2015
Team:	2_STH	Case Officer:	Mrs Anna Hebard
Applicant:	Mr And Mrs R Gale		
Proposal:	Provision of a new equestrian exercise area (manege)		
Location:	Worlds End Cottage, Apless Lane, Worlds End, Hambledon, Waterlooville PO7 4QA		

Mr Salero and Mr Brown of Apless Lane addressed members and both objected to the proposal and cited the following reasons:

- Design and appearance was too big.
- Number of horses too many for one rider.
- Disposal of manure was unacceptable.
- Increased traffic and highway safety.
- Damage to roads and ditches.
- Danger to wildlife.
- Lighting and noise.
- Possible commercial use.

Mr Donohue, the agent for the applicant, addressed members and stated that following the refusal of the previous applications consultation had taken place with WCC and HCC to overcome the reasons for refusal and this had resulted in the split applications on this occasion. He stated that there would be no amplified noise, no commercial use, the paddock could be used now without the need for planning permission but this would provide a better surface, additional landscaping would be provided to shield adjacent properties and it was considered that both schemes should be acceptable now.

A letter in support of the proposals had been received from Mr Gale and this was copied to members prior to the meeting for their information.

(4) Denmead
Ref No: 06312/09 Press advert date:
Case No: 15/01650/FUL Comments by: 24 August 2015
Date Valid: 22 July 2015 Decision due: 16 September 2015
Team: 2_STH Case Officer: Mrs Anna Hebard
Applicant: Mr And Mrs R Gale
Proposal: Provision of stables following removal of barn (RESUBMISSION)
Location: Worlds End Cottage, Apless Lane, Worlds End, Hambledon, Waterlooville PO7 4QA

Mr Salero and Mr and Mrs Brown of Apless Lane addressed members and all objected to this proposal and cited the following reasons:

Highway safety and traffic problems.
Detrimental impact on adjacent properties.
Overdevelopment.
Additional lighting leading to a detrimental impact on the area.
Work had already commenced.
46' diameter electric horse exerciser.
Mobile barn located adjacent to Spring Firs.
Adverse impact on adjacent land owners and properties.

A letter in support of the proposals had been received from Mr Gale and this was copied to members prior to the meeting for their information.

Denmead
Ref No: WTPO/1576/02 Press advert date:
Case No: 15/01762/TPO Comments by: 27.8.2015
Date Valid: 5.8.2015 Decision due: 30.9.2015
Team: 2_STH Case Officer: Mr Thomas Gregory
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Location: Acorn House, Thompsons Lane, Denmead PO7 6NB

An email raising a strong objection had been received from Mr Stallard of Thompsons Lane and members were made aware of the contents of the email.

Any Other Planning Matters

None