

PARISH COUNCIL OF DENMEAD



MINUTES OF THE PLANNING COMMITTEE
MEETING HELD ON WEDNESDAY 16th SEPTEMBER
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
Cllr C Hargreaves
Cllr F Hull (Vice-chairman) (P)
Cllr P Langford-Smith (P)
Cllr S Nienaltowski (P)
Cllr N Rusbridger
Cllr M Willoughby (P)

Also present: 10 members of the public, Peter Ambrose of the DNP Advisory Group and Kelvin Andrews, Deputy Clerk to the Council.

123/16P **Apologies:** Apologies were received from Cllrs Crooks, Hargreaves and Rusbridger. **Noted.**

124/16P **Declarations of Interest:** There were no declarations of interest made.

125/16P **Minutes of Previous Meeting:** The Minutes of the meeting held on 26th 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.**

126/16P **Public Participation:** At 7.32 pm the meeting recessed into open forum to allow questions and comments from members of the public. The meeting re-convened at 7.56 pm.

127/16P **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: 1, 2, 3, 5, 4 and 6.**

(1) Denmead
Ref No: W09616/07 Press advert date:
Case No: 15/01744/FUL Comments by: 10.9.2015
Date Valid: 17.8.2015 Decision due: 12.10.2015
Team: 2_STH Case Officer: Mrs Katie Nethersole
Applicant: Mr & Mrs Kevin Chevis
Proposal: (HOUSEHOLDER) Single storey side extension to kitchen.
Location: Hill Brow Lodge, Bunkers Hill, Denmead PO7 6UB

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

(2) Denmead
Ref No: W24294 Press advert date:
Case No: 15/01782/FUL Comments by: 10.9.2015
Date Valid: 16.8.2015 Decision due: 11.10.2015
Team: 2_STH Case Officer: Mrs Katie Nethersole
Applicant: Mr S Whelan
Proposal: (HOUSEHOLDER) Proposed single storey rear extension, two storey side extension (following demolition of the existing garage) and detached garage.
Location: Ashington, Hambledon Road, Denmead PO7 6LR

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

(3) Denmead
Ref No: W13922/07 Press advert date:
Case No: 15/01837/FUL Comments by: 15.9.2015
Date Valid: 21.8.2015 Decision due: 16.10.2015
Team: 2_STH Case Officer: Mrs Anna Hebard
Applicant: Mrs Janice Hall
Proposal: Erection of fence with kick board and 5 bar gate with access.
Location: Land adjacent to Woodlands, Bunkers Hill, Denmead PO7 6UB

The Parish Council of Denmead, by a majority decision, raised an OBJECTION to this proposal and cited the following reasons: (a) The removal of the hedge was contrary to the adopted Denmead Village Design Statement which states ~ Roadside and other boundary hedges should be retained and encouraged to provide habitat which will encourage wildlife, in addition to providing privacy and screening. Hedges soften the appearance of buildings and maintain an essential element of the character of the village. Garden Hedges may have a wider variety of species than field hedges but should be maintained to not more than two metres in height. (DP.4) (b) The removal of the hedge and the erection of a fence has had an adverse and detrimental impact on the visual amenity of the street scene and is out of keeping with the general area.

(5) Denmead
Ref No: W10989/03 Press advert date:
Case No: 15/01865/FUL Comments by: 17.9.2015
Date Valid: 25.8.2015 Decision due: 20.10.2015
Team: 2_STH Case Officer: Mrs Katie Nethersole
Applicant: Mr Paul Reeves
Proposal: (HOUSEHOLDER) Single storey rear extension of an existing dwelling.
Location: The Pines, Closewood Road, Denmead PO7 6JD

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

(4) Denmead
Ref No: WTPO/1388/03 Press advert date:
Case No: 15/01871/TPO Comments by: 23.9.2015
Date Valid: 18.8.2015 Decision due: 13.10.2015
Team: 3_LAND Case Officer: Mr Thomas Gregory
Applicant: Mr Alan Weir
Proposal: 2 no. Horse Chestnut to crown thin by 20% (T6 and T7),
Location: Hipley Fareham Road Hambledon Hampshire PO7 4QY

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

(6) Denmead
Ref No: W19299/02 Press advert date:
Case No: 15/01904/FUL Comments by: 25.9.2015
Date Valid: 24.8.2015 Decision due: 19.10.2015
Team: 2_STH Case Officer: Mrs Anna Hebard
Applicant: Mrs June Burns
Proposal: (HOUSEHOLDER) Alterations to end enlargement of existing conservatory.
Location: 65 Hatchmore Road, Denmead PO7 6TE

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

128/16P **Operation of the Neighbourhood Plan:** A memo had been received from Cllr Lander-Brinkley regarding the Operation of the Neighbourhood Plan. Following a lengthy discussion **It was RESOLVED that Denmead Parish Council Planning Committee would carry out the liaison with Persimmon Homes and Winchester City Council in respect of the Denmead Neighbourhood Plan and that they would seek advice from the Denmead Neighbourhood Plan Advisory Group as**

necessary and where appropriate. It was further **RESOLVED** that at the informal meeting with WCC on 24th September the subject of working with WCC officers in respect of the DNP should be discussed. It was then **RESOLVED** that a meeting with Persimmon homes would be arranged before their public exhibition which had now been re-arranged to the 1st October 2015.

129/16P **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:

130/16P (a) **Article 4 Direction – Parklands Business Park:** It was reported that various members raised this issue with George Hollingbery MP at his surgery in Waterlooville on 5th September. **Noted.**

Correspondence Received:

131/16P (a) **WCC Planning Meeting:** Notification had been received that the application relating to Yew Tree Cottage, Ervills Road would be determined at the WCC Planning Committee meeting to be held on 17th September. **It was RESOLVED that Cllr Andreoli could attend as an approved duty.**

132/16P (b) **Evergreen, Forest Road:** An email had been received from WCC requesting a name(s) for this development. **It was RESOLVED that the following names be put forward ~ For plot 1, Holly, for plot 2 Ivy and for plots 3 – 6 Holm Oak No.s 1 ~ 4, Forest Road, Denmead.**

133/16P (c) **Planning District Coach Tour:** An email had been received from WCC inviting a member of the Parish Council to join the Planning District Coach Tour on Friday 9th October commencing at 9.30 am. **It was RESOLVED that Cllrs Brown and Willoughby could attend as an approved duty.**

134/16P (d) **Meeting with Persimmon Homes:** Persimmon Homes had requested a follow up meeting with the Parish Council prior to their public exhibition which was now to take place on the 1st October 2015. **It was RESOLVED to have a meeting on the 24th September at 5.30pm with members of the Planning Committee and to invite members of the DNP Advisory Group to the meeting.**

134/16P **River End:** Awaiting transfer of land. **Noted.**

135/16P **West of Waterlooville Major Development Area:** No new information.

136/16P **Winchester Local Development Framework:** No new information.

137/16P **New Planning Applications:** There were no new planning applications for distribution. **Noted.**

138/16P **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 9.26 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 7th October 2015**

PUBLIC SESSION - PLANNING COMMITTEE MEETING 16th SEPTEMBER 2015

Comments on Applications

Ref No:	Denmead W09616/07	Press advert date:	
Case No:	15/01744/FUL	Comments by:	10.9.2015
Date Valid:	17.8.2015	Decision due:	12.10.2015
Team:	2_STH	Case Officer:	Mrs Katie Nethersole
Applicant:	Mr & Mrs Kevin Chevis		
Proposal:	(HOUSEHOLDER) Single storey side extension to kitchen.		
Location:	Hill Brow Lodge, Bunkers Hill, Denmead PO7 6UB		

Mr Chevis, the applicant addressed members and stated that he wished to refute an objection which had been placed on the WCC website which was inaccurate as all previous development on site had been carried out in accordance with planning legislation, that the proposal would add approximately 85 sq feet to the property which equated to 1^{1/2} %, would be no wider than the current footprint and would not be seen from the road.

(3)	Denmead		
Ref No:	W13922/07	Press advert date:	
Case No:	15/01837/FUL	Comments by:	15.9.2015
Date Valid:	21.8.2015	Decision due:	16.10.2015
Team:	2_STH	Case Officer:	Mrs Anna Hebard
Applicant:	Mrs Janice Hall		
Proposal:	Erection of fence with kick board and 5 bar gate with access.		
Location:	Land adjacent to Woodlands, Bunkers Hill, Denmead PO7 6UB		

Letters of objection had been received from Mr Butcher and Mr Goodwin both of Bunkers Hill and the contents were read out to those present.

Reasons for objection included:

The work had already been completed.

The land had never had a vehicular access.

The two metre high fence with concrete posts was not in keeping with the semi-rural character of the area.

Was having a detrimental effect on the area.

Permission would condone illegal action.

Fence should be removed and replanting should take place.

Highlighted by the Planning Inspector at a recent appeal that the fence was not the most attractive feature.

Reduced security to adjacent property.

Mrs Hall, the applicant, stated that:

The access had been part of the original application.

They were not flouting planning rules and now wanted to regularise it.

The Inspectors comments which had been mentioned by one of the objectors had been taken out of context, it was not detrimental and the only reason it had been turned down was that it was in the countryside.

The access had always been there but had been moved.

It had never been a bird sanctuary or nature reserve.

The access was needed to get into the site, they would not be building on it and would hold on to the site for the long game.

That the fence matched that of the Butchers and at the meeting on the 8th October 2014 Mr Goodwin admitted pointing out the access to them when they were working on the site.

	Denmead		
Ref No:	W10989/03	Press advert date:	
Case No:	15/01865/FUL	Comments by:	17.9.2015
Date Valid:	25.8.2015	Decision due:	20.10.2015
Team:	2_STH	Case Officer:	Mrs Katie Nethersole
Applicant:	Mr Paul Reeves		
Proposal:	(HOUSEHOLDER) Single storey rear extension of an existing dwelling.		
Location:	The Pines, Closewood Road, Denmead PO7 6JD		

There had been on letter of support and one of objection and members were made aware of the contents which included concerns over building into the Denmead Gap and flooding. Mrs Reeves, the applicant, stated that the previous extension had been erected prior to them moving in and this would square that extension off without venturing into the wood.