

PARISH COUNCIL OF DENMEAD



MINUTES OF THE PLANNING COMMITTEE
MEETING HELD ON WEDNESDAY 28th OCTOBER
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) (P)
Cllr P Langford-Smith (P)
Cllr S Nienaltowski
Cllr N Rusbridger (P)
Cllr M Willoughby

Also present: 8 Members of the public, Cllr Phillips, Cllr Stallard, Cllr Lander-Brinkley, Mr Ambrose and Kelvin Andrews, Deputy Clerk to the Council.

162/16P **Apologies:** Apologies were received from Cllrs Nienaltowski and Willoughby.

163/16P **Declarations of Interest:** Cllr Brown declared a personal interest in the application relating to Parklands, Forest Road. **Noted.**

164/16P **Minutes of Previous Meeting:** The Minutes of the meeting held on 8th October 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.**

165/16P **Public Participation:** At 7.33 pm the meeting recessed into open forum to allow questions and comments from members of the public. The meeting re-convened at 7.49 pm.

166/16P **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, 7, 5, 1 and 6**

(2) Denmead
Ref No: W02601/08 Press advert date:
Case No: 15/01661/FUL Comments by: 28.10.2015
Date Valid: 23.9.2015 Decision due: 18.11.2015
Team: 2_STH Case Officer: Lisa Booth
Applicant: Rev Paine-Winnett
Proposal: Demolition of a structurally failed function hall and associated internal areas and the erection of modular buildings to replace it.
Location: The Cornerstone, 22 Mead End Road, Denmead PO7 6PZ
The Parish Council of Denmead, by a unanimous decision, raised NO OBJECTION to and SUPPORTED this this proposal.

(3) Denmead
Ref No: W11248/07 Press advert date:
Case No: 15/02182/FUL Comments by: 3.11.2015
Date Valid: 29.9.2015 Decision due: 24.11.2015
Team: 2_STH Case Officer: Mr Mark Wadsworth
Applicant: Mr B Goulding
Proposal: Alteration and Extension to outbuilding to form 3 flats.
Location: Parklands House, Forest Road, Denmead PO7 6TZ
The Parish Council of Denmead, by a unanimous decision, raised an OBJECTION to this proposal and cited the following reason: Members noted that the proposed building was to be three stories in height and that this was against Policy 3: Housing Design ~ 4.40 of the 'made' Denmead Neighbourhood Plan (Page 31) and should therefore be refused.

(4) Denmead
Ref No: W13922/08 Press advert date:
Case No: 15/02249/FUL Comments by: 3.11.2015
Date Valid: 2.10.2015 Decision due: 27.11.2015
Team: 2_STH Case Officer: Mrs Anna Hebard
Applicant: Mrs Janice Hall
Proposal: (RESUBMISSION) (RETROSPECTIVE) Removal of current fencing and replacement with hedging; New access; Post and rail fence and gate.

Location: Land Adjacent To Woodlands, Bunkers Hill, Denmead, Hampshire

The Parish Council of Denmead, by a unanimous decision, raised NO OBJECTION to this proposal. Members welcomed the scheme in principal but would wish to ensure that native plants are used in the hedge with a condition that the hedge should be maintained at a height of 1.8 metres. (It was noted that some Laurel had been planted which is not a native plant and should therefore be removed.) Concern was also raised that the fencing which had been erected was not full width and was not very secure.

(7) Denmead
Ref No: WO.06312/10LDC Press advert date:
Case No: 15/02058/LDC Comments by: 6.11.2015
Date Valid: 14.10.2015 Decision due: 9.12.2015
Team: 2_STH Case Officer: Legal
Applicant: Mr & Mrs Gale
Proposal: Lawful Development Certificate for floodlighting around manege and on stable building.
Location: Worlds End Cottage, Apless Lane, Worlds End, Hambledon.

Members considered that the statutory declaration made by Mr Richard Gale was inaccurate in that he stated that ‘the arena lights and the light on the barn have remained in the same position since first installed in 2004 and have been used on a continual basis since’. In the planning statement submitted by Ian Donohue, agent for Mr & Mrs Gale the photographs on page 4 and on page 9 show that the barn has been moved from its original position and therefore cannot have remained in the same position since first installed. Members also queried the electrical report which did not give any indication of the number of lights nor the installation address of any work.

(5) Denmead
Ref No: W22987/01 Press advert date:
Case No: 15/02213/FUL Comments by: 3.11.2015
Date Valid: 1.10.2015 Decision due: 26.11.2015
Team: 2_STH Case Officer: Mrs Anna Hebard
Applicant: Mr And Mrs Daron Mullineaux
Proposal: (HOUSEHOLDER) Demolition of out building and garage. Construction of detached double garage, ground floor and first floor extension. Implementation of additional driveway access onto Uplands Road (see attached approval)

Location: Linden Lea, Uplands Road, Denmead, Waterlooville, Hampshire PO7 6HG

The Parish Council of Denmead, by a unanimous decision, raised an OBJECTION to this proposal and cited the following reasons: Members noted that the proposed building was to include flat roofs to the rear and to the side of the building and that this was against Policy 3: Housing Design ~ 4.40 of the ‘made’ Denmead Neighbourhood Plan (Pages 31& 32). It was also noted that to install the new driveway access an existing hedge would need to be removed and again this is contrary to Policy 3: Housing Design ~ 4.40 of the ‘made’ Denmead Neighbourhood Plan (Pages 31 & 32) and for these reasons should therefore be refused.

It was RESOLVED that Hampshire County Council Highways should be made aware of the policy regarding the removal of hedges in the Denmead Neighbourhood Plan when considering requests for driveways.

(1) Denmead
 Ref No: W24242/01 Press advert date:
 Case No: 15/02020/FUL Comments by: 27.10.2015
 Date Valid: 18.9.2015 Decision due: 13.11.2015
 Team: 2_STH Case Officer: Mr Mark Wadsworth
 Applicant: Mr S Dawson
 Proposal: Creation of new stables and riding area for personal use.
 Location: Land at Corner of Forest Road and Lower Crabbick Lane, Denmead

The Parish Council of Denmead, by a unanimous decision, raised an OBJECTION to this proposal and cited the following reasons: (a) Members considered that there was not enough information regarding the construction of the riding area. (b) There were concerns over drainage issues as this area is very wet especially during winter. (c) To gain visibility splays there would be a need to remove existing hedgerows which is contrary to Policy 3: Housing Design ~ 4.40 of the 'made' Denmead Neighbourhood Plan (Pages 31 & 32). (c) 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'. For these reasons the application should be refused.

(6) Denmead
 Ref No: W00567/21 Press advert date:
 Case No: 15/02238/FUL Comments by: 4.11.2015
 Date Valid: 6.10.2015 Decision due: 1.12.2015
 Team: 2_STH Case Officer: Mrs Katie Nethersole
 Applicant: Dina Pink
 Proposal: (HOUSEHOLDER) Single storey rear extension.
 Location: Sunstone, 13 Cottage Close, Denmead PO7 6YH

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

167/16P **Decisions Received:** Lists of decisions by Winchester City Council had been received and copied to members for their information. **Noted.**

Outstanding Matters and Matters Arising:

168/16P (a) Article 4 Direction – Parklands Business Park: A verbal reply had been received from Mr Hollingbery's office that he was still consulting with Ministers and would respond in due course. **Noted.**

169/16P (b) Planning Coach Tour: Cllr Brown informed members that there had not been enough time spent in this area and that in future the tour might be split into North and South tours. A request had been made to include the West of Waterlooville MDA in next year's tour. **Noted.**

170/16P (c) WCC Planning Meeting ~ 15.10.15: A letter had been sent to WCC raising concerns about the information provided at the meeting in respect of an application for Worlds End Cottage, Apless Lane. **It was RESOLVED to ratify sending the letter to WCC.** Members were informed that Cllr Read had informed the office that having spoken to senior officers at WCC the decision to grant planning permission for the stable would not be revoked. A response to the letter from the Parish Council was awaited. **Noted.**

Correspondence:

171/16P (a) Denmead Poultry: A letter had been received from Denmead Poultry requesting a pre application discussion in respect of the site. **It was RESOLVED that Cllrs Andreoli and Hargreaves could attend as an approved duty.** Several members declared a personal interest in this matter.

172/16P (b) Electrical Sub-station, Old Park Farm: An email had been received from Mr Price regarding the application for the new Electrical Sub-station at Old Park Farm. **It was RESOLVED to inform Mr Price that Denmead Parish Council were unable to take this matter further.**

173 /16P (c) Naming of Care Home ~ Darnel Road: An email had been received from WCC requesting a

name for the new care home in Darnel Road. **It was RESOLVED that the name for the new care home should be Darnel House and that this suggestion should be forwarded to WCC.**

Appeals:

174/16P (a) Inhams Farm, Inhams Lane: Public Inquiry to be held on 19th and 20th April 2016. **Noted.**

Kidmere (Carpenters Field) Development:

175/16P (a) To receive any update. No new information. **Noted.**

176/16P (b) Formation of Working Party: Cllr Crooks proposed that the working party should be formed by members of the Denmead Plan Advisory Group with Cllr Lander-Brinkley as Chairman and be open to other Councillors to join if they wished. It was pointed out that this proposal would negate a previous resolution under minute reference 128/16H (**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.**) and therefore could not proceed. Following further discussion **It was RESOLVED that the working party would consist of all members of the Planning Committee and all members of the Denmead Plan Advisory Group.**

177/16P Land at Baptist Church: A pre application meeting is to be held at 5.30 pm 29.10.15. **Noted.**

178/16P New Planning Applications: There was one new planning application for distribution. **Noted.**

179/16P Because of the late hour **It was RESOLVED to defer the remainder of the business to the next meeting.**

The meeting closed at 9.55 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 18th November 2015**

PUBLIC SESSION - PLANNING COMMITTEE MEETING 28th OCTOBER 2015

Comments on Applications

Ref No:	Denmead W13922/08	Press advert date:	
Case No:	15/02249/FUL	Comments by:	3.11.2015
Date Valid:	2.10.2015	Decision due:	27.11.2015
Team:	2_STH	Case Officer:	Mrs Anna Hebard
Applicant:	Mrs Janice Hall		
Proposal:	(RESUBMISSION) (RETROSPECTIVE) Removal of current fencing and replacement with hedging; New access; Post and rail fence and gate.		
Location:	Land Adjacent To Woodlands, Bunkers Hill, Denmead, Hampshire		

Mr Goodwin of Bunkers Hill informed members that he was saddened that yet again work had been started prior to planning permission being granted, that the photographs of the fence in the planning application were nothing like the fence which had been erected and was concerned that the site was now insecure which was one of the reasons the applicant had stated that she had erected the original fence but now appeared to have no such concerns. Mr Goodwin added that from his research he believed the applicant or members of her family were involved in two companies which were JJH Building Services and JJH Group.

An email had also been received from Mr Butcher of Bunkers Hill and members were made aware of the contents.

(7) Denmead
Ref No: WO.06312/10LDC Press advert date:
Case No: 15/02058/LDC Comments by: 6.11.2015
Date Valid: 14.10.2015 Decision due: 9.12.2015
Team: 2_STH Case Officer: Legal
Applicant: Mr & Mrs Gale
Proposal: Lawful Development Certificate for floodlighting around manege and on stable building.
Location: Worlds End Cottage, Apless Lane, Worlds End, Hambledon.

Mr Salero of Apless Lane informed members that he had lived next to the applicant for 16 years and recalled the floodlights being erected but not exactly when. He added that he reported his concerns to WCC enforcement but had been told that because they were understaffed no one was available to deal with it. He added that he had raised this and other issues again with WCC but no written record was made until 23rd September 2014. Mr Salero concluded by stating that as he had interrupted the 10 year rule by his several phone calls and therefore the applicant should be told to remove the lights.

Any Other Planning Matters

Cllr Lander-Brinkley addressed those present and referred to item 10(b) on the agenda which was the formation of a working party to deal with the expected planning application for the Carpenters Field development. He stated that the Denmead Neighbourhood Plan Advisory Group had discussed this and the view of the group was that the Advisory Group should stay in the role, that it was unwise to change at this stage which could risk losing all of the experience which had been gained over the last 3 years. Cllr Lander-Brinkley continued by saying that the Neighbourhood Plan should be considered in its entirety and not individual parts of it, the public were invited to vote on the whole plan and it was now time to deliver the plan, the continuation of the Advisory Group showed merits and all of the Advisory Group should be involved.

Mr Ambrose addressed those present and stated that he had been carrying out research into open space development in respect of the provision of a Village Green, that he believed that the Neighbourhood Plan was at a crossroad and if collectively we do not get it right the plan could be altered to fit the requirements of Charles Church and not the layout the Neighbourhood Plan demands. He suggested that there was a need to be proactive and engage with Winchester prior to the planning application and that the Advisory Group lead by Cllr Lander-Brinkley should be the Active Group with some of the newer Councillors becoming part of the group with others attending meetings as they see fit which would result in being able to use all of the expertise of the group to point WCC in the right direction.

An email had been received from Captain Knight regarding the work of the Advisory Group and members had been made aware of its contents.