

PARISH COUNCIL OF DENMEAD



MINUTES OF THE PLANNING COMMITTEE
MEETING HELD ON WEDNESDAY 18th NOVEMBER
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 (P)

Also present: 9 Members of the public, and Kelvin Andrews, Deputy Clerk to the Council.

- 180/16P** **Apologies:** Apologies were received from Cllr Nienaltowski.
- 181/16P** **Declarations of Interest:** Cllr Andreoli declared a personal and prejudicial interest in the application relating to 16 Peakfield. It was noted that the application for 16 Peakfield had been submitted by a former Councillor and that several members of the committee knew him. Cllr Hull declared a personal interest in the application relating to 9 Barn Green Close.
- 182/16P** **Minutes of Previous Meeting:** The Minutes of the meeting held on 28th 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.**
- 183/16P** **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 7.37 pm.
- 184/16P** **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, 5, 6, 4, 7 and 3.**

(1) Denmead
Ref No: W20094/1 Press advert date:
Case No: 15/02267/FUL Comments by: 18.11.2015
Date Valid: 8.10.2015 Decision due: 3.12.2015
Team: 2_STH Case Officer: Mrs Katie Nethersole
Applicant: Mr Andrew Peters
Proposal: (HOUSEHOLDER) Proposed open fronted detached double garage with pitched roof, timber framed and clad.

Location: Harts Lodge, Hambledon Road, Denmead PO7 6LT
The Parish Council of Denmead, by a unanimous decision, raised NO OBJECTION to this proposal but would wish to see a condition added that suitable protection should be provided for the roots and canopy of the adjacent Oak tree both during and post construction.

(2) Denmead
Ref No: W01583/16 Press advert date:
Case No: 15/02232/FUL Comments by: 24.11.2015
Date Valid: 20.10.2015 Decision due: 15.12.2015
Team: 2_STH Case Officer: Mrs Anna Hebard
Applicant: Mr John Lillywhite
Proposal: Erection of storage barn (THIS APPLICATION MAY AFFECT THE SETTING OF A PUBLIC RIGHT OF WAY)

Location: Masons Meadow, Bunns Lane, Hipley.
The Parish Council of Denmead, by a unanimous decision, raised NO OBJECTION to and SUPPORTED this proposal.

(5) Denmead
Ref No: WTPO/1660 Press advert date:
Case No: 15/02465/TPO Comments by: 27.11.2015
Date Valid: 26.10.2015 Decision due: 21.12.2015
Team: 3_LAND Case Officer: Mr Ivan Gurdler
Applicant: Mrs Sue Gosham
Proposal: 2no. Oak trees to be crown lifted by 5m.
Location: Denmead Baptist Church 51 Anmore Road, Denmead PO7 6NW

The Parish Council of Denmead, by a unanimous decision, raised an OBJECTION to this proposal and cited the following reasons: Members considered that to crown lift by 5 metres would be too excessive and would remove some important branches which would be detrimental to the long term health of the tree.

(6) Denmead
Ref No: W19499/43 Press advert date:
Case No: 15/02487/REM Comments by: 30.11.2015
Date Valid: 5.11.2015 Decision due: 31.12.2015
Team: 2_STH Case Officer: Mrs Jill Lee
Applicant: Taylor Wimpey Southern Counties
Proposal: Approval of reserved matters for positions and widths of road and footpaths, landscape considerations, siting of all buildings and means of access and design of all buildings and external materials. (Details in compliance with Outline Planning Permission 15/01255/OUT)
Location: Land at Old Park Farm, Wimpey site, Part of West of Waterlooville MDA, Hambledon Road, Denmead.

The Parish Council of Denmead, by a unanimous decision, raised NO OBJECTION to this proposal but would wish to see the building have vandal resistant roof tiles and a planting scheme consisting of robust thorny plants to reduce vandalism.

(4) Denmead
Ref No: W09131/02 Press advert date:
Case No: 15/02394/FUL Comments by: 24.11.2015
Date Valid: 26.10.2015 Decision due: 21.12.2015
Team: 2_STH Case Officer: Mrs Anna Hebard
Applicant: Mr K Beecher
Proposal: (HOUSEHOLDER) Demolition of existing front porch and erection of replacement porch.
Location: 9 Barn Green Close, Denmead PO7 6EJ

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

(7) Denmead
Ref No: Not Given Press advert date:
Case No: 15/02522/FUL Comments by: 7.12.2015
Date Valid: 11.11.2015 Decision due: 6.1.2016
Team: 2_STH Case Officer: Lewis Oliver
Applicant: Mr Timothy Bennett
Proposal: Single Storey Orangery Building adjoining Kitchen at rear of property measuring 6300mm (approx) wide by 3900mm (approx) deep. The building will feature a lantern style glass roof and will be built to mirror the style of the existing property.
Location: 4 Darnel Crescent, Waterlooville Hampshire PO7 7UF

The Parish Council of Denmead, by a unanimous decision, raised an OBJECTION to this proposal and cited the following reasons: (a) The size of the proposed Orangery would be excessive for and an overdevelopment of the plot and in terms of design, scale and layout did not respond positively to the character, appearance and variety of the local environment. (b) Members were also

concerned that light from the lantern roof would have a detrimental effect on neighbouring properties.

(3) Denmead
Ref No: W02119/22 Press advert date:
Case No: 15/02375/FUL Comments by: 25.11.2015
Date Valid: 26.10.2015 Decision due: 21.12.2015
Team: 2_STH Case Officer: Mrs Katie Nethersole
Applicant: Mr & Mrs Ian Reed
Proposal: (HOUSEHOLDER) Proposed first floor extension over garage into habitable accommodation with external alterations and proposed rear porch.
Location: 16 Peakfield, Denmead PO7 6YP

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

Cllr Andreoli having declared a personal and prejudicial interest in the above application left the meeting room and took no part in either the discussion or vote. Cllr Hull took the Chair for this application.

- 185/16P** **Electronic Applications:** Denmead Parish Council were being used by Winchester City Council to trial electronic applications and one such application had been dealt with earlier. Following discussion **it was AGREED that the following comments be forwarded to Winchester City Council; Plans should be of A4 size, there was a lack of information and plans on their website, redacted information in relation to applicants contact details made it difficult to carry out pre meeting visits, plans and other information needed to be uploaded to their website in a timely fashion and a list of documents which had been submitted by the applicant should be shown on the website to ensure that all relevant documents had been uploaded and were available for the planning meeting. It was RESOLVED that the planning budget for 2016~2017 should be increased by £500 to cover the cost of purchasing electronic tablets to allow members to use on planning visits. It was further RESOLVED that the purchase of two electronic tablets and covers should be made during the current financial year and that this matter should be referred to the next Finance, Administration and Personnel meeting for funding.**
- 186/16P** **Decisions Received:** No decisions appertaining to Denmead had been received. **Noted.**
- Outstanding Matters and Matters Arising:**
- 187/16P** (a) **Article 4 Direction – Parklands Business Park:** Information had been received from the office of George Hollingbery MP that he had spoken to the Minister and had hoped to see something in the Housing and Planning Bill regarding Office to Residential conversion and Neighbourhood Plans but as there was nothing in the Bill when it was published he was seeking an amendment. **Noted.**
- 188/16P** (b) **WCC Planning Meeting ~ 15.10.15:** A letter had previously been sent to WCC raising concerns about the information provided at the meeting in respect of an application for Worlds End Cottage, Apless Lane. A detailed reply had been received. **Noted.**
- 189/16P** (c) **Denmead Poultry:** Cllr Andreoli informed members that together with Cllr Hargreaves he had attended a meeting with Mr Rafferty and had given advice regarding the proposal to live on-site in a caravan. He added that both he and Cllr Hargreaves would not take part in any consideration of an application when it was received. **Noted.**
- 190/16P** (d) **Parklands House, Forest Road:** Amended plans had been received from WCC which had reduced the height of the proposed development from 3 to 2 storeys and increased the number of parking spaces. **It was RESOLVED not to object to the amended plans.**
Cllr Brown declared a personal interest in the above item. **Noted.**
- 191/16P** **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 11 was discussed prior to agenda item 8.**
- 192/16P** **Land at Baptist Church:** A pre application meeting was held on 29.10.15. where various issues were raised. An email had been received from Southcott Homes informing the Parish Council that amendments had been made to the plans to take into account the comments made by the Parish Council and that the planning application had now been submitted to WCC. An offer had been made by

Southcott Homes to address the planning committee should this be considered appropriate and an electronic copy of the application had been requested. **Noted.**

193/16P **Correspondence:** There was no separate correspondence to consider.

Appeals:

194/16P (a) Inhams Farm, Inhams Lane: Public Inquiry to be held on 19th and 20th April 2016. **Noted.**

Kidmere (Carpenters Field) Development:

195/16P (a) To receive any update. No new information. **Noted.**

196/16P (b) Working Party: From that meeting **It was RESOLVED that the attention of Southcott Homes should be drawn to Paragraph 4.34 of the Denmead Neighbourhood Plan regarding access to the site to the east of the Baptist Church. It was further RESOLVED that the Open Spaces Officer at WCC be notified that Creech Wood was not owned by the Parish Council and therefore should not be included in the open space provision for Denmead.** The notes from the meeting held on 12th November were circulated for member's information together with an amended Terms of Reference. In respect of the Terms of Reference Cllr Rusbridger read a personal statement to those present. Cllr Crooks agreed with this statement. Following a discussion and due to time restraints the Terms of Reference would be discussed further outside of committee. **Noted.**

197/16P **River End:** No new information. **Noted.**

198/16P **West of Waterlooville Major Development Area:** No new information. **Noted.**

199/16P **Winchester Local Development Framework:** Cllr Andreoli stated that he was still reviewing the draft LPP part 2. **Noted.**

200/16P **New Planning Applications:** There was one new planning application for distribution.

201/16P **Exempt Business:** To pass a resolution 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 Issues, Tree Preservation Orders, Listed Buildings and Legal Matters.

The meeting closed at 9.58 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 9th December 2015**

PUBLIC SESSION - PLANNING COMMITTEE MEETING 18th NOVEMBER 2015

Comments on Applications

Ref No:	Denmead WTPO/1660	Press advert date:	
Case No:	15/02465/TPO	Comments by:	27.11.2015
Date Valid:	26.10.2015	Decision due:	21.12.2015
Team:	3 LAND	Case Officer:	Mr Ivan Gurdler
Applicant:	Mrs Sue Gosham		
Proposal:	2no. Oak trees to be crown lifted by 5m.		
Location:	Denmead Baptist Church 51 Anmore Road, Denmead PO7 6NW		

Mrs Gosham responding to questions from members stated that the crown lift was to be to 5m and not by 5m and that the overhang was quite considerable. Mrs Gosham was informed that a prune and lift of the canopy would probably be more appropriate.

Denmead
Ref No: W19499/43
Case No: 15/02487/REM
Date Valid: 5.11.2015
Team: 2_STH
Applicant: Taylor Wimpey Southern Counties
Proposal: Approval of reserved matters for positions and widths of road and footpaths, landscape considerations, siting of all buildings and means of access and design of all buildings and external materials. (Details in compliance with Outline Planning Permission 15/01255/OUT)
Location: Land at Old Park Farm, Wimpey site, Part of West of Waterloo MDA, Hambledon Road, Denmead.

Press advert date:
Comments by: 30.11.2015
Decision due: 31.12.2015
Case Officer: Mrs Jill Lee

Mr Price, a resident of Old Park Farm, informed members that run off from the roof of the proposed building would be direct to the surrounding area as there was no drainage.

Any Other Planning Matters

None