

PARISH COUNCIL OF DENMEAD



MINUTES OF THE PLANNING COMMITTEE
MEETING HELD ON WEDNESDAY 9th DECEMBER
2015 IN THE OLD SCHOOL, SCHOOL LANE,
DENMEAD COMMENCING AT 7.30 pm



Members: Cllr K Andreoli (Chairman) (P)
Cllr I Brown (P)
Cllr C Hargreaves (P)
Cllr F Hull (Vice-chairman) (P) (from 7.40 pm)
Cllr P Langford-Smith (P)
Cllr S Nienaltowski (P)
Cllr N Rusbridger (P)
Cllr M Willoughby (P)

Also present: 14 Members of the public, and Kelvin Andrews, Deputy Clerk to the Council.

- 206/16P** **Apologies:** Apologies were received from Cllr Hull for lateness.
- 207/16P** **Declarations of Interest:** Cllr Willoughby declared a personal interest in the application relating to land on the south side of Hambledon Road. **Noted.**
- 208/16P** **Minutes of Previous Meeting:** The Minutes of the meeting held on 18th November 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.**
- 209/16P** **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 7.47 pm.
- 210/16P** **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, 5, 6, 2, 3 and 4.**

(1)	Denmead		
Ref No:		Press advert date:	
Case No:	15/02448/FUL	Comments by:	9.12.2015
Date Valid:	6.11.2015	Decision due:	1.1.2016
Team:	2_STH	Case Officer:	David Rothery
Applicant:	Mr R Wellman		
Proposal:	Construction of stables and manège.		
Location:	Land on the South West Side of Hambledon Road, Denmead.		

The Parish Council of Denmead, by a unanimous decision, raised a **STRONG OBJECTION** to this proposal and cited the following reason(s): (a) The proposed development was within the Denmead Gap, as defined by WCC LPP Part 1 and the 'made' Denmead Neighbourhood Plan, and as such would clearly breach the integrity of the gap and take away that physical and visual separation between Denmead and Waterlooville which enables Denmead to keep its rural character. (b) To gain sufficient sight lines for vehicles to safely exit the site some 43 metres of hedgerow would have to be cut. The 'made' Denmead Neighbourhood Plan requires roadside and other boundary hedges to be retained and encouraged. Therefore highway safety would be compromised if sight lines could not be managed. (c) Insufficient details have been provided by the applicant in respect of the construction of the manège to enable members to make an informed decision. (d) Members referred to an application in respect of a covered manège 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 was a sensitive issue and that a development of this scale may begin to suburbanise what was a secluded and tranquil rural landscape.’ It is considered that these comments are valid for this application. (e) Members also referred to the proposed WDLP Part 2 (Policy DM11 relating to Equestrian Development) and considered that the proposal failed to meet sections i, ii, iii, v & vi.

Should there be a conflict of views between Members comments and the Case Officer, Members would wish for this matter to go to the Development Control Committee.

Cllr Willoughby had previously declared a personal interest in the above application.

(5) Denmead
Ref No: W21941/03 Press advert date:
Case No: 15/02549/FUL Comments by: 16.12.2015
Date Valid: 19.11.2015 Decision due: 14.1.2016
Team: 2_STH Case Officer: David Rothery
Applicant: Mr P Williams
Proposal: To allow the siting of 2 x secure containers on the land (for secure storage in association with the permitted private equestrian use.

Location: Willow Tree stables, Forest Road, Denmead PO7 6UG

The Parish Council of Denmead, by a unanimous decision, raised NO OBJECTION to this proposal but would wish to see a condition added to any permission that the containers are painted in a colour which blends in with the countryside either dark green or dark brown.

Cllr Hull declared a personal interest in the above application.

(6) Denmead
Ref No: W15961/04 Press advert date: 7 December 2015
Case No: 15/02566/FUL Comments by: 28.12.2015
Date Valid: 20.11.2015 Decision due: 19.2.2016
Team: 2_STH Case Officer: David Rothery
Applicant: Southcott Homes
Proposal: Construction of 10 dwellings together with associated access, car parking, refuse and cycle storage following demolition of existing Denmead Baptist Church.

Location: Denmead Baptist Church, 51 Anmore Road, Denmead, Waterlooville PO7 6NW

The Parish Council of Denmead, by a unanimous decision, raised NO OBJECTION to and SUPPORTED this proposal but would wish to see a condition added that a close boarded fence is provided around the entire site to ensure the privacy and security of adjacent properties.

(2) Denmead
Ref No: 15/02569/FUL Press advert date:
Case No: W03791/09 Comments by: 15.12.2015
Date Valid: 13.11.2015 Decision due: 8.1.2016
Team: 2_STH Case Officer: Mrs Katie Nethersole
Applicant: Mr & Mrs Graham Excell
Proposal: (HOUSEHOLDER) Garage extension with accommodation in roof.

Location: West Lodge, Thompsons Lane, Denmead PO7 6NB

The Parish Council of Denmead, by a majority decision, raised NO OBJECTION to this proposal but would wish to see a condition that there should be no business use, that the garage remains ancillary to and remains within the curtilage of the main property and that it should not be used for overnight accommodation.

(3) Denmead
Ref No: W08586/02 Press advert date:
Case No: 15/02423/FUL Comments by: 15.12.2015
Date Valid: 11.11.2015 Decision due: 6.1.2016
Team: 2_STH Case Officer: Mrs Katie Nethersole

Applicant: Mr & Mrs Steven Trussler
Proposal: (HOUSEHOLDER) Side extension.
Location: Rose Cottage, Ervills Road, World's End, Hambledon

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

Cllr Hargreaves declared a personal interest in the above application.

(4) Denmead
Ref No: WTPO/1914 Press advert date:
Case No: 15/02675/TPO Comments by: 15.12.2015
Date Valid: 18.11.2015 Decision due: 13.1.2016
Team: 3_LAND Case Officer: Mr Ivan Gurdler
Applicant: Mr David Parker, Taylor Wimpey Southern Ltd.
Proposal: 1) 1 no. Oak 2 x stub at 4.5m Tip prune by 2 m. 2) 1 no. Oak to reduce bough by 2m, prune to next union and tip prune. 3) 1 no. Oak to prune hazard branch. 4) 1 no. Oak to reduce south western bough by 3m next to union. 5) 1 no. Oak to reduce bough height by 7m to main union. Within major bough to south west, reduce other bough to south by 3m
Location: Land At Old Park Farm Wimpey Site, Part Of West Of Waterlooville MDA, Hambledon Road, Denmead, Hampshire

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

(7) Denmead
Ref No: Press advert date:
Case No: 15/02536/PNCOU Comments by:
Date Valid: 9.11.2015 Decision due: 4.1.2016
Team: 2_STH Case Officer: Mr Simon Avery
Applicant: Byngs Business Developments Ltd
Proposal: Proposed change of use from office building (B1 a) to 8 no. apartments (C3)
Location: Byngs Business Developments Ltd, Acer House, Parklands Business Park, Forest Road, Denmead, Waterlooville, Hampshire PO7 6XP

The above application was for information only and was noted.

211/16P **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:

212/16P (a) **Article 4 Direction – Parklands Business Park:** A further email had been sent to George Hollingbery MP asking for an update. No reply had been received. **Noted.**

213/16P **Correspondence:** There was no separate correspondence to consider.

Appeals:

214/16P (a) **Inhams Farm, Inhams Lane:** Public Inquiry to be held on 19th and 20th April 2016. **Noted.**

215/16P (b) **Oaktree Farm, Hambledon Road:** Notification had been received that an appeal had been lodged against the refusal of WCC to grant planning permission for proposed change of use of land from equestrian yard, barn and stabling to mixed use including single pitch site comprising the stationing of one mobile home for settled gypsy accommodation together with relocation of existing access and associated landscaping improvements; revised application further to 14/00283/FUL (RESUBMISSION). The appeal would be dealt with by way of written representations. **Noted.**

Carpenters Field & Baptist Church Developments:

216/16P (a) **Working Party:** Members were informed that information on the open space had not been received and that the application for Carpenters Field had been validated and would be considered at the next meeting on the 6th January 2016. A meeting of the Working Party would be held prior to that date. **Noted.**

217/16P **River End:** No new information. **Noted.**

218/16P **West of Waterlooville Major Development Area:** No new information. **Noted.**

- 219/16P** **Winchester Local Development Framework:** Cllr Andreoli informed members that he had read the draft LPP Part II and that comments regarding Open Space within Denmead had been submitted to WCC. **Noted.**
- 220/16P** **New Planning Applications:** There was one new planning application for distribution.
- 221/16P** **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 9.31 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 6th January 2016**

PUBLIC SESSION - PLANNING COMMITTEE MEETING 9th DECEMBER 2015

Comments on Applications

	Denmead		
Ref No:		Press advert date:	
Case No:	15/02448/FUL	Comments by:	9.12.2015
Date Valid:	6.11.2015	Decision due:	1.1.2016
Team:	2_STH	Case Officer:	David Rothery
Applicant:	Mr R Wellman		
Proposal:	Construction of stables and manège.		
Location:	Land on the South West Side of Hambledon Road, Denmead.		

Mr Ambrose speaking on behalf of the Denmead Village Association said that the Association normally supports this type of application but because it was located within the Denmead Gap the application should not be supported.

Correspondence had been received from Mr & Mrs Earle of Closewood Road which outlined concerns about the proposed development including the close proximity of the stable block to their property, loss of view, increase in traffic, loss of privacy and the smell and flies from the waste. Members were made aware of the contents of the letter.

The applicant, Mr Wellman, was present and answered questions from Members regarding waste disposal, the entrance and construction of the manège.

	Denmead		
Ref No:	W21941/03	Press advert date:	
Case No:	15/02549/FUL	Comments by:	16.12.2015
Date Valid:	19.11.2015	Decision due:	14.1.2016
Team:	2_STH	Case Officer:	David Rothery
Applicant:	Mr P Williams		
Proposal:	To allow the siting of 2 x secure containers on the land (for secure storage in association with the permitted private equestrian use.		
Location:	Willow Tree stables, Forest Road, Denmead PO7 6UG		

The applicant, Mr Williams, addressed Members and had also provided a confidential document prior to the start of the meeting which members were able to read. Mr Williams stated that he had suffered a number of burglaries in the last 5 years with the most recent resulting in the loss of £4,500 worth of equipment. He added that attempts had been made on secure containers in an adjacent field and these had failed, that the containers would be sited along the hedgerow to reduce the visual impact and painted to blend in with the surroundings. Mr Williams concluded by stating that he had the support of the police and hoped he would also have the support of the parish council.

	Denmead		
Ref No:	W15961/04	Press advert date:	7 December 2015
Case No:	15/02566/FUL	Comments by:	28.12.2015
Date Valid:	20.11.2015	Decision due:	19.2.2016
Team:	2_STH	Case Officer:	David Rothery
Applicant:	Southcott Homes		
Proposal:	Construction of 10 dwellings together with associated access, car parking, refuse and cycle storage following demolition of existing Denmead Baptist Church.		
Location:	Denmead Baptist Church, 51 Anmore Road, Denmead, Waterlooville PO7 6NW		

Mr Hawthorne, for the applicant, addressed Members and stated that amended plans had been submitted to WCC that day which added an additional parking space for Plot 6 – this dwelling had two bedrooms and was now provided with 2 car spaces; In response to comments from Nick Culhane (WCC Highways Officer) the parking space in front of Plots 9 & 10 had been re-orientated for ease of access and safety and re-numbered as the parking space for Plot 10. The visitor space is still provided but had moved location; plot 1 had been amended to a slightly different house type but was still a 3-bedroom family dwelling. This amendment had resulted in the dwelling being located further from the access road; and the elevations for Plots 2-10 have been amended by reducing the roof height and providing some first floor dormer windows. This was considered to improve the aesthetics of the building and would also assist in reducing the overall height of the building. Mr Hawthorne also answered questions from those present regarding trees, boundary fences, glazing and access.

Mr Ambrose speaking on behalf of the Denmead Village Association stated that the Denmead Neighbourhood Plan made reference to an access to the east of this site into a further proposed development but it was not now considered necessary to pursue this.

Correspondence had been received from Mr Baker of 47 Anmore Road, Ms Gosham of 49 Anmore Road and Mr Wardle of 45 Anmore Road. These raised concerns about lack of parking, removal of trees subject to a Tree Preservation Order, lack of fencing, loss of privacy by being overlooked and a suggestion that the proposed house nearest to Anmore Road should be a bungalow/dormer bungalow rather than a two storey house. Mr Baker and Ms Gosham were also present at the meeting and reiterated what was in their written comments.

	Denmead		
Ref No:	15/02569/FUL	Press advert date:	
Case No:	W03791/09	Comments by:	15.12.2015
Date Valid:	13.11.2015	Decision due:	8.1.2016
Team:	2_STH	Case Officer:	Mrs Katie Nethersole
Applicant:	Mr & Mrs Graham Excell		
Proposal:	(HOUSEHOLDER) Garage extension with accommodation in roof.		
Location:	West Lodge, Thompsons Lane, Denmead PO7 6NB		

Correspondence had been received from Mr & Mrs Farmer of Maybush House, Uplands Road objecting to the proposal and raised concerns about the proposed use of the garage, the height of the finished garage which was forward of the building line and overlooking from the outside staircase and entry platform which would create the ability to overlook Maybush House.

Any Other Planning Matters

None