



PARISH COUNCIL OF DENMEAD

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON WEDNESDAY 6<sup>th</sup> JANUARY 2016 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)
Cllr P Langford-Smith (P)
Cllr S Nienaltowski (P)
Cllr N Rusbridger (P)
Cllr M Willoughby

Also present: 29 Members of the public, Cllr Lander-Brinkley and Kelvin Andrews, Deputy Clerk to the Council.

- 224/16P Apologies: Apologies were received from Cllr Willoughby.
225/16P Declarations of Interest: The application relating to 13 The Smithy had been submitted by the Parish Council and Cllr Hull declared a personal interest in the application relating to Little Applewood, Lower Crabbick Lane. Noted.
226/16P Minutes of Previous Meeting: The Minutes of the meeting held on 9<sup>th</sup> December 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.
227/16P 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 8.26 pm. At 8.30 pm the meeting again recessed into open forum to allow further questions and comments from members of the public. The meeting re-convened at 8.40 pm.
228/16P 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, 11, 6, 7, 2, 3, 4, 5, 8, 9 & 10.

(1) Denmead
Ref No: Press advert date: 9.12.2015
Case No: 15/02714/FUL Comments by: 4.1.2016
Date Valid: 1.12.2015 Decision due: 1.3.2016
Team: 2\_STH Case Officer: Sarah Tose
Applicant: Charles Church South Coast
Proposal: Erection of 99 residential units, associated public open space, residents car park, landscaping, access, car parking and partial realignment of the Hambleton Road/Anmore Road junction.
Location: Land bounded by Tanners Lane, Kidmore Lane and Anmore Road, Denmead
It was RESOLVED to defer comment on this application until the meeting to be held on the 27<sup>th</sup> January 2016.

(11) Denmead
Ref No: W16944/06 Press advert date:
Case No: 15/02792/FUL Comments by: 15 January 2016
Date Valid: 14 December 2015 Decision due: 8 February 2016
Team: 2\_STH Case Officer: Mr Simon Avery
Applicant: Mr And Mrs Mark Hilda Thompson
Proposal: Demolition of existing house and annex and the erection of new two storey dwelling with double garage.

Location: Little Applewood, Lower Crabbick Lane, Denmead, Waterlooville PO7 6UQ  
**The Parish Council of Denmead, by a unanimous decision, raised NO OBJECTION to this proposal.**

**Cllr Hull having previously declared a personal interest in the above application did not vote.**

(6) Denmead  
Ref No: W01467/02 Press advert date:  
Case No: 15/02727/FUL Comments by: 8.1.2016  
Date Valid: 7.12.15 Decision due: 1.2.2016  
Team: 2\_STH Case Officer: Mrs Katie Nethersole  
Applicant: Mrs C Godwin  
Proposal: (HOUSEHOLDER) 2.3 x 2.6m pitch roof extension to side of house. To create shower room and utility.

Location: 33 Yew Tree Gardens, Denmead PO7 6LH  
**The Parish Council of Denmead, by a unanimous decision, raised NO OBJECTION to this proposal.**

(7) Denmead  
Ref No: W03037/04 Press advert date:  
Case No: 15/02788/FUL Comments by: 12.1.2016  
Date Valid: 7.12.2015 Decision due: 1.2.2016  
Team: 2\_STH Case Officer: Mrs Anna Hebard  
Applicant: Mr & Mrs Mattock  
Proposal: (Householder) Rear extension

Location: The Priory, Ervills Road, Worlds End, Hambledon, Waterlooville, Hampshire  
**The Parish Council of Denmead, by a unanimous decision, raised NO OBJECTION to this proposal.**

(2) Denmead  
Ref No: WTPO/1252/02 Press advert date:  
Case No: 15/02752/TPO Comments by: 31.12.2015  
Date Valid: 1.12.2015 Decision due: 26.1.2016  
Team: 3 LAND Case Officer: Mr Ivan Gurdler  
Applicant: Mr Martyn Todd, Creech House, Southwick Road  
Proposal: 1 No. Ash fell.

Location: 52 Ashling Gardens, Denmead PO7 6PR  
**The Parish Council of Denmead, by a unanimous decision, raised an OBJECTION to this proposal and cited the following reasons: No evidence had been supplied with the application to justify the felling of the tree. The loss of the tree would be detrimental and a loss of amenity to the street scene.**

(3) Denmead  
Ref No: W19463/08 Press advert date:  
Case No: 15/02144/FUL Comments by: 5.1.2016  
Date Valid: 21.11.2015 Decision due: 16.1.2016  
Team: 2\_STH Case Officer: Mrs Katie Nethersole  
Applicant: Ms Diane Windle  
Proposal: (HOUSEHOLDER) Clad in wood one side of carport and small free standing fence panel.

Location: 15 The Acorns, Hambledon Road, Denmead PO7 6DQ  
**The Parish Council of Denmead, by a unanimous decision, raised an OBJECTION to this proposal and cited the following reasons: The proposal does not comply with the design code for the development, it would have a detrimental impact on the street scene and would set a precedent which would make similar applications difficult to refuse.**

(4) Denmead  
Ref No: W19721/01 Press advert date:  
Case No: 15/02732/FUL Comments by: 6.1.2016  
Date Valid: 21.11.2015 Decision due: 26.1.2016  
Team: 2\_STH Case Officer: Mrs Anna Hebard  
Applicant: Mr Brian Hooker  
Proposal: (HOUSEHOLDER) Single storey rear extension.  
Location: 33 Little Corner, Denmead, Waterlooville, Hampshire PO7 6XR

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

(5) Denmead  
Ref No: W20991/04 Press advert date:  
Case No: 15/02760/FUL Comments by: 8.1.2016  
Date Valid: 3.12.2015 Decision due: 28.1.2016  
Team: 2\_STH Case Officer: Mrs Jill Lee  
Applicant: Mr K Snuggs  
Proposal: Proposed alterations to already approved plans for conversion of existing barn into 2 dwellings.  
Location: The Barn, Little Corner, Denmead, Waterlooville, PO7 6YR

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

(8) Denmead  
Ref No: WTPO/1200/86 Press advert date:  
Case No: 15/02812/TPO Comments by: 7.1.2016  
Date Valid: 4.12.2015 Decision due: 29.1.2016  
Team: 2\_STH Case Officer: Mr Ivan Gurdler  
Applicant: Mrs C Hiron  
Proposal: 8 no. Ash to crown reduce by 2m (T1-T8), 1 no. Pine to crown reduce by 2m (T9)  
Location: 6 Furdies, Denmead PO7 6YT

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

(9) Denmead  
Ref No: W02119/23 Press advert date:  
Case No: 15/02781/FUL Comments by: 8.1.2016  
Date Valid: 14.12.2015 Decision due: 8.2.2016  
Team: 2\_STH Case Officer: Mrs Katie Nethersole  
Applicant: Mrs C Hiron  
Proposal: (HOUSEHOLDER) Single storey side extension  
Location: 6 Furdies, Denmead PO7 6YT

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

(10) Denmead  
Ref No: WTPO/02858/87 Press advert date:  
Case No: 15/02858/TPO Comments by: 8.1.2016  
Date Valid: 16.12.2015 Decision due: 10.2.2016  
Team: 3\_LAND Case Officer: Mr Ivan Gurdler  
Applicant: Denmead Parish Council  
Proposal: 1 no Oak to crown reduce lower branch by 6ft  
Location: 13 The Smithy, Denmead, Waterlooville PO7 6YS

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

- 229/16P** **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:**
- 230/16P** (a) **Office to Residential Conversions – Parklands Business Park:** Notification had been received that George Hollingbery MP had arranged a meeting with the Minister in early January to discuss this. **Noted.**  
**Correspondence:**
- 231/16P** (a) **Annual Conference ~ Planning for Tomorrow:** It had previously been resolved that Cllr Langford-Smith plus one other Cllr could attend this conference as an approved duty. **It was RESOLVED that Cllr Hargreaves would attend with Cllr Langford-Smith.**  
**Appeals:**
- 232/16P** (a) **Inhams Farm, Inhams Lane:** Public Inquiry to be held on 19<sup>th</sup> and 20<sup>th</sup> April 2016. **Noted.**  
**233/16P** (b) **Oaktree Farm, Hambledon Road:** Awaiting appeal decision. **Noted.**  
**Carpenters Field & Baptist Church Developments:**
- 234/16P** (a) **Working Party:** An update on the work undertaken so far had been given during the public session.
- 235/16P** **River End:** No new information. **Noted.**
- 236/16P** **West of Waterlooville Major Development Area:** No new information. **Noted.**
- 237/16P** **Winchester Local Development Framework:** No new information. **Noted.**
- 238/16P** **New Planning Applications:** There were four new planning applications for distribution.
- 239/16P** **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 9.47 pm

**Members are summoned to the next scheduled meeting of this Committee,  
 which will be held in The Pavilion, King George's Field, Ashling Park Road, Denmead  
 at 7.30 pm on Wednesday 27<sup>th</sup> January 2016**

**PUBLIC SESSION - PLANNING COMMITTEE MEETING 6<sup>th</sup> JANUARY 2016**

**Comments on Applications**

Ref No:	Denmead	Press advert date:	9.12.2015
Case No:	15/02714/FUL	Comments by:	4.1.2016
Date Valid:	1.12.2015	Decision due:	1.3.2016
Team:	2_STH	Case Officer:	Sarah Tose
Applicant:	Charles Church South Coast		
Proposal:	Erection of 99 residential units, associated public open space, residents car park, landscaping, access, car parking and partial realignment of the Hambledon Road/Anmore Road junction.		
Location:	Land bounded by Tanners Lane, Kidmore Lane and Anmore Road, Denmead		

Various concerns were raised by members of the public present and these included:

Non-compliance with the Denmead Neighbourhood Plan.

Drainage and sewage was not adequate at present and the development would exacerbate the situation.

If existing sewers were to be upgraded would this take into account future development?

Could a condition be placed on any approval to ensure that sewers were upgraded before work commenced?

Overlooking of existing properties which would result in a loss of privacy.

Anmore Road cannot cope with the traffic as it is and this will just increase the problems. Some remedial work had already been done to the drainage in Anmore Road but after the recent rains it still floods.

Could a deep gully be provided to hold the rain water in Anmore Road similar to the one on the Forest Road estate which works well?

Any work to alleviate flooding in this area will just move it to other areas.

The proposed new junction will be dangerous and is too close to the entrance to the car park and Kidmore Lane.

Could a junction be opened on to Tanners Lane from the new development to relieve pressure on Anmore Road?

Do the office to residential conversions which have recently taken place in Parklands business park count towards the total number of homes which Denmead has to provide?

The proposed residents car park will not be used by any of the residents in Anmore Road can a poll be carried out to see if it is needed?

Width of the roads within the development are not sufficient for two large vehicles to pass without mounting the pavement and will also lead to parking on the pavements.

How will the Health Centre and chemist cope?

After completion of the development will the developer be held responsible if Anmore Road still floods?

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Proposal: 1 No. Ash fell.  
Location: 52 Ashling Gardens, Denmead PO7 6PR

Mr Todd, the applicant, addressed members and stated that the tree had the preservation order placed on it when it was the old garage and it was then in the middle of the car park. The garden was very small and the tree was causing heave to the patio and leaf drop made it slippery and dangerous. He concluded by saying that tree surgeons had stated that the roots of the tree would be attacking the foundations of the house which is why he wanted to have the tree felled.

Denmead  
Ref No: W01467/02 Press advert date:  
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Team: 2\_STH Case Officer: Mrs Katie Nethersole  
Applicant: Mrs C Godwin  
Proposal: (HOUSEHOLDER) 2.3 x 2.6m pitch roof extension to side of house. To create shower room and utility.  
Location: 33 Yew Tree Gardens, Denmead PO7 6LH

Mrs Buckle raised queries regarding the specification of materials to be used but stated that she did not object to the proposal.

Denmead  
Ref No: W03037/04 Press advert date:  
Case No: 15/02788/FUL Comments by: 12.1.2016  
Date Valid: 7.12.2015 Decision due: 1.2.2016  
Team: 2\_STH Case Officer: Mrs Anna Hebard  
Applicant: Mr & Mrs Mattock  
Proposal: (Householder) Rear extension  
Location: The Priory, Ervills Road, Worlds End, Hambledon, Waterlooville, Hampshire

Mr Kanavan, the architect, read a prepared statement which outlined the history of the house, the reason for the application and the fact that the proposed design and scale of the extension enhanced the property, would be sub-servient to the main house and not be seen from the road.

**Any Other Planning Matters**

None