



PARISH COUNCIL OF DENMEAD

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON WEDNESDAY 27th JANUARY 2016 IN THE PAVILION, KING GEORGE'S FIELD, ASHLING PARK ROAD, 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 (P)

Also present: 43 Members of the public, C/Cllr Stallard, D/Cllr Phillips, Cllr Lander-Brinkley and Kelvin Andrews, Deputy Clerk to the Council.

273/16P Apologies: All members were present.

274/16P Declarations of Interest: Cllrs Andreoli, Brown, Hargreaves, Hull and Langford-Smith declared an interest in the application relating to Denmead Chicken Farm. Cllr Brown declared an interest in the application to Parklands House.

275/16P Minutes of Previous Meeting: The Minutes of the meeting held on 6th January 2016 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.

276/16P Public Participation: At 7.34 pm the meeting recessed into open forum to allow questions and comments from members of the public. The meeting re-convened at 8.28 pm. At 8.53 pm the meeting again recessed into open forum to allow further questions and comments from members of the public. The meeting re-convened at 9.15 pm.

277/16P 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, 4, 2, 3, 6, 7, 9, 5 & 8

(1) Denmead
Ref No: Press advert date: 9.12.2015
Case No: 15/02714/FUL Comments by: 29.1.2016
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
The Parish Council of Denmead, by a unanimous decision, raised a STRONG OBJECTION to this proposal and cited the following reasons and points of concern:

- DPC appreciate that there are positive points to the above application and note these to be:
• The new junction will improve safety and visibility as per Neighbourhood Plan (Policy
• Provision of parking for Anmore Road residents as per Neighbourhood Plan (Policy 2 i.)
• There are no more than two storeys as required by Neighbourhood Plan (Policy 4.40 bullet 3
• There is a new Village Green which complies with Neighbourhood Plan (Policy 4.25)
• The scheme includes Bungalows as per the Neighbourhood Plan (Policy 2 i. g.)

- There will be sewage upgrade
- A significant contribution to a MUGA which complies with Neighbourhood Plan (Policy 2 i. f. & 4.27) the sum of £150,000 had previously been discussed with Persimmon.
- There is the potential for surface water drainage to be improved if dealt with
- There is space for a potential new hall which complies with Neighbourhood Plan (Policy 4.25)
- There is potential to complete DPC's play policy via provision of a playground north of B2150

Notwithstanding the above benefits of the scheme we submit the following as a list of objections and concerns of The Planning Committee:

## **1 Build**

### **1.1 General**

1.1.1 There is a 10% increase in the number of proposed units over that in the 'made' DNP – if carried over the rest of development (taking into consideration Parklands conversion of 58 dwellings) it takes Denmead significantly over its allocation. It is considered that the proposed open space within the development is fragmented, of little value, would be difficult to maintain and should be grouped together to provide a usable space near to the entrance of the development. This could be achieved by reducing the number of units to 90 to comply with the Denmead Neighbourhood Plan (Policy 2 i).

1.1.2 Access to next site must be unconditional, not ransomed. We ask if it is possible to place a condition on any permission to negate this.

1.1.3 The majority of the 'surrounding environment' pictures are of the newly built 'Little Frenchies' which is not representative of village and is contrary to Neighbourhood Plan (Policy 4.40) which states that developments should sympathise with earlier styles.

1.1.4 Parcel 1's 'Indicative style' does not reflect local influence.

1.1.5 There is insufficient difference in Parcels 1 & 2 which creates an Estate feel and is contrary to Neighbourhood Plan (Policy 4.19)

1.1.6 There is insufficient difference in design codes contrary to Neighbourhood Plan (Policy 4.20)

1.1.7 There are 6 x 1 bedroom properties which is contrary to Neighbourhood Plan although we appreciate not contrary to WCC Local Plan. DPC respectfully advise that several developments within Denmead have recently provided 1 bedroom properties including Evergreen, Forest Road, the office to residential conversions in Parklands business park and River End.

1.1.8 The Street Furniture is not to the agreed Parish 'Standard' – lighting columns, benches, gates.

1.1.9 The Greenway to the Scout Hut is not lit creating a dark alley and is contrary to Neighbourhood Plan (Policy 4.40 bullet 2) which states that development should allow for natural surveillance and incorporate other measures to meet 'secured by design' standards.

1.1.10 Plots 92 & 93 front onto Tanners Lane – will cause parking/passing issues. It is suggested that these plots needed to be re-orientated or removed from this location to prevent parking on Tanners Lane and accord with Neighbourhood Plan (Policy 4.30) which advises that Tanners Lane is not of a highway standard.

1.1.11 Swept path not to DNP policy (Policy 3.4.40), the spine is wide enough for emergency vehicles to pass but not the arms.

1.1.12 Solar panels on red roofs will be too dominant. We request that roofs where solar panels are planned should be slate to enable a better visual outcome.

1.1.13 As half of all garages aren't used for Parking, Permitted Development Rights should be removed to avoid conversion to accommodation.

1.1.14 Tree 25 (a Grade A Oak) is too close to buildings 006 & 007. This is contrary to Neighbourhood Plan (Policy 4.40 bullet 10) which states that Building should respect all existing trees and full measures taken to ensure that both exist without conflict in the long term.

1.1.15 There are no storage facilities for rainwater reuse/car washing to reduce surface water run-off.

## **1.2 House specification**

**1.2.1 There is no variation in windows, one size does not fit all!**

**1.2.2 There is a strong dislike of metal doors. These are not in keeping with the village and is contrary to Neighbourhood Plan (Policy 4.40) which states that developments should sympathise with earlier styles, designs and choice of materials (flint, or brickwork with pointing) that match the earlier buildings in the village, not recent developments.**

**1.2.3 There are 35 properties planned to have brick & flint, brick & render or brick & tile – this leaves almost 2/3 just brick. We would like to see more flint. The paint used on the render must be anti-algae and highly stain resistant.**

**1.2.4 It is felt that the building styles and materials lacked coherency. There is too much bright red brick, we would prefer more subdued tones in brick and tile and definitely no yellow bricks.**

## **1.3 Parking**

**1.3.1 Plot 90 = 0 parking allocated – as per WCC residential parking standards should be 1.5.**

**1.3.2 Plot 91 = 2 parking – should be 1.5 as above, therefore the allocation is 1 space short across the 2 properties.**

**1.3.3 Plots 41, 42, 43, 44 = 1 parking – should be 1.5 per plot and therefore the allocation is 2 spaces short across the 4 properties.**

**1.3.4 Plots 77 & 74 show a double garage whilst the building footprints show a single garage**

**1.3.5 The site shows only 14 visitor spaces – as per WCC residential parking standards should be should be 19.8.**

**1.3.6 Parking spaces at front of plots 29 & 30 are allocated to plots 34 & 35 which may cause neighbour issues.**

**1.3.7 Non driveway allocated spaces be house numbered to avoid neighbour issues**

**1.3.8 The car park for Anmore Road residents should not be accessible from the development and should be enclosed with hedging. It does not require the landscaping between parking spaces.**

## **2 Sustainable Drainage Systems (SUDS)**

**2.1 Sewage System – The Opus Consultants report must be considered essential and the upgrade must happen prior to the occupation of any dwelling.**

**2.2 There are already drainage issues due to ditches being in private hands and not maintained, there is also insufficient capacity. It is critical these issues are dealt with from Kidmore/Anmore through to Kings Pond and beyond to the River Wallington as the current system is overwhelmed and is leading to residents being flooded.**

**2.3 There are no Eco or GreyWater System.**

**2.4 There should be mitigation for Newts getting stuck in the underground storage.**

**2.5 SAAR/WRAP – The rates quoted are incorrect and should be double the rate quoted.**

**2.6 Maintenance – who will be responsible?**

## **3 Open Space**

**3.1 Landscape maintenance – responsibility needs to be agreed.**

**3.2 Site maintenance – responsibility needs to be agreed.**

**3.3 The Village Green layout should not have a hall marked as this is not part of this development application, but buyers should be made aware of the future likelihood of a hall in this space.**

**3.4 Public Open Space – who will own it? Responsibility needs to be agreed.**

**3.5 Public Open Space – who will maintain it? Responsibility needs to be agreed.**

**3.6 Public Open Space – the existing pond is not being enhanced but could help with surface water issues.**

**3.7 Play area is not well lit which is contrary to Neighbourhood Plan (Policy 4.40 bullet 2) which states that development should allow for natural surveillance and incorporate other measures to meet ‘secured by design’ standards.**

**3.8 The play area is of a very poor design. DPC would rather have a commuted sum and install equipment in line with the DPC play policy.**

**3.9 The Scout hut ‘curtilage’ has no linkage between existing and new Public Open Space.**

**3.10 The footpath onto Tanners Lane is unlit. DPC feel that this would be better moved into a**

straight line with some street lighting as it gives access to the open space on the opposite side of Tanners Lane.

**3.11 It was also felt that the proposed planting was over complicated, unsuitable to conditions (for both situation and maintenance), toxic or carcinogenic, and Asthma triggers.**

**Should there be a conflict of views between the Parish Council and the Case Officer the Parish Council would wish for this matter to go to the Development Control Committee.**

(4) Denmead  
Ref No: W11908/01 Press advert date:  
Case No: 15/02711/FUL Comments by: 21.1.2016  
Date Valid: 21.12.2015 Decision due: 15.2.2016  
Team: 2\_STH Case Officer: Sarah Tose  
Applicant: Miss Samantha Bailey  
Proposal: (HOUSEHOLDER) Single storey rear extension with PVC double glazed french doors and windows and lean-to roof with rake edging. (RETROSPECTIVE)  
Location: Evercreech, 5 Old River, Denmead, Waterlooville, Hampshire PO7 6UX  
**The Parish Council of Denmead, by a unanimous decision, raised NO OBJECTION to this proposal.**

(2) Denmead  
Ref No: W03308/04 Press advert date:  
Case No: 15/02865/FUL Comments by: 20.1.2016  
Date Valid: 16.12.2015 Decision due: 10.2.2016  
Team: 2\_STH Case Officer: Mrs Anna Hebard  
Applicant: Mr & Mrs Peter Huntington  
Proposal: (HOUSEHOLDER) Erection of an oak framed, timber clad, plain tile roof open carport and enclosed store.  
Location: St Christophers, Lower Crabbick Lane, Denmead, Waterlooville, Hampshire PO7 6UQ  
**The Parish Council of Denmead, by a unanimous decision, raised NO OBJECTION to this proposal.**

(3) Denmead  
Ref No: W24242/02 Press advert date:  
Case No: 15/02859/FUL Comments by: 21.1.2016  
Date Valid: 16.12.2015 Decision due: 10.2.2016  
Team: 2\_STH Case Officer: Mrs Anna Hebard  
Applicant: Mr S Dawson  
Proposal: (RESUBMISSION) Creation of new stables and riding area for personal use  
Location: Land At Corner Of Forest Road & Lower Crabbick Lane, Denmead, Hampshire  
**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 and the proposed soakaways will not work. (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). For these reasons the application should be refused.**

(6) Denmead **Electronic Application ~ No Paperwork**  
Ref No: WPP-04715083 Press advert date:  
Case No: 16/00061/FUL Comments by: 2.2.2016  
Date Valid: 11.1.2016 Decision due: 7.3.2016  
Team: VAN Case Officer: Lewis Oliver  
Applicant: Mr & Mrs N Lacy  
Proposal: 2 Storey rear extension.  
Location: 14 Little Corner, Denmead PO7 6XL

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

(7) Denmead  
Ref No: W02371/09 Press advert date:  
Case No: 16/00019/FUL Comments by: 10 February 2016  
Date Valid: 6 January 2016 Decision due: 2 March 2016  
Team: 2\_STH Case Officer: David Rothery  
Applicant: Mr Andrew Rafferty  
Proposal: Permission to live in static caravan that is currently on-site for ancillary business use. (THIS APPLICATION MAY AFFECT THE SETTING OF A PUBLIC RIGHT OF WAY)

Location: Woods Edge, Hambledon Road, Denmead, Waterlooville, Hampshire PO7 6EU  
**The Parish Council of Denmead, by a unanimous decision of those voting, raised NO OBJECTION to and SUPPORTED this proposal. The Parish Council would wish to see that any permission has the following conditions attached to it: (a) That the permission is granted for Mr & Mrs Rafferty only; (b) That the permission is granted as an agricultural tie to Denmead Poultry Business which will cease if the business closes.**

**Cllrs Andreoli, Hargreaves and Hull having previously declared an interest in the above application did not vote.**

(9) Denmead  
Ref No: W11248/08 Press advert date:  
Case No: 16/00054/FUL Comments by: 5.2.2016  
Date Valid: 11.1.2016 Decision due: 7.3.2016  
Team: 2\_STH Case Officer: Mr Simon Avery  
Applicant: Mr & Mrs B Goulding  
Proposal: Alterations and extensions to form 1 No. 2 bed flat and 2 No. 1 bed flats (RESUBMISSION)

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(s): (a) The proposed increase from 2 flats to 3 flats was an overdevelopment of the site; (b) There appears to be no provision for cycle storage or refuse collection within the application. (c) There are only 3 allocated parking spaces for Parklands House and none for the proposed flats when there should be at least 5 for the flats alone. (d) There is no provision for a safe pedestrian access to the proposed flats which will be accessed through what is an active industrial area which operates 24 hours a day for six days of the week.**

(5) Denmead  
Ref No: W213120/03LB Press advert date:  
Case No: 15/02908/LIS Comments by: 25.1.2016  
Date Valid: 21.12.2015 Decision due: 15.02.2016  
Team: 2\_STH Case Officer: Mr Simon Avery  
Applicant: Mr Tim Brown  
Proposal: Refurbishment of existing timber framed barn, including timber frame repair/replacement, thatch roofing, new timber barn doors, new timber wall boarding and replacement of concrete plinths with brick plinths. LISTED BUILDING GRADE: II

Location: 121 Anmore Road, Denmead PO7 6NX  
**The Parish Council of Denmead, by a unanimous decision, raised NO OBJECTION to and SUPPORTED this proposal.**

(8) Denmead  
Ref No: WTPO/1076/35 Press advert date:  
Case No: 16/00015/TPO Comments by: 9 February 2016  
Date Valid: 5 January 2016 Decision due: 1 March 2016

Team: 3\_LAND Case Officer: Mr Ivan Gurdler  
Applicant: Mr David Beard  
Proposal: Top reduction to 1 No. Hawthorn by 3 metres and to side by 1.5 metres, back to original reduction  
Location: 32 Old River, Denmead, Waterlooville, Hampshire PO7 6XS

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

**278/16P** **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:**

**279/16P** (a) Office to Residential Conversions ~ Parklands Business Park: Notification had been received from the office of George Hollingbery MP that he had held a meeting with the Minister responsible and the Minister had agreed to initiate work to see if a right could be granted for such areas to have a limited right to apply an Article 4 direction themselves. **Noted.**

**Correspondence:**

**280/16P** (a) WCC Planning Meeting: Notification had been received from WCC that the application relating to the construction of stables and manège on land to the north of The Gables and west of Closewood Road will be determined at the WCC planning meeting to be held on 4<sup>th</sup> February 2016. **It was RESOLVED that Cllr Hargreaves would attend as an approved duty.**

**Appeals:**

**281/16P** (a) Inhams Farm, Inhams Lane: Public Inquiry to be held on 19<sup>th</sup>, 20<sup>th</sup> and 21<sup>st</sup> April 2016. **Noted.**

**282/16P** (b) Oaktree Farm, Hambledon Road: Awaiting appeal decision. **Noted.**

**283/16P** **River End:** No new information. **Noted.**

**284/16P** **West of Waterlooville Major Development Area:** No new information. **Noted.**

**285/16P** **Winchester Local Development Framework:** No new information. **Noted.**

**286/16P** **New Planning Applications:** There were no new planning applications for distribution.

**287/16P** **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 10.08 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 17<sup>th</sup> February 2016**

**PUBLIC SESSION - PLANNING COMMITTEE MEETING 27<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		

Prior to the start of the meeting a copy of the proposals from the Working Party to the Planning Committee had been made available to members of the public and Cllr Andreoli read out those proposals. The following comments were then made:

Appreciation of the work the Working Party had carried out on this application.

Concerns over the amount of traffic now using Anmore Road which would increase with this development.

Concerns over continual issues with flooding which would be exacerbated should the development go ahead without improvements to drainage and sewage systems.

The development should not proceed until a thorough review had been undertaken by the appropriate authorities into flooding.

The proposed new junction did not make the road safer.

The proposed upgrade to the sewers should be carried before the development begins.

No one has been able to resolve the issues with drainage in the area.

Too many houses being proposed which was not in line with the Neighbourhood Plan.

The proposed sustainable drainage system would not work.

Space for the Air Ambulance to land should be maintained.

We should not push our water onto other areas which could not cope.

Proposed village green does not comply as there was enough space.

Brick work mentioned in the VDS is of darker shades of red.

(3)	Denmead		
Ref No:	W24242/02	Press advert date:	
Case No:	15/02859/FUL	Comments by:	21.1.2016
Date Valid:	16.12.2015	Decision due:	10.2.2016
Team:	2_STH	Case Officer:	Mrs Anna Hebard
Applicant:	Mr S Dawson		
Proposal:	(RESUBMISSION) Creation of new stables and riding area for personal use.		
Location:	Land At Corner Of Forest Road & Lower Crabbick Lane, Denmead, Hampshire		

Mr Dawson, the applicant, stated that the ditches had not been maintained but they would be from now on and that the installation of the riding area would be carried out by a specialist contractor.

(6)	Denmead	<b>Electronic Application ~ No Paperwork</b>	
Ref No:	WPP-04715083	Press advert date:	
Case No:	16/00061/FUL	Comments by:	2.2.2016
Date Valid:	11.1.2016	Decision due:	7.3.2016
Team:	VAN	Case Officer:	Lewis Oliver
Applicant:	Mr & Mrs N Lacy		
Proposal:	2 Storey rear extension.		
Location:	14 Little Corner, Denmead PO7 6XL		

Mr & Mrs Hughes, of Little Corner, stated that they were concerned about the proposal as it would restrict the light into their garden and devalue their property. They added that a single storey extension would be acceptable.

(7)	Denmead		
Ref No:	W02371/09	Press advert date:	
Case No:	16/00019/FUL	Comments by:	10 February 2016
Date Valid:	6 January 2016	Decision due:	2 March 2016
Team:	2_STH	Case Officer:	David Rothery
Applicant:	Mr Andrew Rafferty		
Proposal:	Permission to live in static caravan that is currently on-site for ancillary business use. (THIS APPLICATION MAY AFFECT THE SETTING OF A PUBLIC RIGHT OF WAY)		
Location:	Woods Edge, Hambledon Road, Denmead, Waterlooville, Hampshire PO7 6EU		

Mr Millward, agent for the applicants, addressed members and stated that the business plan demonstrated that it was viable and successful business, it was outside of the policy boundary, but Winchester Policy MRTA 4 should be considered which allowed this type of development, it was for a temporary permission and the applicants were will to have conditions attached to any permission that it was a named permission and that it was an agricultural tie to Denmead Poultry Business.

(9)	Denmead		
Ref No:	W11248/08	Press advert date:	
Case No:	16/00054/FUL	Comments by:	5.2.2016
Date Valid:	11.1.2016	Decision due:	7.3.2016
Team:	2_STH	Case Officer:	Mr Simon Avery
Applicant:	Mr & Mrs B Goulding		
Proposal:	Alterations and extensions to form 1 No. 2 bed flat and 2 No. 1 bed flats (RESUBMISSION)		
Location:	Parklands House, Forest Road, Denmead PO7 6TZ		

Mr Donohue, the applicant's agent, informed members that the previous application to which the parish council did not object was refused on the grounds of non-payment of the affordable housing aspect and with this application a viability report was submitted to show that the requirement of a payment of £109,000 would make the application unviable. Mr Donohue added that he hoped that the parish council would not object to this application despite the increase from two flats to three.

#### **Any Other Planning Matters**

None