



PARISH COUNCIL OF DENMEAD

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON WEDNESDAY 30<sup>th</sup> MARCH 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 A Huntington (P)
Cllr F Hull (Vice-chairman) (P)
Cllr P Langford-Smith (P)
Cllr S Nienaltowski
Cllr N Rusbridger
Cllr M Willoughby

Also present: 14 Members of the public and Tony Daniells, Clerk to the Council.

- 327/16P Apologies: Apologies were received from Cllrs Nienaltowski, Rusbridger and Willoughby.
328/16P Declarations of Interest: Cllr Hull declared a personal and prejudicial interest in the application relating to Thelma Cottage and Cllr Andreoli declared a personal interest in the item relating to The Nook. Noted.
329/16P Minutes of Previous Meeting: The Minutes of the meeting held on 9<sup>th</sup> March 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.
330/16P 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 7.56 pm. At 9.12 pm the meeting again recessed into open forum to allow further questions and discussions from members of the public regarding flooding issues at Anmore. The meeting re-convened at 9.36 pm
331/16P 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: 2,6,7,8,3,1,4 and 5.

(1) Denmead
Ref No: WTPO/1200/88 Press advert date:
Case No: 16/00415/TPO Comments by: 31.3.2016
Date Valid: 26.2.2016 Decision due: 22.4.2016
Team: 3\_LAND Case Officer: Mr Ivan Gurdler
Applicant: Mr Wayne Allen (7 Creech View)
Proposal: 1 no. Oak tree to crown reduce and lift by 5m.
Location: Thelma Cottage, Forest Road, Denmead PO7 6UA

The Parish Council of Denmead, by a unanimous decision, raised a STRONG OBJECTION to this proposal and cited the following reason: Members considered that the proposed works to the tree was excessive and would be detrimental to the amenity value of the tree.

Cllr Hull, having declared a personal and prejudicial interest took no part in the discussion or decision on this application

(2) Denmead
Ref No: W06312/11 Press advert date:
Case No: 16/00216/FUL Comments by: 1.4.2016
Date Valid: 5.2.2016 Decision due: 1.4.2016
Team: 2\_STH Case Officer: Planning Team
Applicant: Mr & Mrs Gale
Proposal: Extension to existing manege.
Location: Worlds End Cottage, Apless Lane, Hambledon.

**The Parish Council, by a majority decision, raised an OBJECTION to this proposal and cited the following reasons: (a) the existing manege together with a further application currently under appeal represents a cumulative overdevelopment of the site and was akin to running a commercial equestrian business; (b) the proposal would have an adverse impact on the drainage of the area with the drainage ditches already in poor condition. This would affect the neighbouring properties and also result in excessive surface water run off onto the Fareham Road and (c) the proposal would have a detrimental impact on the enjoyment of neighbouring properties and would be a cause of loss of amenity and harm to nearby residential neighbour occupation**

(3) Denmead  
 Ref No: W23733/01 Press advert date:  
 Case No: 16/00413/FUL Comments by: 1.4.2016  
 Date Valid: 11.3.2016 Decision due: 6.5.2016  
 Team: 2\_STH Case Officer: Mrs Anna Hebard  
 Applicant: Mr Phillip Baigent  
 Proposal: (HOUSEHOLDER) Single storey extension to rear ground floor. Extend existing garage from single into double with internal dimensions 6m wide and 6m long.  
 Location: Langar, Hambledon Road, Denmead PO7 6EX  
**The Parish Council, by a unanimous decision, raised NO OBJECTION to this proposal.**

(4) Denmead  
 Ref No: W16658/03 Press advert date:  
 Case No: 16/00454/FUL Comments by: 4.4.2016  
 Date Valid: 3.3.2016 Decision due: 28.4.2016  
 Team: 2\_STH Case Officer: Planning Team  
 Applicant: Mr Brooks  
 Proposal: (HOUSEHOLDER) Re-using and repairing the existing tiles porch roof and adding frames and glass to form a porch enclosure (sized to fit under the roof). No change to roof sizes.  
 Location: 5 Creech View, Denmead PO7 6SU  
**The Parish Council, by a unanimous decision, raised NO OBJECTION to this proposal.**

(5) Denmead **Electronic Application**  
 Ref No: Press advert date:  
 Case No: 16/00514/FUL Comments by: 6.4.2016  
 Date Valid: 15.3.2016 Decision due: 10.5.2016  
 Team: 2\_STH Case Officer: Liz Marsden  
 Applicant: Mr Russell Tyler  
 Proposal: Single storey extension 6 metres x 3 metres to the rear of the property.  
 Location: 5 Woodrow, Denmead PO7 6YW  
**The Parish Council, by a unanimous decision, raised NO OBJECTION to this proposal.**

(6) Denmead **Electronic Application**  
 Ref No: Press advert date:  
 Case No: 16/00515/FUL Comments by: 8.4.2016  
 Date Valid: 11.3.2016 Decision due: 6.5.2016  
 Team: VAN Case Officer: Lewis Oliver  
 Applicant: Mr S Barrett  
 Proposal: Alterations to remove existing roof and build new first floor.  
 Location: The Nook, The Green, Southwick Road, Denmead PO7 6NJ  
**The Parish Council of Denmead, by a unanimous decision, raised a STRONG**

**OBJECTION to this proposal and cited the following reasons: (a) the view towards this property was an iconic view of the village and this proposal would have a domineering and unacceptable adverse impact on the street scene (b) the applicant has said the tiles on the roof will be like for like i.e. Concrete. The tiles currently are heritage clay tiles which match all of the other properties. Use of concrete tiles would be out of keeping and have an adverse effect on the street scene. (c) tile hanging to all faces of the building would also be out of character and not match the existing buildings and be out of character to the adjoining properties. (d) two parking spaces are shown but there is insufficient room to allow for this based on current guidelines.**

**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.**

**Members asked that these buildings be added to the local list of treasures if the application was refused.**

CLlr Andreoli, having declared a personal and prejudicial interest took no part in the discussion or decision on this application

(7)	Denmead		
Ref No:	W24443	Press advert date:	
Case No:	16/00435/FUL	Comments by:	12.4.2016
Date Valid:	7.3.2016	Decision due:	2.5.2016
Team:	2_STH	Case Officer:	Planning Team
Applicant:	Ms Louise Sale		
Proposal:	(HOUSEHOLDER) New single storey 'side return' extension. New rear extension.		
Location:	St Davids, Hambledon Road, Denmead, Hampshire PO7 6PP		

**The Parish Council, by a majority decision, raised an OBJECTION to this proposal and cited the following reason: the extension was too close to the neighbouring property and without adequate provision for the disposal of rainwater, this would run off onto the neighbouring wall and into the neighbouring garden.**

(8)	Denmead		
Ref No:	W19499/47	Press advert date:	
Case No:	16/00458/FUL	Comments by:	12.4.2016
Date Valid:	3.3.2016	Decision due:	28.4.2016
Team:	2_STH	Case Officer:	Mrs Katie Nethersole

Applicant: Mr Andrew Stroud  
 Proposal: (HOUSEHOLDER) Fit an up and over door to the car port to match the garage alongside.

Location: 2 Tiller Road, Waterlooville, Hampshire PO7 7GZ

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

**333/16P Planning Application - WR225 - Variation of condition 9 of Planning Permission: 11/01601/HCS (to allow the acceptance of trade waste) at Auger Row**

HCC were consulting on their application to allow trade waste at the HWRC with access through Augur Way. Members listened to residents' concerns and considered that until the link road between Berewood and Wellington Park is completed, this variation was deferred at least until completion of all construction within Wellington Park. **It was unanimously RESOLVED to OBJECT to this proposal and request that County Councilor Stallard supports this request for a deferral for the reasons given.**

**334/16P Anmore Flooding – Report by Mr J Starbuck**

Members received the report and commented that it was an excellent piece of work. **It was unanimously RESOLVED to form a Working Party to look at the report in depth and follow through on issues and recommendations. The Working Party would consist of members of the Planning Committee**

along with Mr Starbuck and Mr Dann. The WP would co-ordinate and be the focal point for multi-agency action to resolve the issues of flooding at Anmore. The first meeting would be arranged as soon as possible.

- 335/16P **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:**
- 336/16P (a) **Office to Residential Conversions ~ Parklands Business Park and Development in Rural Areas:** Cllrs Hull and Rusbridger had contacted the businesses in Parklands and their report, together with a summary of the concerns of the businesses, was tabled at the meeting. **It was AGREED that the report would be sent to HCC, who had requested comments in response to DCLG's call for evidence as part of their Rural Planning Review and that the report would also be sent to DCLG and Government Ministers and our MP.**  
(b) **It was further AGREED to request that FA&P fund a subscription of £140 to a planning bulletin to allow full access to the articles.**
- 337/16P **Meeting with WCC Officers – 21.3.16:** Notes of the meeting had been previously circulated. The Chairman considered that there was nothing further to add. The section on the Local Gap in the Neighbourhood Plan appendix would need to be reviewed. **Noted.**  
**Correspondence:**
- 338/16P **Planning Changes Consultation:** Government were consulting on major planning proposals and a summary of these was previously circulated. The closing date for comments was 15 April which was prior to the next Planning Committee meeting. The Chairman proposed that he draft a reply and circulate this to Committee members for comment and that this would form this Council's response to the consultation. **Noted.**  
**Appeals:**
- 339/16P (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. The Chairman would attend on the first day of the Inquiry and other Councillors indicated their attendance. Cllr Hull would give evidence of behalf of the Parish Council if requested to by the Inspector. **Noted.**
- 340/16P (b) **Oaktree Farm, Hambledon Road:** Awaiting appeal decision. **Noted.**
- 341/16P (c) **Worlds End Cottage, Apless Lane:** Awaiting appeal decision. **Noted.**
- 342/16P (d) **Anthill Farm, Hambledon Road:** Awaiting appeal decision. **Noted.**
- 343/16P **River End:** Awaiting transfer of land. **Noted.**
- 344/16P **West of Waterlooville Major Development Area:** The link road and bridge were expected to be completed by the end of the year. Until then a temporary footpath would be installed and this was being marked out now. A replacement for the WCC Implementation Officer had been identified. **Noted.**
- 345/16P **Winchester Local Development Framework:** WCC Winchester City Council submitted the Winchester District Local Plan Part 2 – Development Management and Site Allocations for Inspection on the 23 March 2016. **Noted.**
- 346/16P **New Planning Applications:** An e-planning application had been received and distributed.
- 347/16P **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 9.55 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 20<sup>th</sup> April 2016**

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

**PUBLIC SESSION - PLANNING COMMITTEE MEETING 30<sup>th</sup> MARCH 2016**

**Comments on Applications**

- (1) Denmead  
Ref No: WTPO/1200/88 Press advert date:  
Case No: 16/00415/TPO Comments by: 31.3.2016  
Date Valid: 26.2.2016 Decision due: 22.4.2016  
Team: 3\_LAND Case Officer: Mr Ivan Gurdler  
Applicant: Mr Wayne Allen (7 Creech View)  
Proposal: 1 no. Oak tree to crown reduce and lift by 5m.  
Location: Thelma Cottage, Forest Road, Denmead PO7 6UA  
Mr Hull was concerned by the number of protected trees being reduced in size. This affected some of the best oak trees in the village
- (2) Denmead  
Ref No: W06312/11 Press advert date:  
Case No: 16/00216/FUL Comments by: 1.4.2016  
Date Valid: 5.2.2016 Decision due: 1.4.2016  
Team: 2\_STH Case Officer: Planning Team  
Applicant: Mr & Mrs Gale  
Proposal: Extension to existing manege.  
Location: Worlds End Cottage, Apless Lane, Hambledon.  
Mr Salero had a number of concerns
- the effect that previous works had on the flooding pattern to his property and that this application would make the problem worse.
  - The impact it would have on his enjoyment of his property especially from noise
  - Highways safety and traffic as Apless Lane was narrow
  - The layout was too high at one end
- Mr Brown expressed concerns that the site was being over developed and was akin to building an equine business. He was also concerned with drainage and the effectiveness of a soakaway on clay. Noise from horses in training would also affect the neighbours.
- (6) Denmead **Electronic Application**  
Ref No: Press advert date:  
Case No: 16/00515/FUL Comments by: 8.4.2016  
Date Valid: 11.3.2016 Decision due: 6.5.2016  
Team: VAN Case Officer: Lewis Oliver  
Applicant: Mr S Barrett  
Proposal: Alterations to remove existing roof and build new first floor.  
Location: The Nook, The Green, Southwick Road, Denmead PO7 6NJ  
Mr Soden produced a map from 1971 showing the boundary of the property which he showed to the Committee.  
Mr Knight considered there was insufficient space for two parking spaces as shown. The view over The Green towards this property was the most attractive in Denmead. This would change if this proposal was allowed.  
Mr Hull stated that this property already had a concealed second storey. These changes if permitted, would change the outlook.
- (7) Denmead  
Ref No: W24443 Press advert date:  
Case No: 16/00435/FUL Comments by: 12.4.2016  
Date Valid: 7.3.2016 Decision due: 2.5.2016  
Team: 2\_STH Case Officer: Planning Team

Applicant: Ms Louise Sale  
Proposal: (HOUSEHOLDER) New single storey 'side return' extension. New rear extension.  
Location: St Davids, Hambledon Road, Denmead, Hampshire PO7 6PP  
Mr Whiteley was opposed to this proposal.

(8) Denmead  
Ref No: W19499/47 Press advert date:  
Case No: 16/00458/FUL Comments by: 12.4.2016  
Date Valid: 3.3.2016 Decision due: 28.4.2016  
Team: 2\_STH Case Officer: Mrs Katie Nethersole  
Applicant: Mr Andrew Stroud  
Proposal: (HOUSEHOLDER) Fit an up and over door to the car port to match the garage  
alongside.  
Location: 2 Tiller Road, Waterlooville, Hampshire PO7 7GZ  
Mr Crichton was aware of similar works to other properties in the area. Cllr Hull stated  
that there were two designs to these car ports, one with doors and one without.

**Any Other Planning Matters**

None