



PARISH COUNCIL OF DENMEAD

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON WEDNESDAY 13th JULY 2016 THE ASHLING PAVILION, KING GEORGE V PLAYING FIELD, ASHLING PARK ROAD, DENMEAD COMMENCING AT 7.30 pm

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

Also present: 28 Members of the public, Cllr Brooks, Cllr Stallard and Cllr Lander-Brinkley and Kelvin Andrews, Deputy Clerk to the Council.

- 043/17P Apologies: Apologies were received from Cllr Nienaltowski.
044/17P Declarations of Interest: Cllr Brown declared a personal interest in the application relating to Parklands House, Forest Road. Cllrs Willoughby and Rusbridger declared a personal interest in the application relating to Mead End Farmhouse. Cllr Hull declared a personal interest in the applications relating to Clarendon Farm Cottage and Mead End Farmhouse. It was noted that the applicant in relation to Mount Edgecombe was a supplier to Denmead Parish Council.
045/17P Minutes of Previous Meeting: The Minutes of the meeting held on 22nd June 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.
046/17P 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 7.39 pm. The meeting was opened up on a further occasion to allow a specific question to be asked regarding application No. 10.
047/17P Planning Applications: It was RESOLVED that the following comments be forwarded to Winchester City Council.

(1) Denmead
Ref No: Press advert date:
Case No: 16/00973/FUL Comments by: 15.7.2016
Date Valid: 4 May 2016 Decision due: 29.6.2016
Team: 2_STH Case Officer: Richard Palmer
Applicant: Mrs Joanne Thornton
Proposal: (HOUSEHOLDER) Proposed new external store extension on end of existing double car port.
Location: Field View, Inhams Lane, Denmead PO7 6LX
The Parish Council of Denmead, by a majority decision, raised an OBJECTION to this proposal and cited the following reasons: (a) The proposal would bring the extension forward of the current building line which would set a precedent which would make similar applications difficult to refuse. (b) The extension would be detrimental to the visual amenity of the street scene.

(2) Denmead
Ref No: WPP-05222133 Press advert date:
Case No: 16/01301/FUL Comments by: 14.7.2016
Date Valid: 10.6.2016 Decision due: 5.8.2016
Team: 2_STH Case Officer: Mrs Katie Nethersole
Applicant: Mr A R & Mrs L A Ayling
Proposal: Single storey rear extension (RETROSPECTIVE)
Location: 25 The Willows, Denmead PO7 6YB

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

(3) Denmead
Ref No: Press advert date:
Case No: 16/01193/LIS Comments by: 20.7.2016
Date Valid: 30.5.2016 Decision due: 25.7.2016
Team: VAN Case Officer: Richard Palmer
Applicant: Mr Steve Batson
Proposal: Replacement of windows and French doors to a dwelling (WITHIN A CURTILAGE OF A LISTED BUILDING).
Location: The Granary, White Horse Lane, Denmead PO7 6JP

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

(4) Denmead
Ref No: WPP-05126262 Press advert date:
Case No: 16/01035/FUL Comments by: 19.7.2016
Date Valid: 10.5.2016 Decision due: 5.7.2016
Team: VAN Case Officer: Richard Palmer
Applicant: Mr Robert Mitchell
Proposal: (HOUSEHOLDER) To erect a ground floor utility/boot room extension 3.38 x 5.33 metres to the front side (west elevation) of the existing property.
Location: Clarendon Farm Cottage, 176 Anmore Road, Denmead PO7 6HW

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

(5) Denmead
Ref No: PP-05141870 Press advert date:
Case No: 16/01070/FUL Comments by: 21.7.2016
Date Valid: 16.5.2016 Decision due: 11.7.2016
Team: 2_STH Case Officer: Richard Palmer
Applicant: Mr T Yates
Proposal: Retention of dining room extension to kitchen.
Location: Moorlands, Bunns Lane, Hipley, Hambledon

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

(6) Denmead
Ref No: PP-05141678 Press advert date:
Case No: 16/01069/FUL Comments by: 21.7.2016
Date Valid: 16.5.2016 Decision due: 11.7.2016
Team: 2_STH Case Officer: Richard Palmer
Applicant: Mr T Yates
Proposal: Retention of residential annex over carport.
Location: Moorlands, Bunns Lane, Hipley, Hambledon

The Parish Council of Denmead, by a unanimous decision, raised NO OBJECTION to this proposal but would wish to see a condition attached to any permission that it should remain ancillary to the main house and not be sold off as a separate dwelling. Concern was also raised that the whole building was made of wood with a wooden stair case and a wood store underneath with no means of escape in the case of fire.

(7) Denmead
Ref No: Press advert date:
Case No: 16/01012/FUL Comments by: 20.7.2016
Date Valid: 9.5.2016 Decision due: 4.7.2016
Team: 2_STH Case Officer: Richard Palmer
Applicant: Mr Robert Jones-Bierton

Proposal: Porch to front elevation to replace existing.
Location: Mead End Farmhouse, 25 Forest Mead, Denmead, Waterlooville, Hampshire PO7 6UU
The Parish Council of Denmead, by a unanimous decision, raised NO OBJECTION to this proposal.

(8) Denmead
Ref No: Press advert date:
Case No: 16/01462/TPO Comments by: 27.7.2016
Date Valid: 28.6.2016 Decision due: 23.8.2016
Team: 2_STH Case Officer: Mr Ivan Gurdler
Applicant: Mr Simon Davies
Proposal: 1 no. Oak to remove deadwood and ivy from main stem, reduce south facing lateral branches growing towards the property by 2m to the nearest growing points, reduce width of canopy by 1-2m or to nearest good growing points (1262T4), 1 no. Individual to fell (1262T2), 1 no. Individual to crown raise to a height of 4m, crown reduction all round of 2m (1262T1), 1 no. Oak to crown lift by removing tertiary growth to 4.5m above ground level, reduce 1 lateral branch on northern side by 2m to nearest good growing point, tip prune 9 sub-lateral branches on the north and east canopy by 2m or nearest good growing point (1262T5)

Location: Inhams Farm House, Inhams Lane, Denmead, Waterlooville, Hampshire PO7 6LX
The Parish Council of Denmead, by a unanimous decision, raised an OBJECTION to this proposal and cited the following reasons: (a) There was no evidence of vehicle damage being caused to the overhanging tree. (b) The proposal would have an unnecessary negative impact on the street scene. (c) The application is too non-specific with insufficient justification for the proposed work being applied for.

(9) Denmead
Ref No: Press advert date:
Case No: 16/01381/FUL Comments by: 27.7.2016
Date Valid: 27.6.2016 Decision due: 22.8.2016
Team: 2_STH Case Officer: Liz Marsden
Applicant: Kevin and Sonia Blackman
Proposal: Siting of 18 shipping containers within the perimeter of the open yard.

Location: Mount Edgecombe, Forest Road, Denmead, Waterlooville, Hampshire PO7 6UA
The Parish Council of Denmead, by a unanimous decision, raised a STRONG OBJECTION to this proposal and cited the following reason(s): (a) The proposal would have an adverse impact on the amenity of the area which can be easily seen from Creech Woods. (b) The proposal would be an overdevelopment of the site. (c) There appears to be new high fencing erected around the site without the necessary planning permission. (d) Other work also appears to be taking place within the site including the siting of a number of additional shipping containers and a large excavation. An email objecting to the application had been received and members were made aware of the contents.

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

(10) Denmead
Ref No: Press advert date:
Case No: 16/01186/FUL Comments by: 1.8.2016
Date Valid: 1.7.2016 Decision due: 26.8.2016
Team: 2_STH Case Officer: Richard Palmer
Applicant: Mr & Mrs Goulding
Proposal: (HOUSEHOLDER) Extensions to existing dwelling.
Location: Parklands House, Forest Road, Denmead PO7 6TZ

The Parish Council of Denmead, by a unanimous decision, raised a STRONG OBJECTION to this proposal and cited the following reason(s): The proposal would provide what is in effect a new four bedroom house which has no separate access and no parking.

Should there be a conflict of views between Members comments and the Case Officer, Members

would wish for this matter to go to Committee.

- 048/17P** **Public Participation:** At 8.42 pm the meeting recessed into open forum to allow questions and comments from members of the public on the amended plans for 99 residential units on land bounded by Tanners Lane, Kidmore Lane and Anmore Road (known locally as Carpenters Field). The meeting re-convened at 9.20 pm.
- Outstanding Matters and Matters Arising:**
- 049/17P** (a) **Carpenters Field:** A list of comments and objections had previously been prepared by the Working Party and during the course of the public participation session had been amended to take into account views expressed by members of the public. **It was RESOLVED to submit the list of comments and objections, as amended, to Winchester City Council. It was further RESOLVED to request the application be determined by committee.**
- 050/17P** **Decisions Received:** Lists of decisions by Winchester City Council had been received and copied to members for their information. **Noted.**
- Correspondence:**
- 051/17P** (a) **Viewing Sub Committee:** Notification had been received that a Viewing Sub-committee would be held in respect of Firgrove, 65 Anmore Road on 14th July 2016 following which the sub-committee would convene in Winchester to determine the application. **It was RESOLVED that a Cllr could attend the meeting in Winchester as an approved duty.**
- 052/17P** **Flooding Working Party:** Cllr Langford-Smith informed members that a further meeting was being arranged when the area would be walked by interested parties to ascertain what work needed to be carried out to drainage ditches and water courses. It was anticipated that this would take place towards the end of July. **Noted.**
- Appeals:**
- 053/17P** (a) **Inhams Farm, Inhams Lane:** Appeal dismissed. **Noted.**
- 054/17P** (b) **Oaktree Farm, Hambledon Road:** Appeal dismissed. **Noted.**
- 055/17P** **River End:** Awaiting transfer of land. **Noted.**
- 056/17P** **West of Waterlooville Major Development Area:** No new information. **Noted.**
- 057/17P** **Winchester Local Development Framework:** LPP part 2 was currently undergoing examination hearings from the 12th to the 20th July. **Noted.**
- 058/17P** **New Planning Applications:** There was one new application for distribution.

The meeting closed at 9.35 pm

**The next scheduled meeting of this Committee
will be held in The Old School, School Lane, Denmead
at 7.30 pm on Wednesday 3rd August 2016**

Signed: _____ **Date:** _____

Comments on Applications

Denmead

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| Ref No: | | Press advert date: | |
| Case No: | 16/01186/FUL | Comments by: | 1.8.2016 |
| Date Valid: | 1.7.2016 | Decision due: | 26.8.2016 |
| Team: | 2_STH | Case Officer: | Richard Palmer |
| Applicant: | Mr & Mrs Goulding | | |
| Proposal: | (HOUSEHOLDER) Extensions to existing dwelling. | | |
| Location: | Parklands House, Forest Road, Denmead PO7 6TZ | | |

Mr Goulding, the applicant, stated that there was no additional access being sought, it would be additional private accommodation, the biodiversity report had been updated and land ownership had now been sorted out. He added that all previous objections had been overcome and looked forward to being granted permission to proceed. In answer to a specific question Mr Goulding stated that the roof was vaulted and therefore not 3 storey.

The managing director of Rimor addressed members and stated that he would be objecting on the grounds of access and parking and that there were still concerns over land ownership.

Denmead

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| Ref No: | | Press advert date: | |
| Case No: | 15/02714/FUL | Comments by: | 27.7.2016 |
| Date Valid: | 1.12.2016 | Decision due: | |
| Team: | 2_STH | Case Officer: | Sarah Tose |
| Applicant: | Charles Church | | |
| Proposal: | (Amended scheme 21/06/16) 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 following points were raised:

Protection area for newts appears to have moved.

Roads and sewers need to be upgraded.

How much bond would the developers have to put up?

Open space allocation is not sufficient.

Who would look after the SUDs?

Flooding concerns had not been addressed.

Would there be a buffer zone between the development and the houses in Kidmore Lane?

Building should not start until the drainage and sewers had been upgraded.

HCC would not be responsible for maintaining the SUDs.

Road safety and traffic analysis was flawed and should be repeated.

Any Other Planning Matters

None