



PARISH COUNCIL OF DENMEAD

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON WEDNESDAY 3rd AUGUST 2016 IN THE OLD SCHOOL, SCHOOL LANE, 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 (P)
Cllr N Rusbridger (P)
Cllr M Willoughby (Vice-Chairman) (P)

Also present: 13 Members of the public and Kelvin Andrews, Deputy Clerk to the Council.

- 059/17P Apologies: Apologies were received from Cllr Rusbridger.
060/17P Declarations of Interest: Cllr Hargreaves declared a pecuniary interest in the application relating to Meadow Farm Cottage, Cllr Hull declared a personal interest in the application relating to 8 Mount Pleasant and it was noted that as a serving Councillor all members knew Cllr Hargreaves and therefore would have a personal interest in the application relating to Meadow Farm Cottage.
061/17P Minutes of Previous Meeting: The Minutes of the meeting held on 13th July 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.
062/17P 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 8.12 pm.
063/17P Planning Applications: It was RESOLVED that the following comments be forwarded to Winchester City Council and that they be taken in the following order: 1, 2, 3, 5, 4 and 6.

(1) Denmead
Ref No: Press advert date:
Case No: 16/01386/FUL Comments by: 1.8.2016
Date Valid: 20.6.2016 Decision due: 15.8.2016
Team: 2_STH Case Officer: Liz Marsden
Applicant: Drs M and C Hargreaves
Proposal: Replacement dwelling and demolition of the existing dwelling.
Location: Meadow Farm Cottage, Ervills Road, Worlds End, Hambledon

The Parish Council of Denmead, by a unanimous decision, raised a STRONG OBJECTION to this proposal and cited the following reason(s): (a) The position, height and bulk of the proposed building would have an overbearing effect on neighbouring properties and a detrimental impact on the visual amenity of the area. (b) The height of the building at two and a half storeys was in conflict with the 'made' Denmead Neighbourhood Plan which states that a building height of no more than 2 storeys should be used (page 31, paragraph 4.40, bullet point 3). (c) There was also concern about drainage.

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 Hargreaves Having previously declared a pecuniary interest in the above application left the meeting room and took no part in either the discussion or vote.

(2) Denmead
Ref No: WTPO/1624/04 Press advert date:
Case No: 16/01457/TPO Comments by: 5.8.2016
Date Valid: 7.7.2016 Decision due:
Team: 2_STH Case Officer: Mr Ivan Gurdler
Applicant: Mrs P Johns
Proposal: 1 no. Oak to crown reduce to give a finished height of 6m and spread of 5m, crown thin by 20%.

Location: Handel House, Uplands Road, Denmead PO7 6HF

The Parish Council of Denmead, by a unanimous decision, raised an OBJECTION to this proposal and cited the following reason: The proposed amount of work was excessive and would be detrimental to the overall health of and could impact on the long term viability of the tree.

(3) Denmead
Ref No: WPP-05261519 Press advert date:
Case No: 16/01421/OUT Comments by: 3.8.2016
Date Valid: 12.7.2016 Decision due: 6.9.2016
Team: VAN Case Officer: Liz Marsden
Applicant: Mr & Mrs Cahill
Proposal: The construction of a self-build property on land in between Springside and Woodlands, to include associated infrastructure and a habitat creation area.

Location: Land Adjacent To Woodlands Cottages, Bunkers Hill, Denmead, Hampshire

The Parish Council of Denmead, by a majority decision, raised a STRONG OBJECTION to this proposal and cited the following reasons: (a) The plot of land where the proposed dwelling was to be situated was outside of the revised development boundary in the 'made' Denmead Neighbourhood Plan which also identified land where the full allocation of housing, as required by the Winchester District Local Plan Part 1, was to be located within the village and therefore there was no need for any additional dwellings. It was also believed that the site contained unusual flora and this had been a reason for a previous refusal. (b) The site was the subject of a recent appeal for the erection of a detached dwelling (reference number APP/L1765/A/14/2228651) where the inspector stated 'Moreover, although the proposal would be harmful in its own right it would also make it difficult for the Council to resist further intensification of development where there has been previous pressure for development on this side of the road, thus cumulatively causing more harm' and 'It would also harm the character and appearance of the surrounding area contrary to the requirement in the National Planning Policy Framework (the Framework) on protecting the natural environment'.

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.

(5) Denmead
Ref No: Press advert date:
Case No: 16/01360/FUL Comments by: 1 August 2016
Date Valid: 16 June 2016 Decision due: 11 August 2016
Team: VANS Case Officer: Mrs Katie Nethersole
Applicant: Mr Paul Byng
Proposal: Alterations to south, west and east elevations; removal of part sections to existing glazed screens to install 3 no fully glazed aluminium doors at ground floor level and 4 no fully glazed aluminium single doors with metal balustrade/Juliette balcony at first floor level, 4 new brick infill pier on centreline of south elevation. (AMENDED DESCRIPTION)

Location: Byngs Business Developments Ltd Acer House Parklands Business Park Forest Road Denmead Waterlooville Hampshire

The Parish Council of Denmead, by a unanimous decision, raised an OBJECTION to this proposal and cited the following reasons: The position of the balustrades/Juliette balconies would affect the amenity of neighbouring business properties by reason of overlooking. If it is minded to approve the application it is requested that a condition be added to any permission to restrict the

domesticity of the exterior of the area in respect of washing lines, play equipment, fencing and not restrict the footway in to Creech Woods.

(4) Denmead
Ref No: WTPO/1880/02 Press advert date:
Case No: 16/01292/TPO Comments by: 8.8.2016
Date Valid: 6.7.2016 Decision due: 31.8.2016
Team: 2_STH Case Officer: Mr Ivan Gurdler
Applicant: Mrs Sylvia Wicker
Proposal: 1 no. Oak ~ Cut back by 3m.
Location: The Acorns, Hambledon Road, Denmead

The Parish Council of Denmead, by a unanimous decision, raised an OBJECTION to this proposal and cited the following reasons: Members considered that to cut back by 3 metres would be excessive and no justification for this amount of work had been submitted.

For Information

(6) Denmead
Ref No: Press advert date:
Case No: 16/01612/PNHOU Comments by: N/A
Date Valid: 12.7.2016 Decision due: 23.8.2016
Team: 2_STH Case Officer: Catherine Watson
Applicant: Mrs Wendie Easen
Proposal: Build single storey rear extension with flat roof and glazed lantern. Existing extension 3310 deep, proposed extension further 2690 deep. Total Depth from existing rear of house is 6000mm highest point- top ridge of glazed lantern 3.7m.
Location: 8 Mount Pleasant Furzeley Road Denmead Waterlooville Hampshire

The above application was noted.

- 064/17P** **Decisions Received:** Lists of decisions by Winchester City Council had been received and copied to members for their information. **Noted.**
- 065/17P** **Outstanding Matters and Matters Arising:**
Correspondence:
- 066/17P** (a) **Havant Local Plan:** Notification had been received from Havant Borough Council regarding their consultation on the Draft Local Plan Housing Statement and Local Plan 2036. Details had been circulated to members for their information. **Noted.**
- 067/17P** **Flooding Working Party:** Cllr Langford-Smith informed members that the meeting and walkabout held on the 29th July was very useful with attendees from a number of organisations. Actions were being collated following which a report would be circulated. **Noted.**
- 068/17P** **River End:** Awaiting transfer of land. **Noted.**
- 069/17P** **West of Waterlooville Major Development Area:** No new information. **Noted.**
- 070/17P** **Winchester Local Development Framework:** No new information. **Noted.**
- 071/17P** **New Planning Applications:** There were no new applications for distribution.
- 072/17P** **Exempt Business:** It was **RESOLVED**, that 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 Matters, Listed Buildings, Confidential Discussions and Tree Preservation Orders.

The meeting closed at 9.25 pm

**The next scheduled meeting of this Committee
will be held in The Old School, School Lane, Denmead
at 7.30 pm on Wednesday 24th August 2016**

Comments on Applications

Denmead

Ref No:		Press advert date:	
Case No:	16/01386/FUL	Comments by:	1.8.2016
Date Valid:	20.6.2016	Decision due:	15.8.2016
Team:	2_STH	Case Officer:	Liz Marsden
Applicant:	Drs M and C Hargreaves		
Proposal:	Replacement dwelling and demolition of the existing dwelling.		
Location:	Meadow Farm Cottage, Ervills Road, Worlds End, Hambledon		

A number of letters of objection and support had been received and members were made aware of the contents of these. Mr and Mrs Cossey and Mr Trussler addressed those present and made the following comments:

- Siting of the building.
- Size of the building.
- Overall increase in footprint from the existing building.
- 3 storey height of the building.
- Non-compliance with policies.
- Not in keeping with the area.
- Overlooking.
- Drainage issues.
- Access issues.
- Role of Parish Councillors.
- Accountability.
- Would set a precedent for further development in the hamlet.

Denmead

Ref No:	WTPO/1624/04	Press advert date:	
Case No:	16/01457/TPO	Comments by:	5.8.2016
Date Valid:	7.7.2016	Decision due:	
Team:	2_STH	Case Officer:	Mr Ivan Gurdler
Applicant:	Mrs P Johns		
Proposal:	1 no. Oak to crown reduce to give a finished height of 6m and spread of 5m, crown thin by 20%.		
Location:	Handel House, Uplands Road, Denmead PO7 6HF		

Mrs Johns, the applicant, addressed members and stated that the application was supported by the occupiers of Lawnswood as well as herself, the tree was in close proximity to both houses, had been reduced previously and on the advice of a tree surgeon needed good husbandry. She continued by adding that there was overhanging of her property which blocked gutters, there was light deprivation both inside and outside of the property, the proposed work would not have an adverse impact on the environment or visual amenity and was not contentious.

Denmead

Ref No:	WPP-05261519	Press advert date:	
Case No:	16/01421/OUT	Comments by:	3.8.2016
Date Valid:	12.7.2016	Decision due:	6.9.2016
Team:	VAN	Case Officer:	Liz Marsden
Applicant:	Mr & Mrs Cahill		
Proposal:	The construction of a self-build property on land in between Springside and Woodlands, to include associated infrastructure and a habitat creation area.		
Location:	Land Adjacent To Woodlands Cottages, Bunkers Hill, Denmead, Hampshire		

A number of letters of objection had been received and members were made aware of the contents of these.

Mr Goodwin addressed members and stated that there had been 5 previous applications and also appeals which had all been refused. The site was outside of the Denmead Neighbourhood Plan and if approved would set a precedent on other plots within Bunkers Hill between Creech Woods and the roundabout at Forest Road.

Mr Cahill, the applicant, spoke in support of his application and stated that land allocated in the Neighbourhood Plan was for large and medium size developments and none for self-build which the local authority would soon need to identify, the proposed dwelling would only be 10% of the site, it would be a family home, no trees would be removed and would not set a precedent.

	Denmead		
Ref No:		Press advert date:	
Case No:	16/01360/FUL	Comments by:	1 August 2016
Date Valid:	16 June 2016	Decision due:	11 August 2016
Team:	VANS	Case Officer:	Mrs Katie Nethersole
Applicant:	Mr Paul Byng		
Proposal:	Alterations to south, west and east elevations; removal of part sections to existing glazed screens to install 3 no fully glazed aluminium doors at ground floor level and 4 no fully glazed aluminium single doors with metal balustrade/Juliette balcony at first floor level, 4 new brick infill pier on centreline of south elevation. (AMENDED DESCRIPTION)		
Location:	Byngs Business Developments Ltd Acer House Parklands Business Park Forest Road Denmead Waterlooville Hampshire		

Ms Gibson addressed members about her concerns over what was originally a business park when her company first moved in during 2012 but following a change in legislation was now becoming mixed use and this change was having an adverse impact on the remaining businesses. The proposals would have a detrimental effect on her building, windows, doors and balconies should be placed at the rear of the building to prevent overlooking, a covenant should be placed on any permission to prevent the hanging of washing and erection of fencing etc. and previous conditions applied to the area should be enforced.

Any Other Planning Matters

None