



PARISH COUNCIL OF DENMEAD

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON WEDNESDAY 24<sup>th</sup> 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
Cllr A Huntington (P)
Cllr F Hull (P)
Cllr S Nienaltowski (P)
Cllr N Rusbridger (P)
Cllr M Willoughby (Vice-Chairman) (P)

Also present: 1 Member of the public and Kelvin Andrews, Deputy Clerk to the Council.

- 076/17P Apologies: Apologies were received from Cllr Hargreaves.
077/17P Declarations of Interest: 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. Cllrs Andreoli and Willoughby declared a personal interest in the application relating to 37 Old River. Noted.
078/17P Minutes of Previous Meeting: The Minutes of the meeting held on 3<sup>rd</sup> August 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.
079/17P 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 7.39 pm.
080/17P Planning Applications: It was RESOLVED that the following comments be forwarded to Winchester City Council.

(1) Denmead
Ref No: WPP-05311542 Press advert date:
Case No: 16/01589/FUL Comments by: 26.8.2016
Date Valid: 12.7.2016 Decision due: 6.8.2016
Team: 2\_STH Case Officer: Robert Green
Applicant: Mr & Mrs Withey
Proposal: Single storey rear extension to replace existing conservatory
Location: The Oaks, School Lane, Denmead PO7 6LY

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

(2) Denmead
Ref No: WPP-05322728 Press advert date:
Case No: 16/01653/FUL Comments by: 2.9.2016
Date Valid: 15 July 2016 Decision due: 9.9.2016
Team: VANS Case Officer: Robert Green
Applicant: Mr Matthew Farmer
Proposal: Single Storey Rear Extension
Location: 37 Old River Denmead PO7 6UX

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

(3) Denmead  
 Ref No: Press advert date:  
 Case No: 16/01974/LDC Comments by: 2.9.2016  
 Date Valid: 12.8.2016 Decision due: 7.10.2016  
 Team: 2\_STH Case Officer: Legal  
 Applicant: Dr Carolyn Hargreaves  
 Proposal: Replacement garage with playroom and store over' built in 2003 to 2004 (01/01606/FUL). Playroom has been used as a sleeping area for the past 11 years by each of our 4 sons (CERTIFICATE OF LAWFULNESS).  
 Location: Meadow Farm Cottage Ervills Road Worlds End Hambledon Waterlooville PO7 4QU  
**The Parish Council of Denmead had no evidence to refute or confirm the application.**

(4) Denmead  
 Ref No: Press advert date:  
 Case No: 16/01696/FUL Comments by: 6.9.2016  
 Date Valid: 19 July 2016 Decision due: 13.9.2016  
 Team: 2\_STH Case Officer: Robert Green  
 Applicant: Mr & Mrs Wyatt  
 Proposal: Roof alterations and single storey rear extension  
 Location: Toora Hambledon Road Denmead PO7 6NU

**The Parish Council of Denmead, by a unanimous decision, raised an OBJECTION to this proposal and cited the following reasons: The application failed to comply with the 'made' Denmead Neighbourhood Plan in that if approved would exceed a building height of more than two storeys (page 31, Paragraph 4.40 bullet point 3). The proposed new roof line of the extension would not be subservient to the main property. The proposed weatherboarding would be out of keeping for the area and would not harmonise with other properties thereby affecting the street scene.**

For Information

(5) Denmead  
 Ref No: Press advert date:  
 Case No: 16/01596/PNCOU Comments by: N/A  
 Date Valid: 15.7.2016 Decision due: 9.9.2016  
 Team: 2\_STH Case Officer: Liz Marsden  
 Applicant: Brymor  
 Proposal: Change of use of existing class B1 (a) offices (within 2x separate blocks) to provide a total of 24. No Class C3 Dwellings together with on-site car parking.  
 Location: Brymor Contractors Ltd, Brymor House And Ocean House, Parklands Business Park, Forest Road, Denmead, Waterlooville Hampshire PO7 6XP

**It was AGREED to seek clarification from WCC regarding the new rules for office to residential conversions.**

**081/17P** **Decisions Received:** Lists of decisions by Winchester City Council had been received and copied to members for their information. Concern was raised regarding the apparent disregard of the Denmead Neighbourhood Plan by WCC in respect of the effect on the Street Scene in some applications. **It was RESOLVED to request a meeting with WCC to discuss this.**

**082/17P** **Outstanding Matters and Matters Arising:** There were no matters arising or outstanding.  
**Correspondence:**

**083/17P** (a) **WCC Planning Meeting 18.8.16:** The application relating to Mount Edgecombe was heard at the WCC Planning meeting on 18.8.16. Cllr Andreoli attended on behalf of the Council. **It was RESOLVED to retrospectively approve the attendance of Cllr Andreoli as an approved duty.** Cllr Andreoli informed members that the application was approved by WCC. **Noted.**

**084/17P** (b) **DNP Review:** An email had been received from Jenny Nell at WCC regarding the commencement of the local plan review to start no later than 2018 and how to deal with the

Denmead Neighbourhood Plan in respect of this review. A meeting had been offered to discuss the options. **It was RESOLVED that a meeting be requested and this should be in the afternoon of either 2<sup>nd</sup> September or 26<sup>th</sup> September in Denmead and attended by Cllrs Andreoli and Langford-Smith.**

- 085/17P** (c) Open Space at Carpenters Field: An email had been received from Sarah Tose, the case officer for the development at Carpenters Field, regarding the future management of the open space. **It was RESOLVED to request a meeting to discuss this.**
- 086/17P** Flooding Working Party: Cllr Langford-Smith informed members that she was still awaiting information from some of those who attended the last meeting and then she would be able to circulate notes of the meeting. **Noted.**
- 087/17P** River End: Awaiting transfer of land. **Noted.**
- 088/17P** West of Waterlooville Major Development Area: Cllr Hull would attend the next meeting of the West of Waterlooville Forum which was to be held on 8<sup>th</sup> September 2016 at the D-Day Memorial Hall, Southwick commencing at 2.00 pm. Cllr Rusbridger gave an update on a recent tour of the western open spaces. **Noted.**
- 089/17P** Winchester Local Development Framework: WCC had received a positive 'Note of Initial Findings' from the local plan inspector on Local Plan Part 2, indicating that the plan was sound subject to a number of modifications. **Noted.**
- 090/17P** New Planning Applications: There was one new application for distribution.
- 091/17P** 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 8.40 pm

**The next scheduled meeting of this Committee  
will be held in The Old School, School Lane, Denmead  
at 7.30 pm on Wednesday 14<sup>th</sup> September 2016**

PUBLIC SESSION ~ PLANNING COMMITTEE MEETING 24<sup>th</sup> AUGUST 2016

### Comments on Applications

Ref No:	Denmead WPP-05311542	Press advert date:	
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Date Valid:	12.7.2016	Decision due:	6.8.2016
Team:	2_STH	Case Officer:	Robert Green
Applicant:	Mr & Mrs Withey		
Proposal:	Single storey rear extension to replace existing conservatory		
Location:	The Oaks, School Lane, Denmead PO7 6LY		

Mr Withey, the applicant, addressed members and stated that the foundations for the proposed extension would be piled to prevent damage to an Oak tree which had a preservation order on it and the flat roof which would be of good quality and have roof lanterns was proposed because of the difficulty in fitting a pitched roof onto the existing building.

Denmead

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Team:	2_STH	Case Officer:	Legal
Applicant:	Dr Carolyn Hargreaves		
Proposal:	Replacement garage with playroom and store over' built in 2003 to 2004 (01/01606/FUL). Playroom has been used as a sleeping area for the past 11 years by each of our 4 sons (CERTIFICATE OF LAWFULNESS).		
Location:	Meadow Farm Cottage Ervills Road Worlds End Hambleton Waterlooville PO7 4QU		

3 letters regarding the proposal had been received and members were made aware of the contents.

**Any Other Planning Matters**

None