



PARISH COUNCIL OF DENMEAD

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON WEDNESDAY 14<sup>th</sup> SEPTEMBER 2016 IN THE OLD SCHOOL, SCHOOL LANE, DENMEAD COMMENCING AT 7.30 pm

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

Also present: 22 Member of the public and Kelvin Andrews, Deputy Clerk to the Council.

In the absence of Cllr Langford-Smith, Chairman of the committee, Cllr Willoughby, vice-chairman of the committee, took the chair.

- 096/17P Apologies: Apologies were received from Cllrs Brown, Hull, Huntington and Langford-Smith.
097/17P Declarations of Interest: None at this time.
098/17P Minutes of Previous Meeting: The Minutes of the meeting held on 24<sup>th</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.
099/17P 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 8.03pm.
100/17P 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: 4, 5, 9, 1, 2, 3, 6, 7 & 8.

(4) Denmead
Ref No: PP-05355311 Press advert date:
Case No: 16/01778/FUL Comments by: 16.9.2016
Date Valid: 26.6.2016 Decision due: 20.9.16
Team: VANS Case Officer: Robert Green
Applicant: Mrs Hazel Chapman
Proposal: Demolition of single-storey rear extension and detached garage. Two-storey rear, front and side extensions to existing detached villa.
Location: Willmott Hambledon Road Denmead PO7 6ER

The Parish Council of Denmead, by a unanimous decision, raised NO OBJECTION to this proposal provided that the proposed rendering is either white or pale yellow to comply with the adopted Denmead Village Design statement (page 30 Guideline No. 22).

(5) Denmead
Ref No: WPP-05276126 Press advert date:
Case No: 16/01635/FUL Comments by:
Date Valid: 4 August 2016 Decision due: 29.9.16
Team: VANS Case Officer: Lisa Booth
Applicant: Mascot Homes Ltd
Proposal: Demolition of existing dwelling and construction of 7 new dwellings together with associated access, parking, landscaping, refuse and cycle storage
Location: The Haven Hambledon Road Denmead Waterlooville Hampshire PO7 6ER

**The Parish Council of Denmead, by a unanimous decision, raised a STRONG OBJECTION to this proposal and cited the following reasons: (a) The 'made' Denmead Neighbourhood Plan has altered the settlement boundary where needed to accommodate various SHLAA sites. That, together with the listing of other sites within the Plans settlement boundary, provides for the number of houses required by Winchester Local Plan Part 1. There is no need for any extra new dwellings within the settlement boundary and therefore the application is not in accordance with the DNP. (b) Existing development along this section of Hambledon Road is described as ribbon development. The density of the proposed development would be significantly different to the density of existing housing, would be out of keeping with and have an adverse effect on the street scene. It would not comply with the adopted Denmead Village Design Statement in that it would not be well integrated with, nor complement the neighbouring buildings and the local area in terms of scale, density, layout and access. (c) The Parish Council questions the sustainability of the site as the village shops are three-quarters of a mile away, the schools a mile away and the infrequent public transport will lead to an unacceptable level of additional private car use onto an already busy road thereby creating a highway safety issue. (c) There is no open space provision within the site.**

**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.**

(9) Denmead  
Ref No: PP-05376873 Press advert date:  
Case No: 16/01861/FUL Comments by: 29.9.2016  
Date Valid: 4.8.2016 Decision due: 29.9.2016  
Team: VANS Case Officer: Liz Marsden  
Applicant: Brenmar Developments  
Proposal: Proposed land to rear of 32-36 Mill Road for 3 Houses of 1 No. 3 Bed House and 2 No. 2 Bed Houses  
Location: 36 Mill Road Denmead PO7 6PA

**The Parish Council of Denmead, by a unanimous decision, raised a STRONG OBJECTION to this proposal and cited the following reasons: This amendment to the original permission creates a highway safety issue by having access/egress for the three properties directly on to Mill Close which is a narrow road and already suffers from parking issues. It is close to a toddler play area and the possibility of cars reversing from these properties across the narrow road onto the footway opposite is of grave concern. The original permission retained all parking within the site thereby having all traffic leave the development from one entrance and in a forward gear. This should be retained.**

**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.**

(1) Denmead  
Ref No: WTPO/1200/89 Press advert date:  
Case No: 16/02036/TPO Comments by: 15 September 2016  
Date Valid: 15 August 2016 Decision due: 10 October 2016  
Team: 3\_LAND Case Officer: Mr Ivan Gurdler  
Applicant: Mr Robert Rose  
Proposal: 1no. ash - branches overhanging 39 Creech View to be to be reduced by 2-2.5 metres and light reduction of boundary overhanging property by 1.5 metres. Crown raise above existing laurel hedge by 1.5 metres including removal of dead wood.

Location: 4 Furdies Denmead Waterlooville Hampshire PO7 6YT

**The Parish Council of Denmead, by a unanimous decision, raised an OBJECTION to this proposal and cited the following reason: The proposed work was excessive and would have an adverse effect on the tree.**

(2) Denmead  
Ref No: WTPO/1200/90 Press advert date:  
Case No: 16/02038/TPO Comments by: 15 September 2016  
Date Valid: 15 August 2016 Decision due: 10 October 2016  
Team: 3\_LAND Case Officer: Mr Ivan Gurdler  
Applicant: Mr Robert Rose  
Proposal: 1no. maple - reduce edge around boundary of 39 Creech View by 1.5-2 metres  
Location: 17 Peakfield Denmead Waterlooville Hampshire PO7 6YP  
**The Parish Council of Denmead, by a unanimous decision, raised NO OBJECTION to this proposal.**

(3) Denmead  
Ref No: WTPO/1200/91 Press advert date:  
Case No: 16/02039/TPO Comments by: 15 September 2016  
Date Valid: 15 August 2016 Decision due: 10 October 2016  
Team: 3\_LAND Case Officer: Mr Ivan Gurdler  
Applicant: Mr Robert Rose  
Proposal: 1no. maple - reduce edge around boundary of 39 Creech View by 1.5-2 metres  
Location: 18 Peakfield Denmead Waterlooville Hampshire PO7 6YP  
**The Parish Council of Denmead, by a unanimous decision, raised NO OBJECTION to this proposal.**

(6) Denmead  
Ref No: Press advert date:  
Case No: 16/01804/FUL Comments by: 19.9.2016  
Date Valid: 27.7.2016 Decision due: 21.9.2016  
Team: VANS Case Officer: Robert Green  
Applicant: Mr James Clowes  
Proposal: Alterations and single storey pitched roof side extension.  
Location: 12 Creech View Denmead Waterlooville Hampshire PO7 6SU  
**The Parish Council of Denmead, by a unanimous decision, raised NO OBJECTION to and SUPPORTED this proposal.**

(7) Denmead  
Ref No: Press advert date:  
Case No: 16/01823/FUL Comments by: 19.9.2016  
Date Valid: 28.7.2016 Decision due: 22.9.2016  
Team: VANS Case Officer: Robert Green  
Applicant: Mr Paul Herbert  
Proposal: Addition of pitched roof on front elevation and porch overhang (retrospective)  
Location: Spenders Plat School Lane Denmead PO7 6LU  
**The Parish Council of Denmead, by a unanimous decision, raised NO OBJECTION to this proposal.**

(8) Denmead  
Ref No: WTPO/1703/12 Press advert date:  
Case No: 16/01682/TPO Comments by: 27 September 2016  
Date Valid: 18 July 2016 Decision due: 12 September 2016  
Team: 3\_LAND Case Officer: Mr Ivan Gurdler  
Applicant: Navitas  
Proposal: Site 1: Navitas office  
2no. birch: crown by less than 10%, crown lift over road and bays by 2.5m, branches only up to 30mm (T1). 1no. oak: remove low limbs from roof to give 2m clearance, crown lift to 4m from ground level, branches only up to 40mm (T2). 1no. silver birch to

fell (T4). 1no. oak: crown lift to 3m, branches only up to 40mm (T5). 1no. oak to fell (T7). 1no. silver birch crown reduce by 2m, branches only up to 40mm (T8). 1no. oak: crown reduce on building side branches to give 2m clearance, only up to 30mm (T9). 2no. willow: crown reduce on building side branches to give 2m clearance, only up to 30mm (T 10 and T11). 1no. oak: remove low limbs from roof by 2m, crown lift to 4m from ground level, branches only up to 40mm (T12).

Site 2: Brymor Office

2no. silver birch and 1no. cherry to fell

Location: Parklands Business Park Forest Road Denmead Hampshire

**The Parish Council of Denmead, by a unanimous decision, raised NO OBJECTION to these proposals but would wish to see the planting of appropriate replacement trees where trees are felled.**

#### For Information

(10)	Denmead		
Ref No:		Press advert date:	
Case No:	16/01825/PNHOU	Comments by:	N/A
Date Valid:	28.7.2016	Decision due:	8.9.2016
Team:	VANS	Case Officer:	Marge Ballinger
Applicant:	Mr A Clements		
Proposal:	Remove existing rear conservatory and replace with single storey orangery.		
Location:	Dorset House Upper Crabbick Lane Denmead Waterlooville Hampshire PO7 6HQ		

**This application was noted.**

**101/17P** **Decisions Received:** Lists of decisions by Winchester City Council had been received and copied to members for their information.

#### **Outstanding Matters and Matters Arising:**

- 102/17P** (a) Meeting with WCC Head of Planning: Still to be arranged. **Noted.**
- 103/17P** (b) DNP Review: A meeting with WCC to discuss this was to be held and dates of 26<sup>th</sup> and 30<sup>th</sup> September had been offered. **It was RESOLVED that Cllrs Andreoli and Langford-Smith would attend a meeting on the 26<sup>th</sup> September to be held at the Old School.**
- 104/17P** (c) Open Space at Carpenters Field: A meeting with the Case Officer was to be arranged. Contact had been made and a date was to be confirmed. **Noted.**
- 105/17P** (d) Meadow Farm Cottage: Notification had been received that amended plans had been submitted to WCC. Members reviewed these. **It was RESOLVED that the previous objections would remain and no further comment would be made.**

**Cllr Hargreaves declared a pecuniary interest in the above item, left the meeting room while it was discussed and took no part in either the discussion or vote.**

#### **Correspondence:**

- 106/17P** (a) Planning District Coach Tour: An invitation had been received from WCC for one member to join the Planning District Coach Tour on Friday 7<sup>th</sup> October. None of the members present were able to attend. **It was RESOLVED to offer the tour to other members of the committee who were not present at the meeting and that any attendance would be as an approved duty.**
- 107/17P** **Flooding Working Party:** No new information. **Noted.**
- 108/17P** **River End:** Awaiting transfer of land. **Noted.**
- 109/17P** **West of Waterlooville Major Development Area:** No new information. **Noted.**
- 110/17P** **Winchester Local Development Framework:** No new information. **Noted.**
- 111/17P** **New Planning Applications:** There was one new application for distribution.
- 112/17P** **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 9.50 pm

**The next scheduled meeting of this Committee  
will be held in The Old School, School Lane, Denmead  
at 7.30 pm on Wednesday 5<sup>th</sup> October 2016**

PUBLIC SESSION ~ PLANNING COMMITTEE MEETING 14<sup>th</sup> SEPTEMBER 2016

### Comments on Applications

(4) Denmead  
Ref No: PP-05355311 Press advert date:  
Case No: 16/01778/FUL Comments by: 16.9.2016  
Date Valid: 26.6.2016 Decision due: 20.9.16  
Team: VANS Case Officer: Robert Green  
Applicant: Mrs Hazel Chapman  
Proposal: Demolition of single-storey rear extension and detached garage. Two-storey rear, front and side extensions to existing detached villa.  
Location: Willmott Hambledon Road Denmead PO7 6ER

Mr Chapman was present and stated that it was a lovely property, the proposal would make it better and should be approved. There was one letter of objection which members were made aware of and one comment of support for the proposal.

(5) Denmead  
Ref No: WPP-05276126 Press advert date:  
Case No: 16/01635/FUL Comments by:  
Date Valid: 4 August 2016 Decision due: 29.9.16  
Team: VANS Case Officer: Lisa Booth  
Applicant: Mascot Homes Ltd  
Proposal: Demolition of existing dwelling and construction of 7 new dwellings together with associated access, parking, landscaping, refuse and cycle storage  
Location: The Haven Hambledon Road Denmead Waterlooville Hampshire PO7 6ER

Mr Goodenough, agent for the applicant, was present and available for questions but did not comment. Mr Ambrose from the Denmead Village Association spoke on behalf of its members and stated that they would not object to a one for one replacement but that the proposal was an overdevelopment, not in accordance with the Denmead Neighbourhood Plan and Village Design Statement, sufficient sites had been allocated within the plan and therefore these were not needed, lack of amenity space, transport issues, obstructing views of a nearby SINC and therefore should be refused. Occupants of neighbouring properties did not object to the proposal.

(7) Denmead  
Ref No: Press advert date:  
Case No: 16/01823/FUL Comments by: 19.9.2016  
Date Valid: 28.7.2016 Decision due: 22.9.2016  
Team: VANS Case Officer: Robert Green  
Applicant: Mr Paul Herbert  
Proposal: Addition of pitched roof on front elevation and porch overhang (retrospective)  
Location: Spenders Plat School Lane Denmead PO7 6LU

One letter of support had been received and members were made aware of this.

(8) Denmead

Ref No:	WTPO/1703/12	Press advert date:	
Case No:	16/01682/TPO	Comments by:	27 September 2016
Date Valid:	18 July 2016	Decision due:	12 September 2016
Team:	3_LAND	Case Officer:	Mr Ivan Gurdler
Applicant:	Navitas		
Proposal:	Site 1: Navitas office 2no. birch: crown by less than 10%, crown lift over road and bays by 2.5m, branches only up to 30mm (T1). 1no. oak: remove low limbs from roof to give 2m clearance, crown lift to 4m from ground level, branches only up to 40mm (T2). 1no. silver birch to fell (T4). 1no. oak: crown lift to 3m, branches only up to 40mm (T5). 1no. oak to fell (T7). 1no. silver birch crown reduce by 2m, branches only up to 40mm (T8). 1no. oak: crown reduce on building side branches to give 2m clearance, only up to 30mm (T9). 2no. willow: crown reduce on building side branches to give 2m clearance, only up to 30mm (T 10 and T11). 1no. oak: remove low limbs from roof by 2m, crown lift to 4m from ground level, branches only up to 40mm (T12). Site 2: Brymor Office 2no. silver birch and 1no. cherry to fell		
Location:	Parklands Business Park Forest Road Denmead Hampshire		

One letter objecting to the felling of trees on site 2 ~ Brymor Office had been received and members were made aware of this.

(9)	Denmead		
Ref No:	PP-05376873	Press advert date:	
Case No:	16/01861/FUL	Comments by:	29.9.2016
Date Valid:	4.8.2016	Decision due:	29.9.2016
Team:	VANS	Case Officer:	Liz Marsden
Applicant:	Brenmar Developments		
Proposal:	Proposed land to rear of 32-36 Mill Road for 3 Houses of 1 No. 3 Bed House and 2 No. 2 Bed Houses		
Location:	36 Mill Road Denmead PO7 6PA		

A number of residents commented on this proposal as follows:  
 Were these additional houses?  
 When did the original permission from 2008 expire?  
 How long will it take to complete?  
 Why the change of access?  
 Mill Close is very tight and the added traffic from this development is an accident waiting to happen.  
 Traffic calming is needed.  
 These are family homes but it is not safe for children.  
 Water cascades from the site into Mill Close causing flooding issues.  
 Parking in Mill Close is already at a premium and this will just add to that.

**Any Other Planning Matters**

None