



PARISH COUNCIL OF DENMEAD

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON WEDNESDAY 5th OCTOBER 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
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.

- 115/17P Apologies: Apologies were received from Cllr Hargreaves and Hull.
116/17P Declarations of Interest: None at this time.
117/17P Minutes of Previous Meeting: The Minutes of the meeting held on 14th September 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.
118/17P Public Participation: There was no requirement for a public session as the only member of the public present did not wish to speak.
119/17P Planning Applications: It was RESOLVED that the following comments be forwarded to Winchester City Council.

(1) Denmead
Ref No: Press advert date:
Case No: 16/01912/FUL Comments by: 6.10.2016
Date Valid: 5.9.2016 Decision due:
Team: 2_STH Case Officer: Robert Green
Applicant: Mr Rob Waring
Proposal: Demolition of glazed lean to and replacement with rear and side extension
Location: Northview 3 Forest Road Denmead PO7 6TZ

The Parish Council of Denmead, by a majority decision, raised an OBJECTION to this proposal and cited the following reason: The proposed flat roof would be visible from the roadside and is contrary to both the 'made' Denmead Neighbourhood Plan and the adopted Denmead Village Design Statement which state that 'Roofs should be pitched with (artificial or natural) slate, tile or thatch waterproofing'.

An email from the agent had been received and members were made aware of the contents of this.

(2) Denmead
Ref No: TPO/2089 Press advert date:
Case No: 16/02250/TPO Comments by: 5.10.2016
Date Valid: 6.9.2016 Decision due: 1.11.2016
Team: 2_STH Case Officer: Mr Ivan Gurdler
Applicant: Mr Finch
Proposal: 1 no. Oak to crown lift by 5m, on neighbours side of the tree reduce limb reaching over roof by 2.5m, reduce height by 1.5m, reduce width of crown by 3m
Location: Lawnswood, Uplands Road Denmead Waterlooville Hampshire PO7 6HF

The Parish Council of Denmead, by a unanimous decision, raised an OBJECTION to this proposal and cited the following reasons: A 5m crown lift would result in the loss of two significant boughs which would have a detrimental effect on the long term health of the tree. The remainder of the proposed work was too excessive and would also have a detrimental impact on the tree. The proposed work to reduce the limb overhanging the roof would be acceptable.

An email had been received from the applicant explaining his reasons for the application and two other emails in support of the application had also been received. Members were made aware of the comments made.

(3) Denmead
Ref No: PP-05423086 Press advert date:
Case No: 16/02057/FUL Comments by: 14.10.2016
Date Valid: 19.8.2016 Decision due: 14.10.2016
Team: 2_STH Case Officer: Marge Ballinger
Applicant: Mr Gary Owen
Proposal: Amended Proposal - Single storey flat roof extension to rear. Loft conversion consisting of building up gable end, flat roof dormer to rear and 2 gabled dormers to front.
Location: 45 Maple Drive Denmead PO7 6QQ
Notification had been received from the case officer that this application had been withdrawn.

(4) Denmead
Ref No: Press advert date:
Case No: 16/01978/FUL Comments by: 20.10.2016
Date Valid: 12.8.2016 Decision due: 7.10.2016
Team: 2_STH Case Officer: Lisa Booth
Applicant: Jason Chambers
Proposal: Replacement of existing bridge serving public right of way (Retrospective)
Location: Meadow Farm Ervills Road Worlds End Hambleton Waterlooville PO7 4QU

The Parish Council of Denmead, by a unanimous decision, raised a STRONG OBJECTION to this proposal and cited the following reason(s): During heavy rainfall the brickwork would act as a barrier to the free flow of water from upstream which would prevent this water flowing into the water meadow thereby exacerbating flooding upstream towards Hambleton. There is no Flood Risk Assessment with the application and the application is inaccurate in that the proposal is within 20 m of a watercourse and is in a flood plain. The size of the bridge is excessive for its needs as a public right of way on foot and is out of keeping with the countryside views which are listed in Hampshire Treasures.

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.

One letter of objection had been received and members were made aware of the comments made.

120/17P **Decisions Received:** Lists of decisions by Winchester City Council had been received and copied to members for their information.

Outstanding Matters and Matters Arising:

121/17P (a) Meeting with WCC Head of Planning: Still to be arranged. **Noted.**

122/17P (b) Planning District Coach Tour: An invitation had been received from WCC for one member to join the Planning District Coach Tour on Friday 7th October. No member was available to attend. **Noted.**

123/17P (c) DNP Review: Cllrs Andreoli and Langford-Smith reported on their meeting held with Ms Nell from WCC and stated that LPP II would not be active until 2017 and that this would have to be reviewed in 2018 and be completed within 2 years. This would have implications on the current Denmead Neighbourhood Plan which could result in the production of a new Plan without funding from grants. The review of LPP II would possibly mean a further housing allocation for Denmead and a new plan would require another referendum. **Noted.**

124/17P (d) Open Space at Carpenters Field: Cllr Andreoli referred to a meeting he had held with Mr Ambrose whose research indicated that the proposed open space was insufficient for the number of houses and that he disagreed with the findings of the Open Spaces officer, Mr Dunbar-

Dempsey. It was **AGREED** that a meeting of the Working Party would be held before the WCC meeting to ensure that all points were covered in the representation to be made to WCC in respect of the planning application.

Correspondence:

- 125/17P (a) Neighbourhood Planning Bill: An open consultation is currently taking place on the Implementation of neighbourhood planning provisions in the Neighbourhood Planning Bill (<https://www.gov.uk/government/consultations/implementation-of-neighbourhood-planning-provisions-in-the-neighbourhood-planning-bill>). It was **RESOLVED** that members could respond to the consultation individually and that the Chairman of Planning would respond on behalf of the Council.

WCC Planning Committee:

- 126/17P (a) Carpenters Field: The meeting to be held on 13th October will determine the application relating to Carpenters Field. It was **RESOLVED** that Cllrs Hargreaves and Langford-Smith could attend as an approved duty.
- 127/17P (b) Meadow Farm Cottage: The meeting to be held on the 27th October will determine the application relating to Meadow Farm Cottage. It was **RESOLVED** that Cllr Langford-Smith could attend as an approve duty.
- 128/17P **Budget Requirement for 2017/2018**: It was **RESOLVED** that there was no requirement for a budget for the Planning Committee for 2017/2018.
- 129/17P **Flooding Working Party**: Cllr Langford-Smith informed members that a further meeting had been arranged for 26th October at 2.00 pm where representatives from the Environment Agency and the Clean Water Partnership (Portsmouth Water) would be in attendance and HCC were looking into re-instating the ditches in White Horse Lane but no time scale had been given for this work. **Noted.**

Appeals:

- (a) Thelma Cottage, Forest Road: Awaiting appeal decision. **Noted.**
- 130/17P **River End**: The transfer of land had been agreed at the last Amenities Committee. **Minute Complete.**
- 131/17P **West of Waterlooville Major Development Area**: It was reported that Cllr Lander-Brinkley had been asked to write the initial letter to WCC re the formation of a new Parish. **Noted.**
- 132/17P **Winchester Local Development Framework**: No new information. **Noted.**
- 133/17P **New Planning Applications**: There was one new application for distribution.
- 134/17P **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 8.42 pm

**The next scheduled meeting of this Committee
will be held in The Old School, School Lane, Denmead
at 7.30 pm on Wednesday 26th October 2016**