



PARISH COUNCIL OF DENMEAD

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON WEDNESDAY 26<sup>th</sup> OCTOBER 2016 IN THE OLD SCHOOL, SCHOOL LANE, DENMEAD COMMENCING AT 7.30 pm

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

Also present: 19 Members of the public and Kelvin Andrews, Deputy Clerk to the Council.

- 137/17P Apologies: Apologies were received from Cllr Hull and Rusbridger.
138/17P Declarations of Interest: None at this time.
139/17P Minutes of Previous Meeting: The Minutes of the meeting held on 5<sup>th</sup> October 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.
140/17P 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 8.00pm. The meeting recessed into open forum on two further occasions to allow specific questions to be asked in relation to the applications relating to Thornbank, Bunkers Hill and 8 Home Mead.
141/17P Planning Applications: It was RESOLVED that the following comments be forwarded to Winchester City Council and that the applications would be dealt with in the following order: 2, 4, 6, 1, 3 and 5.

(2) Denmead
Ref No: PP-05437249 Press advert date:
Case No: 16/02239/FUL Comments by: 31.10.2016
Date Valid: 8.9.2016 Decision due: 3.11.2016
Team: VANS Case Officer: Marge Ballinger
Applicant: Mr Tim Dobby
Proposal: Domestic house extension (Retrospective)
Location: 8 Home Mead Denmead PO7 6UY

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

(4) Denmead
Ref No: WPP-05485493 Press advert date:
Case No: 16/02354/HOU Comments by: 4.11.2016
Date Valid: 15.9.2016 Decision due: 10.11.2016
Team: 2\_STH Case Officer: Robert Green
Applicant: Mr Stuart Taylor
Proposal: A single storey rear extension.
Location: 6 The Tithe, Denmead PO7 6XU

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

(6) Denmead  
Ref No: PP-05471827 Press advert date:  
Case No: 16/02294/FUL Comments by: 9.11.2016  
Date Valid: 12.10.2016 Decision due: 7.12.2016  
Team: VANS Case Officer: Mrs Katie Nethersole  
Applicant: Mr J Spencer  
Proposal: Construction of rear extension, rebuild garage and conversion of property to Christian Gospel Hall (D2).

Location: Thornbank, Bunkers Hill, Denmead PO7 6UB

**The Parish Council of Denmead, by a unanimous decision, raised an OBJECTION to this proposal and cited the following reasons: (a) The proposed flat roof is contrary to the 'made' Denmead Neighbourhood Plan and the adopted Denmead Village Design Statement and therefore is contrary to the policy of LPP1. (b) The proposal involves the loss of hedgerow which again is contrary to the adopted Denmead Village Design Statement. (c) The proposed development is outside of the development envelope and involves the loss of a small residential property within the countryside, and would cause harm to the character and landscape of the area or neighbouring uses, or create inappropriate noise/light and traffic generation particularly during the 6 am Sunday morning service (MTRA 4). (d) Insufficient parking within the site which could lead to parking on Bunkers Hill thereby causing a highway hazard.**

(1) Denmead  
Ref No: PP-05468682 Press advert date:  
Case No: 16/02272/HOU Comments by: 27.10.2016  
Date Valid: 12.9.2016 Decision due: 7.11.2016  
Team: VANS Case Officer: Mrs Katie Nethersole  
Applicant: Mr & Mrs Whelan  
Proposal: Proposed single storey rear extension, two storey side extension (following demolition of the existing garage), detached garage and alterations to existing dwelling (AMENDMENT TO 15/01782/FUL)

Location: Ashington Hambledon Road Denmead PO7 6LR

**The Parish Council of Denmead, by a unanimous decision, raised NO OBJECTION to this proposal provided that a condition was attached to any permission granted that the rendering was in accordance with the 'made' Denmead Neighbourhood Plan, adopted Denmead Village Design Statement and therefore the policy of LPP1.**

(3) Denmead  
Ref No: WPP-05284773 Press advert date:  
Case No: 16/02345/FUL Comments by: 3.11.2016  
Date Valid: 19.9.2016 Decision due: 14.11.2016  
Team: VANS Case Officer: Liz Marsden  
Applicant: Ms Schofield  
Proposal: Application Reference Number: 07/00304/FUL. Condition 3 to be changed to: 'The permitted garage to be used for the purpose of accommodating private motor vehicles or other ancillary domestic storage purposes and for ancillary accommodation'. Condition 4 to be removed altogether.

Location: 2 Hipley Cottages, Kiln Lane, Hipley PO7 4QY

**The Parish Council of Denmead, by a unanimous decision, raised NO OBJECTION to this proposal provided that the garage remains within the curtilage of the main property in perpetuity and that commercial, business and industrial use of the garage is not permitted.**

(5) Denmead  
Ref No: Press advert date:  
Case No: 16/02595/TPO Comments by: 3.11.2016  
Date Valid: 5.10.2016 Decision due: 30.11.2016  
Team: VANL Case Officer: Stefan Kowalczyk

Applicant: Mr Mark Ridler  
Proposal: 1No. Oak tree. Reduce 1no southern limb at 4m by up to 2m. Reduce south easterly branch by up to 2m maximum.  
Location: 9 The Acorns, Hambledon Road, Denmead, Waterlooville, Hampshire PO7 6DQ  
**The Parish Council of Denmead, by a unanimous decision, raised an OBJECTION to this proposal and cited the following reasons: The proposed works were excessive and had not been justified. Any works should be subject to the advice of the Tree Officer.**

**142/17P** **Decisions Received:** Lists of decisions by Winchester City Council had been received and copied to members for their information.

**Outstanding Matters and Matters Arising:**

**143/17P** (a) Meeting with WCC Head of Planning: A number of dates had been provided to WCC and a reply was awaited. **It was RESOLVED that once a date had been confirmed Cllrs Hargreaves and Langford-Smith together with the Deputy Clerk could attend as an approved duty.**

**Correspondence:**

**144/17P** (a) LPP 2 – Consultation: Documentation had been received from WCC regarding further consultation on LPP 2 which will run from 28 October to 12 December 2016 and is restricted to comments on the proposed modifications. **It was AGREED that Cllrs would review the documentation and the matter would be deferred until the next meeting when a decision would be made on any response.**

**145/17P** **Flooding Working Party:** Cllr Langford-Smith informed members that HCC were looking at reinstating the ditches in White Horse Lane, that a meeting had taken place with Portsmouth Water who had a duty to provide clean drinking water and therefore liaised with farmers and other land owners to prevent water draining onto the highway and into the water supply. **Noted.**

**Appeals:**

**146/17P** (a) Thelma Cottage, Forest Road: Awaiting appeal decision. **Noted.**

**147/17P** **West of Waterlooville Major Development Area:** No new information.

**148/17P** **Winchester Local Development Framework:** As at minute reference 144/17P above. **Noted.**

**149/17P** **New Planning Applications:** There were no new applications.

**150/17P** **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 9.16 pm

**The next scheduled meeting of this Committee  
will be held in The Old School, School Lane, Denmead  
at 7.30 pm on Wednesday 16<sup>th</sup> November 2016**

PUBLIC SESSION ~ PLANNING COMMITTEE MEETING 26<sup>th</sup> OCTOBER 2016

**Comments on Applications**

	Denmead		
Ref No:	PP-05437249	Press advert date:	
Case No:	16/02239/FUL	Comments by:	31.10.2016
Date Valid:	8.9.2016	Decision due:	3.11.2016
Team:	VANS	Case Officer:	Marge Ballinger
Applicant:	Mr Tim Dobby		
Proposal:	Domestic house extension (Retrospective)		
Location:	8 Home Mead Denmead PO7 6UY		

Mr Graham of Cottage Close informed members that he objected to the development and stated that he was concerned that as the application was retrospective he had received no notification that the extension was to be built, builders trespassing on his property during the build, devaluation of his property because of the closeness of the extension to the boundary, design and shape of the extension, materials and colour and flat roof.

Mr Dobby the applicant was present and stated that he and his builder were available to answer any questions relating to the build.

	Denmead		
Ref No:	PP-05471827	Press advert date:	
Case No:	16/02294/FUL	Comments by:	9.11.2016
Date Valid:	12.10.2016	Decision due:	7.12.2016
Team:	VANS	Case Officer:	Mrs Katie Nethersole
Applicant:	Mr J Spencer		
Proposal:	Construction of rear extension, rebuild garage and conversion of property to Christian Gospel Hall (D2).		
Location:	Thornbank, Bunkers Hill, Denmead PO7 6UB		

Mr Spencer the applicant addressed members and stated that the proposal was for a place of worship and would not be used for anything else, the Plymouth Brethren had a number of halls within residential areas and had good relations with neighbours, the congregation would be between 35 and 50 members, the site was adjacent to a nursery where a lorry left at 5.30 am every Sunday, services were held on Sunday mornings and afternoons, Monday evenings and one Friday a month therefore the hall would be in use for approximately a third of the year, there would be no parking on Bunkers Hill, signage would be 800 x 400 mm, as much of the hedgerow as possible would be retained and additional planting would take place where any had to be removed.

A number of letters had been received from residents of Bunkers Hill and members were made aware of the contents. Several residents also spoke to object to the proposal and their reasons were:

Errors in the application.

A busy road which did not need additional traffic.

Shortage of bungalows in Denmead and this should be retained and used for residential purposes.

Only 10 families in the village would benefit from this and many more would be inconvenienced.

Proposed parking spaces would be insufficient leading to parking on Bunkers Hill.

Site not suitable for this type of development.

Not suitable for a residential area.

Very early meeting on Sunday a 6 am would cause a problem for local residents.

### **Any Other Planning Matters**

Mr Ambrose stated that the minutes of the Planning meeting held at WCC were now available which gave the reasons for refusal for the Carpenters Field development as **‘At the conclusion of debate, the Committee agreed to refuse the application for the following reasons: the provision of 99 dwellings on the site results in a cramped layout harmful to the character of the area contrary to the DNP and policies in LPP1 and LPP2. The size of the 2 and 3 bedroom dwellings proposed for the affordable housing falls below those set out in LPP1 and LPP2. No S106 legal agreement had been signed, and the proposal did not therefore secure 40% affordable housing; provision and future management of a multi use games area and open space and highway access onto Tanners Lane and the downgrading and extinguishment of part of Anmore Road, and therefore reasons for refusal were recommended in this respect. The exact wording of the reasons for refusal were delegated to the Head of Development Management, for finalisation in consultation with the Chairman.’**

Mr Ambrose stated that this was good news and gave some hope for the future of the development to be in accordance with the Denmead Neighbourhood Plan.

Mr Ambrose added that during recent research he had come across a case in Oxfordshire where the judge had stated that 'made' Neighbourhood Plans should be treated as policy and not guidance.