



PARISH COUNCIL OF DENMEAD

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON WEDNESDAY 29th MARCH 2017 IN THE PAVILION, ASHLING PARK ROAD, 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
Cllr N Rusbridger (P)
Cllr M Willoughby (Vice-Chairman)
Also present: 24 member(s) of the public Cllr Stallard and Cllr Lander-Brinkley and Kelvin Andrews, Deputy Clerk to the Council.

- 250/17P Apologies: Apologies were received from Cllrs Hull and Willoughby. Noted.
251/17P Declarations of Interest: Cllr Hargreaves declared a personal interest in the application relating to Meadow Farm House, Ervills Road, World's End. Noted.
252/17P Minutes of Previous Meeting: The Minutes of the meeting held on 8th March 2017 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.
253/17P 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 8.10 pm.
254/17P 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:

(1) Denmead
Ref No: WPP-05805940 Press advert date:
Case No: 17/00335/FUL Comments by: 4 April 2017
Date Valid: 21 February 2017 Decision due: 23 May 2017
Team: 2_STH Case Officer: Sarah Tose
Applicant: Mr Paul Bedford
Proposal: (RESUBMISSION) Erection of 91 residential units, associated public open space, residents car park, landscaping, access, car parking, partial realignment of road junction and associated works.
Location: Land Bounded By Tanners Lane, Kidmore Lane And Anmore Road, Denmead Hampshire

The Parish Council of Denmead, by a unanimous decision, raised NO OBJECTION to this proposal. Policies 2 and 3 of the Denmead Neighbourhood Plan now appear to have been met. The Parish Council would like to see a condition attached to any permission requiring the completion of the sewage upgrade prior to the first occupation (Policy DM 16 (III)). The proposed LEAP is not in accordance with the Play Policy of Denmead Parish Council and should be a NEAP. The path on the western side of the proposed village green which dissects the green towards the northern end is not required and should be removed. The proposed entrance from the car park onto the village green should also be removed and a knee rail should be provided around the village green to prevent unauthorised vehicles parking on it. The four Horse Chestnuts on the southern end of the village green should be replaced with 2 Oak trees and planted away from SUDS. High speed broadband connection or provision for its future connection should be sought at the outset of the development (Policy DM 16). A report from the Lead Flood Authority should be sought. A metered water connection should be made to the village green opposite parking space 41 and an electrical connection to the village green should also be made from a street light. Street lighting should be low level bollard type lighting not located within 10 metres of trees at a lux of between 1

– 3 in accordance with the Ecology Survey for Charles Church and to prevent intrusion into the dark sky area north of the development and in accordance with Policies DM 18 and DM 16 (ix). Construction traffic should not use Kidmore Lane or Tanners Lane and all traffic should be accommodated on site throughout the construction period. Restricted working hours should be in place in accordance with WCC policy. Denmead Parish Council would wish to be involved in the S106 discussions.

(2) Denmead
Ref No: Not available Press advert date:
Case No: 17/00346/FUL Comments by: 29 March 2017
Date Valid: 16 February 2017 Decision due: 13 April 2017
Team: VANS Case Officer: Lindsay McCorkell
Applicant: Mr Colin Jefferies
Proposal: (Retrospective) change of use from C2 (residential institutions) to C3 dwelling house.

Location: 61 Anmore Road, Denmead, Waterlooville, Hampshire PO7 6NT

It was reported during the meeting that this property was currently being used as a house of multiple occupation and therefore no decision should be made until this matter had been confirmed one way or the other.

(3) Denmead
Ref No: Not available Press advert date:
Case No: 17/00499/TPO Comments by: 31.3.2017
Date Valid: 17.2.2017 Decision due: 14.4.2017
Team: 2_STH Case Officer: Mr Ivan Gurdler
Applicant: Mr Andrew Wilson
Proposal: 1 No Lime fell to ground level.

Location: Windmill House, Geranium Gardens, Denmead, Hampshire.

The Parish Council of Denmead, by a unanimous decision, raised an OBJECTION to this proposal and cited the following reasons: The tree has significant visual and amenity value within the street scene. The Parish Council considers that this tree is a ‘Special tree’ which is outstanding because it is a notable tree within its local environment (because it is large by comparison with other trees within the vicinity). (Policy DM 23 refers). A new arboricultural report should be required before any decision is made as the previous report is some 12 years old and the tree appears to have remained healthy within that time.

(4) Denmead
Ref No: PP-05839798 Press advert date:
Case No: 17/00444/HOU Comments by: 6.4.2017
Date Valid: 17.2.2017 Decision due: 14.4.2017
Team: 2_STH Case Officer:
Applicant: Mr & Mrs Dutson
Proposal: First floor rear extension, new porches, and internal alterations.

Location: Meadow Farm House, Ervills Road, Worlds End, Hambledon PO7 4QU

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

Cllr Hargreaves having previously declared a personal interest in the above application took no part in either the debate or vote.

(5) Denmead
Ref No: PP-05828789 Press advert date:
Case No: 17/00406/HOU Comments by: 6.4.2017
Date Valid: 21.2.2017 Decision due: 18.4.2017
Team: 2_STH Case Officer: Lindsay McCorkell
Applicant: Mr & Mrs T Murphy

Proposal: Single-storey side extension to house an indoor swimming pool and associated servicing.
Location: Dalewood House, Uplands Road, Denmead PO7 6HE
The Parish Council of Denmead, by a majority decision, raised NO OBJECTION to this proposal.

(6) Denmead
Ref No: PP-05831543 Press advert date:
Case No: 17/00417/HOU Comments by: 4.4.2017
Date Valid: 13.2.2017 Decision due:
Team: 2_STH Case Officer: Curtis Badley
Applicant: David Ramage
Proposal: Garage conversion into annexe/ancillary accommodation.
Location: Swevenings, Apless Lane, Worlds End, Hambledon PO7 4QA

The Parish Council of Denmead, by the casting vote of the Chairman, raised NO OBJECTION to this proposal but would wish to see a condition attached to any permission that the garage remains ancillary to the main house in perpetuity.

255/17P **Decisions Received:** Lists of decisions by Winchester City Council had been received and copied to members for their information. **Noted.**

256/17P **Outstanding Matters and Matters Arising:** There were no outstanding matters or matters arising to be considered. **Noted.**

257/17P **Correspondence:**
(a) **Gypsy and Traveller Local Plan:** An email had been received from WCC regarding a consultation on traveller site allocations in their local plan. **It was RESOLVED that Cllr Langford-Smith would complete the survey.**

258/17P **Flooding Working Party:**

Appeals:

259/17P (a) **Thelma Cottage, Forest Road:** Awaiting appeal decision. **Noted.**

260/17P **West of Waterlooville Major Development Area:** Sufficient signatures had now been collected for submission to WCC to progress the formation of a new parish. **Noted.**

261/17P **Winchester Local Development Framework:** LPP part II will be placed before WCC Cabinet on 5th April 2017 for adoption. **Noted.**

262/17P **New Planning Applications:** There were no new applications. **Noted.**

263/17P **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 9.30 pm

**The next scheduled meeting of this Committee
will be held in The Old School, School Lane, Denmead
at 7.30 pm on Wednesday 19th April 2017**

PUBLIC SESSION ~ PLANNING COMMITTEE MEETING 29th MARCH 2017

Comments on Applications

(1) Denmead
Ref No: WPP-05805940 Press advert date:
Case No: 17/00335/FUL Comments by: 4 April 2017
Date Valid: 21 February 2017 Decision due: 23 May 2017
Team: 2_STH Case Officer: Sarah Tose
Applicant: Mr Paul Bedford

Proposal: (RESUBMISSION) Erection of 91 residential units, associated public open space, residents car park, landscaping, access, car parking, partial realignment of road junction and associated works.
Location: Land Bounded By Tanners Lane, Kidmore Lane And Anmore Road, Denmead Hampshire

The following concerns were raised by both those present and in emails/letters received from residents:

Effects of local services.

Loss of another green part of the village.

Loss of wildlife habitat.

Sewage and drainage problems need to be resolved prior to development starting.

Highway safety and too much/speeding additional traffic in Anmore Road.

Who will maintain the boundary?

Is the new parking area for residents of the development or Anmore Road and how do you intend to prevent commercial vehicles parking in it?

Still insufficient open space which needs to be addressed.

Street lighting in Anmore Road needs to be improved.

Trees to be planted in the right places.

No Boules court on the village green.

Poor Anmore Road surface to be addressed.

Traffic calming to be introduced.

Ref No:	Denmead	Press advert date:	
Case No:	Not available	Comments by:	29 March 2017
Date Valid:	17/00346/FUL	Decision due:	13 April 2017
Team:	16 February 2017	Case Officer:	Lindsay McCorkell
Applicant:	VANS		
Proposal:	Mr Colin Jefferies		
Location:	(Retrospective) change of use from C2 (residential institutions) to C3 dwelling house.		
	61 Anmore Road, Denmead, Waterlooville, Hampshire PO7 6NT		

A local resident of Anmore Road reported that the rooms appear to be let to individuals rather than one family.

(3)	Denmead	Press advert date:	
Ref No:	Not available	Comments by:	31.3.2017
Case No:	17/00499/TPO	Decision due:	14.4.2017
Date Valid:	17.2.2017	Case Officer:	Mr Ivan Gurdler
Team:	2_STH		
Applicant:	Mr Andrew Wilson		
Proposal:	1 No Lime fell to ground level.		
Location:	Windmill House, Geranium Gardens, Denmead, Hampshire.		

Mr Massie had submitted an objection by email and members were made aware of its contents which included: The tree was there before the houses, it has not grown as much as they say, some work could be carried out but not felling of the tree. Another resident stated that it was a lovely tree and unless it was dangerous it should not be felled.

Any other Matters

None.