



PARISH COUNCIL OF DENMEAD

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON WEDNESDAY 13th SEPTEMBER 2017 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 J Morphett (P)
Cllr N Rusbridger
Cllr M Willoughby (Vice-Chairman) (P)

Also present: 11 members of the public and Kelvin Andrews, Deputy Clerk to the Council.

070/18P Apologies: Apologies were received from Cllr Rusbridger. **Noted.**

071/18P Declarations of Interest: Cllr Brown declared a personal and prejudicial interest in the application relating to Parklands Business Park and it was noted that one of the applicants for St Christophers was a former Cllr.

072/18P Minutes of Previous Meeting: The Minutes of the meeting held on 23rd August 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.**

073/18P 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 7.44 pm.

074/18P 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, 3, 4, 5, 7, 2 and 6.**

(1) Denmead
Ref No: PP-06264292 Press advert date:
Case No: 17/01954/TPO Comments by: 19.9.2017
Date Valid: 27.7.2017 Decision due: 21.9.2017
Team: 2_STH Case Officer: Stefan Kowalczyk
Applicant: Mr Malcom Gauntlett
Proposal: Tag no. 0912 Large Oak - Section fell to ground level. Reason: Oak excessively overhanging building and growing too close to foundations. (Agreed with Stefan Kowalczyk reference pre app meeting)
Tag no. 0911 Willow - Crown lift over building over building by 4m above roof. Reason: To reduce damage risk to building
Tag no. 0910 Willow - Crown lift over building over building by 4m above roof. Reason: To reduce damage risk to building
Tag no. 0909 Oak - Crown lift over building over building by 4m above roof. Reason: To reduce damage risk to building
Plant and maintain 2 Quercus robur - as replacement mitigation at front of property.
Tag no. 0908 Silver Birch - Crown lift over building over building.
Tag no. 0902 Large Oak - Crown lift over building over building.
Location: Parklands Business Park, Forest Road, Denmead PO7 6XP
The Parish Council of Denmead, by a unanimous decision, raised NO OBJECTION to this proposal.
Cllr Brown having previously declared a personal and prejudicial interest in the above application took no part in either the discussion or vote.

(3) Denmead
Ref No: N/A Press advert date:
Case No: 17/02031/FUL Comments by: 20.9.2017
Date Valid: 10.8.2017 Decision due: 5.10.2017
Team: 2_STH Case Officer: Liz Marsden
Applicant: Mr F Miah
Proposal: Change of use with rear single storey extension to form a restaurant/bar.
Location: Fleurtations Ltd, Hambledon Road, Denmead PO7 6NU

The Parish Council of Denmead, by a unanimous decision, raised a STRONG OBJECTION to this proposal and cited the following reasons: The submitted plans failed to provide sufficient detail in respect of how the applicant intended to deal with noise and smells which would have a detrimental impact on the occupiers of residential properties in the vicinity of the premises and neither was there any detail regarding the number of covers and proposed opening hours. The proposal would result in a net loss of retail floor space, and the introduction of further non A1 uses within the Prime Shopping Area of Denmead would adversely affect the vitality, viability and retail attractiveness of the area.

(4) Denmead
Ref No: PP-06030723 Press advert date:
Case No: 17/01191/FUL Comments by: 21.9.2017
Date Valid: 21.7.2017 Decision due: 15.9.2017
Team: 2_STH Case Officer: Mr Stephen Cornwell
Applicant: Mr Knight and Wall
Proposal: Provide 4 No. gypsy/traveller pitches.
Location: Plot of land to the rear of The Chairmakers Arms, Forest Road, Denmead PO7 4QX

The Parish Council of Denmead, by a unanimous decision, raised a STRONG OBJECTION to this proposal and cited the following reasons: (a) there are no facilities for refuse disposal or play, a reliance on cess pits for the disposal of sewage despite being close to a SINC and main river which could lead to contamination and no public transport. (b) Members considered that the reasons for refusal detailed in the appeal decision (ref: APP/L1765/A/14/2224363) remained valid and applicable to this application in that (i) the site is identified as coming within a mixed farmland and woodland landscape type which is valued for its tranquillity and therefore does not meet Policy CP5. (ii) There is no provision for play space as required by policy CP5 (iii) A lack of facilities within Worlds End would limit the opportunity for social integration and those living at the site would rely heavily on the use of cars to access day to day services and facilities at either Denmead or Waterlooville as also required by policy CP5 and therefore the proposal would be socially unsustainable (iv) The site is not well located in relation to services and would fail to provide an acceptable standard of amenity for future occupants. Due to the poor pedestrian environment it would be unsuited for walking or cycling and would limit the opportunity for social integration. The proposal would also harm the character of the countryside. (v) A reduction in the number of caravans would not overcome the concerns over pedestrian safety, social integration and access to services.

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.

(5) Denmead
Ref No: PP-06236534 Press advert date:
Case No: 17/01862/FUL Comments by: 26.9.2017
Date Valid: 1 September 2017 Decision due: 27.10.2017
Team: 2_STH Case Officer: 17/01862/FUL
Applicant: Mr Buckley
Proposal: 2 residential mobile homes and 2 touring caravans
Location: Plot of land to the rear of The Chairmakers Arms, Forest Road, Denmead, Hampshire

The Parish Council of Denmead, by a unanimous decision, raised a STRONG OBJECTION to this proposal and cited the following reasons: (a) there are no facilities for refuse disposal or play, a reliance on cess pits for the disposal of sewage despite being close to a SINC and main river which could lead to contamination and no public transport. (b) Members considered that the reasons for

refusal detailed in the appeal decision (ref: APP/L1765/A/14/2224363) remained valid and applicable to this application in that (i) the site is identified as coming within a mixed farmland and woodland landscape type which is valued for its tranquillity and therefore does not meet Policy CP5. (ii) There is no provision for play space as required by policy CP5 (iii) A lack of facilities within Worlds End would limit the opportunity for social integration and those living at the site would rely heavily on the use of cars to access day to day services and facilities at either Denmead or Waterlooville as also required by policy CP5 and therefore the proposal would be socially unsustainable (iv) The site is not well located in relation to services and would fail to provide an acceptable standard of amenity for future occupants. Due to the poor pedestrian environment it would be unsuited for walking or cycling and would limit the opportunity for social integration. The proposal would also harm the character of the countryside. (v) A reduction in the number of caravans would not overcome the concerns over pedestrian safety, social integration and access to services.

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.

(7) Denmead
 Ref No: Press advert date:
 Case No: 17/02098/HOU Comments by: 28.9.2017
 Date Valid: 11.8.2017 Decision due: 6.10.2017
 Team: 2_STH Case Officer: Robert Green
 Applicant: Mr & Mrs Warman
 Proposal: Extension to ancillary building.
 Location: Benchmark, 174 Anmore Road, Denmead PO7 6HW

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

(2) Denmead
 Ref No: N/A Press advert date:
 Case No: 17/02029/HOU Comments by: 25.9.2017
 Date Valid: 4.8.2017 Decision due: 29.9.2017
 Team: 2_STH Case Officer: Nicola Clayton
 Applicant: Mr Harris
 Proposal: Single storey rear/side extension with roof lantern.
 Location: Fair Oak, Soake Road, Denmead, PO7 6JA

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

(6) Denmead
 Ref No: PP-06284579 Press advert date:
 Case No: 17/02015/HOU Comments by: 27.9.2017
 Date Valid: 3 August 2017 Decision due: 28.9.2017
 Team: 2_STH Case Officer: Nicola Clayton
 Applicant: Mr & Mrs P Huntington
 Proposal: Profile steel clad Storage Building and associated access track
 Location: St Christophers, Lower Crabbick Lane, Denmead PO7 6UQ

The Parish Council of Denmead, by a unanimous decision, raised NO OBJECTION to this proposal but would wish to see conditions attached to any permission to ensure that the proposed storage facility remains ancillary to the main residence, it is not used for any commercial use and access to the building remains as shown on the submitted plan.

075/18P Decisions Received: A list of decisions by Winchester City Council had been received and copied to members for their information. **Noted.**

076/18P Outstanding Matters and Matters Arising: There were no outstanding matters or matters arising to be considered. **Noted.**

Correspondence:

- 077/18P** (a) **Planning Coach Tour:** The Planning Coach tour for this year is to commence at 9.30am on Friday 6 October 2017 from Winchester. **It was RESOLVED that Cllr Morphett could attend as an approved duty if he was available.**
- 078/18P** **West of Waterlooville Major Development Area:** No new information. **Noted.**
- 079/18P** **New Planning Applications:** There was one new application handed out at the meeting. **Noted.**
- 080/18P** **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 8.36 pm

**The next scheduled meeting of this Committee
will be held in The Old School, School Lane, Denmead
at 7.30 pm on Wednesday 4th October 2017**

PUBLIC SESSION ~ PLANNING COMMITTEE MEETING 13th September 2017

	Denmead		
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	Tag no. 0902 Large Oak - Crown lift over building over building.		
Location:	Parklands Business Park, Forest Road, Denmead PO7 6XP		

Mr Gauntlett, the applicant, addressed members and stated that a similar application had been refused as it might affect the desirability of the industrial estate but since then the area had been changed to 50% residential and that similar works in the vicinity of other properties on the site had been approved. He added that the trees were starting to damage his property and he was looking to safeguard the unit and hoped the parish council would not object.

	Denmead		
Ref No:	PP-06030723	Press advert date:	
Case No:	17/01191/FUL	Comments by:	21.9.2017
Date Valid:	21.7.2017	Decision due:	15.9.2017
Team:	2_STH	Case Officer:	Mr Stephen Cornwell
Applicant:	Mr Knight and Wall		
Proposal:	Provide 4 No. gypsy/traveller pitches.		
Location:	Plot of land to the rear of The Chairmakers Arms, Forest Road, Denmead PO7 4QX		

And

(5) Denmead

Ref No:	PP-06236534	Press advert date:	
Case No:	17/01862/FUL	Comments by:	26.9.2017
Date Valid:	1 September 2017	Decision due:	27.10.2017
Team:	2_STH	Case Officer:	17/01862/FUL
Applicant:	Mr Buckley		
Proposal:	2 residential mobile homes and 2 touring caravans		
Location:	Plot of land to the rear of The Chairmakers Arms, Forest Road, Denmead, Hampshire		

A letter of objection from Mr & Mrs Davies was read out which detailed concerns over:

Lack of pavements.

Lack of access to local services such as schools, health and community services.

Avoid placing an unreasonable burden on local facilities and services.

No public transport.

The site would have no economic role.

The proposed site would be disproportionate in size to the small community of Worlds End and would not be in a geographical situation which would lead to encourage social integration.

Mrs Hargreaves representing the Worlds End Residents Association stated that the 2014 application was refused and the subsequent appeal was dismissed and nothing had changed since then. She urged the parish council to raise a strong objection.

Mr Searle stated that he was concerned from a health and safety perspective in that there were no street lights, no pavements and no buses.