

PARISH COUNCIL OF DENMEAD

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON
WEDNESDAY 24th October 2018 IN THE OLD SCHOOL, SCHOOL LANE,
DENMEAD COMMENCING AT 7.30 pm



Members: Cllr P Langford-Smith (Chairman) (P)
Cllr K Andreoli
Cllr I Brown (P)
Cllr A Jones (P)
Cllr J Morphett (P)
Cllr R Pearson (P)
Cllr N Rusbridger (P)

Also present: 9 members of the public and Lydia Merriman,
Deputy Clerk to the Council.

096/19P **Apologies:** Apologies were received from Cllr Andreoli. **Noted.**

097/19P **Declarations of Interest:** There were no declarations of interests received. **Noted.**

098/19P **Minutes of Previous Meeting:** The Minutes of the meeting held on 3rd October 2018 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.**

099/19P **Public Participation:** At 7.34pm the meeting recessed into open forum to allow questions and comments from members of the public. The meeting re-convened at 7.57pm.

100/19P **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: 3, 4, 7, 1, 2, 5 and 6.**

(3) Denmead
Ref No: Not Available Press advert date:
Case No: 18/02326/TPO Comments by: Not Available
Date Valid: 5 October 2018 Decision due: 30 November 2018
Team: Case Officer: Ivan Gurdler
Applicant: Mr Andy Jeram
Proposal: T1: Oak. Crown reduction by 2 metres to let more light into property.
Location: Farlands, 78 Bere Road, Denmead, PO7 6PH
The Parish Council of Denmead, by a unanimous decision, raised an **OBJECTION** to this proposal, as it was considered that there is no requirement for work to be carried out on this tree in relation to the proposal of letting more light into property.

(4) Denmead
Ref No: PP-07288933 Press advert date:
Case No: 18/02191/FUL Comments by: 30 October 2018
Date Valid: 16 October 2018 Decision due: 11 December 2018
Team: Case Officer: Lisa Booth
Applicant: Mr John Bream
Proposal: Change of use from Class A2 use (Estate Agent) to a Sui Generis use (Dog Grooming Salon).
Location: Oldfield House, Taylor Garnier Estate Agents, Hambledon Road, Denmead, PO7 6NN
The Parish Council of Denmead, by a unanimous decision, raised **NO OBJECTION** to this proposal.

(7) Denmead
Ref No: PP-07310248 Press advert date:
Case No: 18/02256/HOU Comments by: 12 November 2018
Date Valid: 26 September 2018 Decision due: 21 November 2018
Team: Case Officer: Marge Ballinger
Applicant: Mr Lauren Moggach
Proposal: Proposed two storey and single storey front extensions.
Location: Kings Ride, Hambledon Road, Denmead, PO7 6HD
The Parish Council of Denmead, by a majority decision, raised **NO OBJECTION** to this proposal.

(1) Denmead
Ref No: PP-07177410 Press advert date:
Case No: 18/01861/HOU Comments by: 30 October 2018
Date Valid: 28 September 2018 Decision due: 23 November 2018
Team: Case Officer: Nicola Clayton
Applicant: Mr David Moore
Proposal: Remove old brick wall and erect new wooden fence on boundary.
Location: 6 The Liberty, Denmead, PO7 6XN
The Parish Council of Denmead, by a unanimous decision, raised **NO OBJECTION** to this proposal.

(2) Denmead
Ref No: PP-07253212 Press advert date:
Case No: 18/02109/HOU Comments by: 30 October 2018
Date Valid: 7 September 2018 Decision due: 2 November 2018
Team: Case Officer: Marge Ballinger
Applicant: Mr and Mrs Osgood
Proposal: Single storey rear extension.
Location: Meadowsweet, School Lane, Denmead, PO7 6LY
The Parish Council of Denmead, by a unanimous decision, raised **NO OBJECTION** to this proposal.

(5) Denmead
Ref No: PP-07256372 Press advert date:
Case No: 18/02082/TPO Comments by: 5 November 2018
Date Valid: 4 September 2018 Decision due: 30 October 2018
Team: Case Officer: Stefan Kowlaczyk
Applicant: Mr Andy Rutter
Proposal: T1 (Oak) big split on left limb close to outside garage, remove limb back to stem to minimise chance to tearing out.
T5 (Oak) Oak tree, Fell.
T6 (London Plane) Prune extended limb back to the boundary by removing approx. 4m of growth.
Location: The Grounds, Hambledon Road, Denmead, PO7 6ES
The Parish Council of Denmead, by a unanimous decision, raised **NO OBJECTION** to this proposal.

(6) Denmead W Ref: WPP-07293796
Ref No: PP-07293796 Press advert date:
Case No: 18/02200/LDC Comments by: 7 November 2018
Date Valid: 19 September 2018 Decision due: 14 November 2018
Team: Case Officer: LEGAL
Applicant: Mr and Mrs Tom Evans
Proposal: Use of Loft Space as a Bedroom
Location: Brownsie, Ervills Road, Worlds End, Hambledon, PO7 4QU
The Parish Council of Denmead, by a unanimous decision, raised **NO OBJECTION** to this proposal.

- 101/19P** Amended Plans:
 (a) Case No: 18/01876/HOU ~ Hope Cottage, Bunns Lane, Hipley, Hambledon: Amended plans had been received from WCC in relation to landscaping. **The Parish Council of Denmead, by a majority decision, raised NO OBJECTION to the amended plans but would wish to see a condition attached to any permission to ensure that the garage remains ancillary to Hope Cottage, in perpetuity.**
- 102/19P** Decisions Received: A list of decisions by Winchester City Council had been received and copied to members for their information. **Noted.**
- 103/19P** Appeals:
 (a) Case No: 18/00843/FUL ~ Parklands Business Park, Technology House, Forest Road, Denmead:
 An appeal had been made to the Secretary of State against the decision of WCC to refuse to grant planning permission. DPC had been advised that any written representations must be received by 7th November 2018. **It was unanimously RESOLVED that DPC should support WCC in the strongest possible way and that a written representation should be submitted to the Planning Inspectorate, in which all the reasons are stated, relating to committee members' Strong Objection to the proposal on 9th May 2018.**
 Cllr Brown having declared a personal and prejudicial interest in the above application, took no part in either the debate or vote.
- 104/19P** Outstanding Matters and Matters Arising:
 (a) Winchester District Gypsy, Traveller and Travelling Showpersons Development Plan Document:
 Correspondence had been received from WCC to advise that a series of modifications to the Traveller DPD are to be published for consultation for a 6-week period from 8th October 2018. Cllr Langford-Smith advised members to review the document on the WCC website in order to provide any necessary feedback on behalf of DPC, before 7th November 2018. **Noted.**
- 105/19P** Correspondence: There was no separate correspondence to consider. **Noted.**
- 106/19P** West of Waterlooville Major Development Area: There was no new information to report. **Noted.**
- 107/19P** Matters Relating to Building Developments within the Parish:
 (a) Carpenter's Field Development: A further reply had been received from WCC in relation to DPC's submitted choice of road names. The correspondence stated that certain choices would not be considered, although Cllr Langford-Smith informed members that there are procedures and legislation within Winchester City Council Address Management Policy 2016 which would seem to support The Parish Council of Denmead in respect of its selection. **It was RESOLVED that the Deputy Clerk should return to WCC and provide detailed explanations in support of the choice of road names, which were supported by the Developer.**
- 108/19P** New Planning Applications: There was one new application received. **Noted.**
- 109/19P** 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 8.57pm

**The next scheduled meeting of this Committee
 will be held in The Old School, School Lane, Denmead
 at 7.30 pm on Wednesday 14th November 2018**

Signed: _____ Date: _____

PUBLIC SESSION ~ Planning Committee Meeting 24th October 2018

(1) Denmead
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Applicant: Mr David Moore
Proposal: Remove old brick wall and erect new wooden fence on boundary.
Location: 6 The Liberty, Denmead, PO7 6XN

In relation to the above planning application, Cllr Langford-Smith read out two separate letters of support from neighbours in The Liberty. Both residents stated that the previous shrubbery had become an overgrown patch of land and therefore the replacement fence has made an improvement to this area.

(3) Denmead
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Date Valid: 5 October 2018 Decision due: 30 November 2018
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Applicant: Mr Andy Jeram
Proposal: T1: Oak. Crown reduction by 2 metres to let more light into property.
Location: Farlands, 78 Bere Road, Denmead, PO7 6PH

The Applicant Mr Andy Jeram, introduced himself to those present. He wished to inform the Parish Council that the proposal on the planning application was incorrect as the main reason he wished work to be done on the tree was from a Health & Safety aspect. He said the oak tree, which is diseased and imbalanced, is located on the boundary of the school. In Mr Jeram's opinion, the tree as it is, poses a danger and he therefore requested that committee members would take all this into consideration.

The Chairman responded to Mr Jeram by explaining that any comments submitted to WCC would have to be in relation to the actual proposal on the planning application.

(4) Denmead
Ref No: PP-07288933 Press advert date:
Case No: 18/02191/FUL Comments by: 30 October 2018
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Team: Case Officer: Lisa Booth
Applicant: Mr John Bream
Proposal: Change of use from Class A2 use (Estate Agent) to a Sui Generis use (Dog Grooming Salon).
Location: Oldfield House, Taylor Garnier Estate Agents, Hambledon Road, Denmead, PO7 6NN

Cllr Langford-Smith read a letter of objection received from a resident living in one of the flats located at Oldfield House. Mr Bream wished to speak in relation to his correspondence, regarding parking spaces, an increase in volume to the traffic and manoeuvrability issues. Cllr Langford-Smith informed Mr Bream that this is a Highways issue and should be addressed by HCC.

Continued - PUBLIC SESSION ~ Planning Committee Meeting 24th October 2018

(7)	Denmead		
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Team:		Case Officer:	Marge Ballinger
Applicant:	Mr Lauren Moggach		
Proposal:	Proposed two storey and single storey front extensions.		
Location:	Kings Ride, Hambledon Road, Denmead, PO7 6HD		

An email received from the Applicant, explaining his proposal, was read out by the Chairman. He wished to clarify that the proposed two storey and single storey front extensions “is a reasonable proposition” and is not “out of accord size wise, with other properties in the area.”

Local neighbours living at Lynton House, sent an email of support and stated that they had no wish to object to the proposal.

Mr and Mrs Summerhayes, living at Forest Gate, wished to have their letter of objection read out by the Chairman. They wished to state that “The new extension will surely exceed an extension of 30% of the original property size and the visual effect of the extension will be to change the outlook from Forest Gate, which is a Grade 2 listed building.” Mr and Mrs Summerhayes wished to point out that the privacy of other neighbours would also be affected by Kings Ride increasing its size so dramatically. To conclude their objection, Mr and Mrs Summerhayes stated that if this application was granted, it would seek to change the character of the neighbourhood in a negative way and the house would be too large for the plot.

Another statement of objection provided by a neighbour living at White Lee Cottage, was also read out by Cllr Langford-Smith. Mr Read said that the overall size of the proposed extensions would render it far too large for available space to the front of the property, reducing the available parking area and thereby increasing the risk of vehicles having to reverse out of the driveway onto Hambledon Road. He also felt the extension would be detrimental in “its unwieldy appearance” and requested that his objections would be noted.