

PARISH COUNCIL OF DENMEAD



MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON
WEDNESDAY 5th December 2018 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 A Jones (P)
Cllr J Morphett
Cllr R Pearson (P)
Cllr N Rusbridger (P)

Also present: 2 members of the public and Lydia Merriman,
Deputy Clerk to the Council.

- 127/19P **Apologies:** Apologies were received from Cllr Morphett. **Noted.**
- 128/19P **Election of a Vice-Chairman for the Planning Committee:** It was unanimously **RESOLVED** to elect Cllr Jones as Vice-Chairman of the Planning Committee for the municipal year 2018-2019.
- 129/19P **Declarations of Interest:** There were no declarations of interests received. **Noted.**
- 130/19P **Minutes of Previous Meeting:** The Minutes of the meeting held on 14th November 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.
- 131/19P **Public Participation:** At 7.37pm the meeting recessed into open forum to allow questions and comments from members of the public. The meeting re-convened at 7.41pm.
- 132/19P **Planning Applications:** It was **RESOLVED** that the following comments be forwarded to Winchester City Council.

(1) Denmead
Ref No: PP-07342110 Press advert date:
Case No: 18/02452/HOU Comments by: 7 December 2018
Date Valid: 19 October 2018 Decision due: 14 December 2018
Team: Case Officer: Marge Ballinger
Applicant: Mr and Mrs Simon Thetford
Proposal: Single storey rear extension.
Location: 49 Creech View, Denmead, PO7 6SU
The Parish Council of Denmead, by a unanimous decision, raised **NO OBJECTION** to this proposal.

(2) Denmead
Ref No: Not Available Press advert date:
Case No: 18/02499/FUL Comments by: 10 December 2018
Date Valid: 25 October 2018 Decision due: 20 December 2018
Team: Case Officer: Robert Green
Applicant: Mr Huubinh Le
Proposal: (Resubmission of 18/00917/FUL) – New dwelling, detached garage and outdoor swimming pool.
Location: Forest Farm, Church Road, Newtown, Fareham, PO17 6LL
The Parish Council of Denmead, by a unanimous decision, raised **NO OBJECTION** to this proposal, but would wish to see a condition attached to any permission, to ensure that the cottage only be used as an ancillary cottage to the main dwelling.

(3) Denmead
 Ref No: PP-07357613 Press advert date:
 Case No: 18/02542/FUL Comments by: 10 December 2018
 Date Valid: 31 October 2018 Decision due: 26 December 2018
 Team: Case Officer: Liz Marsden
 Applicant: Mr Dave Buczynskij
 Proposal: Application Reference Number: 17/00335/FUL, Date of Decision: 3 July 2018
 Vary Condition Numbers(s): 2 – Required by Natural England License to provide new pond in north POS with regard to GCN habitat.
 Request from Parish Council to amend tree species at the front of the site from Horse Chestnut to Oak.
 Amended Plans.
 Location: Land Bounded by Tanners Lane, Kidmore Lane and Anmore Road, Denmead.
 The Parish Council of Denmead, by a unanimous decision, raised **NO OBJECTION** to this proposal.

(4) Denmead
 Ref No: PP-07432744 Press advert date:
 Case No: 18/02660/TPO Comments by: Not Available
 Date Valid: 19 November 2018 Decision due: 14 January 2018
 Team: Case Officer: Mr Ivan Gurdler
 Applicant: Mr Nick Kelleher
 Proposal: We have been contracted to undertake tree works in Denmead at the Parklands Business Park area under the following planning decision notice:
 Case No: 14/00446/FUL W Ref No: W01635/58
 Grid Ref: 465679 111090
 The area has a group TPO on, namely no. 1703A1.
 We have removed the required trees covered by the planning notice, however, there is one further tree not referred to come out within the arboricultural assessment report. Our client has asked if this tree can have a 1-2 metre lateral crown reduction as it impedes onto their building area.
 The tree is labelled T2 Oak in the arb. report and in our map.
 Location: Site 1, Parklands Business Park, Forest Road, Denmead.
The Parish Council of Denmead, by a unanimous decision, would wish that WCC should provide further information not provided on the website, before comments are to be forwarded in relation to this proposal.

133/19P **Decisions Received:** A list of decisions by Winchester City Council had been received and copied to members for their information. **Noted.**

134/19P **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. A written representation of a Strong Objection had previously been submitted by DPC to the Inspectorate at WCC. Correspondence had been received by The Appeals Officer to inform that as from 23rd November 2018, no further comments, from any party, would now be taken into consideration. Cllr Langford-Smith stated that the Appellant's Final Comments had also been submitted, which she proceeded to read out to members. **It was Noted that DPC will be awaiting the Appeal decision.**
 Cllr Brown having previously declared a personal and prejudicial interest in the above application, took no part in either the debate or vote.

135/19P **Outstanding Matters and Matters Arising:**
 (a) Lovedean Interconnector: The Chairman informed those present that due to a lack of clarity from AQUIND in relation to the proposed development area and concern demonstrated by residents, correspondence had been sent to AQUIND and WCC requesting further information. She informed members that currently no response had been received in relation to DPC's enquiries, nor any reply from AQUIND to the invitation to attend a future Planning Committee meeting. **It was RESOLVED that once any relevant information is obtained, residents would be provided with updates on the front page of DPC's website and Facebook.**

- 136/19P (b) Winchester Local Plan 2036 and Publication of Key Documents (Outside South Downs National Park): The Chairman informed members that correspondence had been received from WCC to advise that committee papers have been published, including the Strategic Housing and Economic Land Availability Assessment (SHELAA) which is a document submitted by Landowners for potential building *not* within the South Downs National Park. Cllr Langford-Smith explained that land nominated in the document for Denmead are all sites outside the settlement boundary, as set out in the Denmead Neighbourhood Plan. She concluded by providing details to members of the available land listed in the SHELAA, in relation to the site locations and potential density and yield of development type. **Noted.**
- 137/19P (c) Case no: 18/02326/TPO ~ Farlands, 78 Bere Road, Denmead, PO7 6PH ~ T1 Oak. Reduce low long lateral lever arm branches by 1-2m up to height of 6m. Pruning wounds no bigger than 25mm in diameter: Further to receiving a new proposal for T1: Oak, an extension date for DPC's comments for after 5th December 2018, was not granted by the Principal Tree Officer and therefore comments were submitted before 30th November 2018. **The Parish Council of Denmead, by a unanimous decision, raised an OBJECTION to this proposal, due to the previous approval for work in 2014 under 14/01548/TPO, and concluded that no further works were deemed necessary at this time. This decision was retrospectively ratified.**
- 138/19P **Correspondence:** Case no: 18/01806/FUL ~ Meadows Farm, Ervills Road, Worlds End, Hambledon, ~ (RETROSPECTIVE) (AMENDED DESCRIPTION) Proposed use of first-floor mezzanine and partial use of ground floor of (northwest) agricultural storage building for office purposes (Class B1): Members were informed that correspondence had been received from WCC to advise that the planning application will be considered at Planning Committee at the Guildhall, The Broadway, Winchester on 13th December 2018. Cllr Langford-Smith informed those present that a place has been booked for her to speak on behalf of DPC. **It was unanimously RESOLVED that approval be given for the attendance as an approved duty by Cllrs Langford-Smith and Andreoli and Lydia Merriman, Deputy Clerk.**
- 139/19P **West of Waterlooville Major Development Area:** There was no new information to report. **Noted.**
- 140/19P **Planning Applications ~ Paperwork Archive:** The Chairman explained that a vast number of paper copies of previous planning applications are currently held in large filing cabinets in the Parish Office. It was discussed that space is required to accommodate additional members of staff and that the paper archive has not been used in recent years. Committee members proceeded to discuss the facts of the matter and it was noted that all planning applications are now available electronically on WCC website. **It was RESOLVED by a majority decision that all paper archive of non-significant planning applications should be shredded. It was further RESOLVED that any case files relating to large developments or significant planning applications, should be kept.**
- 141/19P **Matters Relating to Building Developments within the Parish:**
Carpenter's Field Development: Cllr Langford-Smith reminded members of the recent correspondence between DPC and WCC in relation to the contradictory plans and the fact that an email with the latest map sent by the developer does not appear to be consistent with the plans that were previously agreed. It was noted that the area designated for the new Village Green, would indicate according to the map, that it will *not* be transferred to DPC, although the wildlife area seems to specify that it will be under the ownership of the Parish Council. As part of the discussion, members expressed their concerns in relation to the installation of the new SUDS, as denoted on the map. **It was unanimously RESOLVED that the original map should be sent to WCC, HCC and the Developer in order to gain clarification in respect of the transference of land to DPC. It was further RESOLVED that contact should be made with the Developer in order to confirm the size and specific location of the SUDS.**
- 142/19P **New Planning Applications:** There was one new application received. **Noted.**
- 143/19P **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 7.41pm

**The next scheduled meeting of this Committee
will be held in The Old School, School Lane, Denmead
at 7.30 pm on Wednesday 2nd January 2019**

Signed: _____ **Date:** _____

PUBLIC SESSION ~ Planning Committee Meeting 5th December 2018

135/19P Outstanding Matters and Matters Arising:

- (a) Lovedean Interconnector: The Chairman informed those present that due to a lack of clarity from AQUIND in relation to the proposed development area and concern demonstrated by residents, correspondence had been sent to AQUIND and WCC requesting further information. She informed members that currently no response had been received in relation to DPC's enquiries, nor any reply from AQUIND to the invitation to attend a future Planning Committee meeting.

A resident of Maple Drive introduced herself to Committee members by explaining that as a home owner, she had unexpectedly received correspondence from AQUIND in relation to the Land Interest Questionnaire. She queried whether she was obligated to return the questionnaire and was concerned how the NSIP might effect her property.

Cllr Langford-Smith provided a brief background to the Lovedean Interconnector. She advised that DPC is recommending that no replies of the questionnaires should be sent until more information is obtained from AQUIND. Reference was made to an article in the Portsmouth News which gives the same advice to the public. She gave assurances that once DPC is aware of any further information, including future consultations with AQUIND, residents will be notified accordingly.

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Location:	49 Creech View, Denmead, PO7 6SU		

Consultee Comments from WCC had been provided for this Planning Application by the Principal Tree Officer. The Chairman read out the correspondence to those present, in which recommendations were made to the Case Officer that if consent was granted, an Arboricultural impact Assessment and Arboricultural work method statement should be submitted and approved by the LPA before any works are started, to prevent root damage occurring.