



## PARISH COUNCIL OF DENMEAD

### MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON WEDNESDAY 24<sup>th</sup> JANUARY 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 J Morphett (P)  
Cllr E Marks  
Cllr N Rusbridger (P)  
Cllr M Willoughby (Vice-Chairman) (P)

Also present: 6 members of the public, Lydia Merriman and Kelvin Andrews, Deputy Clerks to the Council.

- 156/18P** Apologies: Apologies were received from Cllr Marks. **Noted.**
- 157/18P** Declarations of Interest: There were no declarations of interest made. **Noted.**
- 158/18P** Minutes of Previous Meeting: The Minutes of the meeting held on 3<sup>rd</sup> January 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.**
- 159/18P** 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 7.48 pm.
- 160/18P** Planning Applications: **It was RESOLVED that the following comments be forwarded to Winchester City Council.**

(1)	Denmead		
Ref No:		Press advert date:	
Case No:	17/03040/FUL	Comments by:	19 January 2018
Date Valid:	22 December 2017	Decision due:	16 February 2018
Team:	2_STH	Case Officer:	Robert Green
Applicant:	Derwent Developments Ltd		
Proposal:	Construction of below ground pumping station, substation, creation of SUDS pond and land drain together with associated boundary treatments and landscaping scheme (THIS APPLICATION MAY AFFECT THE SETTING OF A PUBLIC RIGHT OF WAY)		
Location:	Land Between Clarendon House And Woodcroft Farm Anmore Road Denmead Hampshire		

The Parish Council of Denmead, by a unanimous decision, raised a **STRONG OBJECTION** to this proposal and cited the following reasons: The proposal is in contravention of Part 1 of the WCC Local Plan policy No. CP 18 which states that only development that does not physically or visually diminish the gap would be allowed. This proposal clearly does not comply with this policy. Members were also concerned that the water runoff from this proposal combined with the expected water from the development at Carpenters Field, Anmore Road would mean that the drainage systems within the village would not be able to cope. Denmead Parish Council also raised concerns about future ownership of the land, maintenance of the ditches and also whether the local fishing pond may become contaminated and suggested a sluice gate might prevent this.

**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.**

(2) Denmead  
 Ref No: Press advert date:  
 Case No: 17/03243/HOU Comments by: 9 February 2018  
 Date Valid: 22 December 2017 Decision due: 16 February 2018  
 Team: 2\_STH Case Officer: Jane Burton  
 Applicant: Mr and Mrs Steve Lane  
 Proposal: Single Storey Rear Extension  
 Location: 7 Peakfield, Denmead, PO7 6YP  
 The Parish Council of Denmead, by a unanimous decision, raised **NO OBJECTION** to this proposal.

(3) Denmead  
 Ref No: Press advert date:  
 Case No: 17/03249/HOU Comments by: 9 February 2018  
 Date Valid: 22 December 2017 Decision due: 16 February 2018  
 Team: 2\_STH Case Officer: Jane Burton  
 Applicant: Mr M Wilker at M2 Architecture  
 Proposal: New entrance gate and wall  
 Location: The Chestnuts, School Lane, Denmead, PO7 6LY  
 The Parish Council of Denmead, by a unanimous decision, raised **NO OBJECTION** to this proposal but was concerned that there was misleading information on the planning application, that there was no arboricultural report and would wish to ensure that the trees covered by the preservation order were protected during any building work to ensure their long term survival.

#### Adjacent Parish Consultations

(4) Southwick & Widley  
 Ref No: Press advert date:  
 Case No: 17/03213/AVC Comments by: 26 January 2018  
 Date Valid: 21 December 2017 Decision due: 15 February 2018  
 Team: 2\_STH Case Officer: Katie Stickland  
 Applicant: Bryony Stala at Savills  
 Proposal: Free standing directional sign board with posts  
 Location: Land at Berewood Development, Hambledon Road, Waterlooville  
 The Parish Council of Denmead, by a unanimous decision, raised **NO OBJECTION** to this proposal.

**161/18P** **Decisions Received:** A list of decisions by Winchester City Council had been received and copied to members for their information. **Noted.**

**162/18P** **Outstanding Matters and Matters Arising:** There were no outstanding matters or matters arising to be considered. **Noted.**

**Correspondence:**

**163/18P** (a) **Public Consultation on Traveller Development:** An email had been received from WCC in relation to developing a Traveller Development Plan Document which covered the Winchester City Council area to meet the needs for Gypsy and Traveller accommodation. **It was RESOLVED that a reply be sent to WCC on behalf of Denmead Parish Council and the notification is advertised on Parish Council website.**

**164/18P** **West of Waterlooville Major Development Area:** The next WoWAG meeting is to be held on the 30<sup>th</sup> January 2018. Comment was also made on the Governance Review document and concern was expressed about the options for all of the new development to be moved into either Southwick and Widley Parish Council or Denmead Parish Council, as both of these Councils had made it clear to WCC that this was not an option.

**165/18P** **New Planning Applications:** There was one new application. **Noted.**

**166/18P** **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 8.38pm

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

Planning Application Case No: 17/03040/FUL

A short presentation was given by James Brewer from Savilles on behalf of Derwent Developments Ltd with information of construction of below ground pumping station, substation, creation of a SUDS pond and land drain together with associated boundary treatments and landscaping scheme to provide drainage for 288 units to be built, planning already consented by Havant Borough Council. The site chosen was in the north east corner of the Denmead gap. Drainage of surface water from site will be discharged into Soakes ditch. The increase of water will release slowly into the ditch through SUDS pond, which will run along land before arriving into the ditch. The pumping station, used for sewage will be returned to the Havant district. The SUDS is designed to contain the flow so that runoff is not increased. A fence of 1.8 metres will be erected around the pumping station and shrubs will be planted around the pond.

Cllr Andreoli gave information from Ecological survey which comments some wildlife may be affected but does not state any in particular. WCC raised questions of maintenance and ownership of the land. Cllr Brown asked if children living near the housing estate would be protected from the extra water?

Members of the public and Councillors raised the following questions:

- How will this affect the fishing pond which was already affected by excess rainfall?
- Will this cause more flooding into Soake Road?
- Ditches / drains are already in bad repair, so what safeguards are to be put in place in case of additional flooding?
- Who is responsible for any future flooding of the fields?
- Will rain water from Havant get into the ditch?
- Will the volume of water increase?
- Who will own and maintain the ditches and pond?