

PARISH COUNCIL OF DENMEAD



MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON
WEDNESDAY 9th May 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
Cllr E Marks
Cllr N Rusbridger (P)
Cllr M Willoughby (Vice-Chairman) (P)

Also present: 11 members of the public and Lydia Merriman,
Deputy Clerk to the Council.

221/18P **Apologies:** Apologies were received from Cllr Marks and Cllr Morphett. **Noted.**

222/18P **Declarations of Interest:** Cllr Andreoli declared a personal and prejudicial interest in the application relating to 5 The Meadow as he is a neighbour of the applicant. Cllr Rusbridger declared a personal and prejudicial interest in the application relating to 29 Maple Drive and Cllr Brown also declared a personal and prejudicial interest in the application relating to Parklands Business Park, Technology House. **Noted.**

223/18P **Minutes of Previous Meeting:** The Minutes of the meeting held on 18th April 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.**

224/18P **Public Participation:** At 7.33pm the meeting recessed into open forum to allow questions and comments from members of the public. The meeting re-convened at 7.45pm.

225/18P **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 1, 4, 5, 6, 10, 2, 3, 7, 8 and 9.**

(1) Denmead

Ref No: Press advert date:
Case No: 18/00769/FUL Comments by: 8 May 2018
Date Valid: 29 March 2018 Decision due: 24 May 2018
Team: Case Officer: Lisa Booth
Applicant: Mr & Mrs Clark and Coulter
Proposal: Construction of 1 no: three bed and 1 no: four bed dwellings together with associated parking, landscaping, refuse and cycle storage.
Location: Rear of Meadowlea, Hambledon Road, Denmead
The Parish Council of Denmead, by a majority decision, raised **NO OBJECTION** to this proposal but would wish to see a condition attached that the proposed garage on Plot 2 is always to be retained, to prevent the road being further extended.

(4) Denmead

Ref No: PP-06867505 Press advert date:
Case No: 18/00864/FUL Comments by:
Date Valid: 19 April 2018 Decision due:
Team: 3_LAND Case Officer:
Applicant: Taylor Wimpey Southern Counties
Proposal: RETROSPECTIVE: Hard-surfacing of landscape area to widen shared access-way to ease vehicle manoeuvrability.
Location: Land at Old Park Farm, Wimpey Site, Part of West of Waterlooville MDA, Hambledon Road, Denmead

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

(5) Denmead
Ref No: Press advert date:
Case No: 18/00943/HOU Comments by: 11 May 2018
Date Valid: 17 April 2018 Decision due: 12 June 2018
Team: 1_NTH Case Officer: Mrs Jill Lee
Applicant: Mr and Mrs Hewitt
Proposal: Single Storey Rear Extension
Location: 19 Ayrshire Road, Waterlooville, PO7 7TT
The Parish Council of Denmead, by a unanimous decision, raised **NO OBJECTION** to this proposal.

(6) Denmead
Ref No: Press advert date:
Case No: 18/00843/FUL Comments by: 15 May 2018
Date Valid: 17 April 2018 Decision due: 12 June 2018
Team: VANS Case Officer: Liz Marsden
Applicant: Mr Malcolm Gauntlett
Proposal: New second floor to form 3 flats with associated refuse and cycles stores and parking.
Location: Parklands Business Park, Technology House, Forest Road, Denmead, PO7 6XP
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 Policy 3 and 4 of the Denmead Neighbourhood Plan 2011-2031, which states a building height of no more than 2 storeys should be used and that land at Parklands Business Park should confine its applications to the smaller units on the site which are complementary and employment-based. This proposal clearly does not comply with these policies. Members also raised their concerns about the insufficient parking.
Cllr Brown having previously declared a personal and prejudicial interest in the above application, took no part in either the debate or vote.

(10) Denmead
Ref No: Press advert date:
Case No: 18/01113/HOU Comments by: 25 May 2018
Date Valid: 2 May 2018 Decision due: 27 June 2018
Team: Case Officer: Jane Burton
Applicant: Mr Chris Warren
Proposal: Removal of conservatory and construction of a single storey rear extension
Location: 5 The Meadow, Denmead, PO7 6YJ
The Parish Council of Denmead, by a unanimous decision, raised **NO OBJECTION** to this proposal.
Cllr Andreoli having previously declared a personal and prejudicial interest in the above application, vacated the room before discussion and voting commenced.

(2) Denmead
Ref No: Press advert date:
Case No: 18/00818/HOU Comments by: 11 May 2018
Date Valid: 29 March 2018 Decision due: 24 May 2018
Team: Case Officer: Marge Ballinger
Applicant: Mrs Debbie Simmons
Proposal: 1) Adding a small single storey side extension to a bedroom to allow for a larger master bedroom and storage.
2) Adding a small porch to a single storey extension.
Location: 29 Maple Drive, Denmead, PO7 6QQ
The Parish Council of Denmead, by a unanimous decision, raised **NO OBJECTION** to this proposal.
Cllr Rusbridger having previously declared a personal and prejudicial interest in the above application, took no part in either the debate or vote.

(3) Denmead
 Ref No: Lawful Development Certificate Press advert date:
 Case No: 18/00623/LDP Comments by: 4 June 2018
 Date Valid: 9 April 2018 Decision due: Not Available
 Team: VANS Case Officer: Curtis Badley
 Applicant: Mr and Mrs Evans
 Proposal: Single storey rear extension. First and second floor loft conversion to include the insertion of roof lights within the rear elevation.
 Location: Brownside, Ervills Road, Worlds End, Hambledon, PO7 4QU
 The Parish Council of Denmead, by a unanimous decision, raised an **OBJECTION** to this proposal, citing the contravention of Policy 3 4.40 of the Denmead Neighbourhood Plan 2011-2031, which states a building height of no more than 2 storeys should be used.

(7) Denmead
 Ref No: Press advert date:
 Case No: 18/00917/FUL Comments by: 22 May 2018
 Date Valid: 13 April 2018 Decision due: 8 June 2018
 Team: Case Officer: Robert Green
 Applicant: Mr Huu Binh Le
 Proposal: Replacement dwelling, detached garage and outdoor swimming pool.
 Location: Forest Farm, Church Road, Newtown, Fareham, PO17 6LL
 The Parish Council, by a unanimous decision, raised **NO OBJECTION** to this proposal but would ask if consideration would be made to re-position the proposed site and location plan, in relation to the neighbour's concerns.

(8) Denmead
 Ref No: Press advert date:
 Case No: 18/01009/PNACOU Comments by: 25 May 2018
 Date Valid: 24 April 2018 Decision due: 19 June 2018
 Team: Case Officer: Jane Burton
 Applicant: Mr Stephen Cooper
 Proposal: Change of use of Agricultural Barn to Domestic Dwelling
 Location: Hoe Moor Farm, Bunns Lane, Hipley, Hambledon, Waterlooville
 The Parish Council, by a unanimous decision, raised **NO OBJECTION AND SUPPORT** this proposal.

(9) Denmead
 Ref No: Press advert date:
 Case No: 18/00692/TPO Comments by: 22 May 2018
 Date Valid: 15 March 2018 Decision due: 10 May 2018
 Team: VANL Case Officer: Mr Ivan Gurdler
 Applicant: Denmead Parish Council
 Proposal: T1436-Beech Crown reduce tree over footway and adjacent property by 3m due to decay within main stem of tree. T1444 (Turkey Oak) – Remove 1 x lowest large limb over footway and crown reduce canopy on western side of tree by 2-3m due to significant decay.
 Location: Ashling Pavilion, Southwick Road, Denmead, PO7 6LA
 The Parish Council, by a unanimous decision, raised **NO OBJECTION** to this proposal.

- 226/18P** **Decisions Received:** A list of decisions by Winchester City Council had been received and copied to members for their information. **Noted.**
- 227/18P** **Outstanding Matters and Matters Arising:** There were no outstanding matters or matters arising to be considered. **Noted.**
- 228/18P** **Correspondence:** There was no separate correspondence to consider. **Noted.**
- 229/18P** **West of Waterlooville Major Development Area:** Cllr Langford-Smith reported to members that a meeting had been held on 8th May 2018 in relation to the transfer and management of open space land. **Noted.**
- 230/18P** **New Planning Applications:** There were no new applications received. **Noted.**
- 231/18P** **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 8.47pm

**The next scheduled meeting of this Committee
will be held in The Old School, School Lane, Denmead
at 7.30 pm on Wednesday 30th May 2018**

Signed: _____ **Date:** _____

PUBLIC SESSION ~ Planning Committee Meeting 9th May 2018

(1) Denmead
Ref No: Press advert date:
Case No: 18/00769/FUL Comments by: 8 May 2018
Date Valid: 29 March 2018 Decision due: 24 May 2018
Team: Case Officer: Lisa Booth
Applicant: Mr & Mrs Clark and Coulter
Proposal: Construction of 1 no: three bed and 1 no: four bed dwellings together with associated parking, landscaping, refuse and cycle storage.
Location: Rear of Meadowlea, Hambledon Road, Denmead

Mrs Coulter, one of the applicants, addressed members of the committee by explaining the development up the hill from them has recently been approved and that has therefore given them the opportunity to put in their own planning application. Mrs Coulter said their wish to build a smaller retirement place for themselves on their existing land means they can remain living in the same place. She said their plans are in keeping with the surrounding area and she requested members would look favourably upon their application.

Mr and Mrs Clark spoke of their wish to lessen their garden so it will be easier to manage. Mrs Clark said they have refused previous requests to sell their land as they have always wished to stay where they are.

(4) Denmead
Ref No: PP-06867505 Press advert date:
Case No: 18/00864/FUL Comments by: 11 May 2018
Date Valid: 19 April 2018 Decision due: 14 June 2018
Team: 3 LAND Case Officer: Mrs Jill Lee
Applicant: Taylor Wimpey Southern Counties
Proposal: RETROSPECTIVE: Hard-surfacing of landscape area to widen shared access-way to ease vehicle manoeuvrability.
Location: Land at Old Park Farm, Wimpey Site, Part of West of Waterlooville MDA, Hambledon Road, Denmead.

Mrs Turner, who lives in one of the properties near the site, introduced herself to members by giving her view that without the additional extension, carparking was far too difficult. She said that previously no vehicles could get in to the car port. Two other neighbours present also spoke about how the road was previously too narrow for vehicles to pass and how reversing was practically impossible. It was mentioned that although the greenspace has been reduced, it is still a good useable space, allowing their children to safely ride up and down on their bikes and scooters.

(5) Denmead
Ref No: Press advert date:
Case No: 18/00943/HOU Comments by: 11 May 2018
Date Valid: 17 April 2018 Decision due: 12 June 2018
Team: 1_NTH Case Officer: Mrs Jill Lee
Applicant: Mr and Mrs Hewitt
Proposal: Single Storey Rear Extension
Location: 19 Ayrshire Road, Waterlooville, PO7 7TT

The applicant, Mrs Hewitt, stated that the rear extension would not be at all visible from the road.

(6) Denmead

Ref No:		Press advert date:	
Case No:	18/00843/FUL	Comments by:	15 May 2018
Date Valid:	17 April 2018	Decision due:	12 June 2018
Team:	VANS	Case Officer:	Liz Marsden
Applicant:	Mr Malcolm Gauntlett		
Proposal:	New second floor to form 3 flats with associated refuse and cycles stores and parking.		
Location:	Parklands Business Park, Technology House, Forest Road, Denmead, PO7 6XP		

Mrs Gibson, a local business director, introduced herself to members. Mrs Gibson told committee that she is against the changing nature of Parklands Business Park as she has concerns about the risk to potential jobs with more residential properties being built. She also expressed her concerns about road safety, especially with children on the estate running around. She pointed out that access in this area is already difficult for lorries to manoeuvre, without the further addition of vehicles to the site.

Mrs Gibson also wished to direct Councillors to correspondence sent from Gibson Whitter, (a copy of which had been received by DPC), in which their strong objections to the planning application were expressed.

(7) Denmead

Ref No:		Press advert date:	
Case No:	18/00917/FUL	Comments by:	22 May 2018
Date Valid:	13 April 2018	Decision due:	8 June 2018
Team:		Case Officer:	Robert Green
Applicant:	Mr Huu Binh Le		
Proposal:	Replacement dwelling, detached garage and outdoor swimming pool.		
Location:	Forest Farm, Church Road, Newtown, Fareham, PO17 6LL		

A letter of objection from neighbours Mrs and Mrs Carss, was read out which detailed concerns over the plan of the development being built significantly nearer their boundary. Mr Carss noted that the front of the property, and in particular the upstairs windows would look directly into their front garden and overlook their swimming pool and the North elevation would dominate their back garden.

Their wish therefore is that the rebuild would be more centrally in the garden / paddock. It was requested that committee members would consider these comments and then forward them to WCC.

(10) Denmead

Ref No:		Press advert date:	
Case No:	18/01113/HOU	Comments by:	25 May 2018
Date Valid:	2 May 2018	Decision due:	27 June 2018
Team:		Case Officer:	Jane Burton
Applicant:	Mr Chris Warren		
Proposal:	Removal of conservatory and construction of a single storey rear extension		
Location:	5 The Meadow, Denmead, PO7 6YJ		

The applicant, Mr Warren, introduced himself. He explained that the new brick extension would provide a bigger family area.

Having previously declared a personal and prejudicial interest in the above application, Cllr Andreoli wished to speak to committee as a member of the public. He said that as a neighbour, he had no objection to this proposal.