

PARISH COUNCIL OF DENMEAD



MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON  
WEDNESDAY 1<sup>st</sup> August 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 (P)  
Cllr E Marks  
Cllr R Pearson (P)  
Cllr N Rusbridger  
Cllr M Willoughby (Vice-Chairman)

Also present: 3 members of the public and Lydia Merriman,  
Deputy Clerk to the Council.

- 039/19P** Apologies: Apologies were received from Cllr Rusbridger and Cllr Willoughby. **Noted.**
- 040/19P** Declarations of Interest: Cllr Andreoli declared a personal and prejudicial interest in the application relating to 11 Creech view, Denmead as he is a friend of the applicant. **Noted.**
- 041/19P** Minutes of Previous Meeting: The Minutes of the meeting held on 11<sup>th</sup> July 2018 were submitted for approval. **It was RESOLVED that the Minutes be accepted as an accurate record, subject to a minor amendment being made to change the case reference number to the Planning Application relating to 2 Gloucestershire Way, Waterlooville. The minutes were duly signed by the Chairman of the meeting.**
- 042/19P** Public Participation: At 7.35pm the meeting recessed into open forum to allow questions and comments from members of the public. The meeting re-convened at 7.38pm.
- 043/19P** 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: 2, 4, 9, 1, 3, 5, 6, 7 and 8.**

(2) Denmead  
Ref No: PP-07049258 Press advert date:  
Case No: 18/01475/HOU Comments by: 3 August 2018  
Date Valid: 15 June 2018 Decision due: 10 August 2018  
Team: Case Officer: Curtis Badley  
Applicant: Mr and Mrs Rothery  
Proposal: Demolition of existing rear extensions and construction of new single storey glass extension with flat roof; widening of access and associated external works.  
Location: Mark Lye, Uplands Road, Denmead, PO7 6HE  
The Parish Council of Denmead, by a unanimous decision, raised **NO OBJECTION** to this proposal.

(4) Denmead  
Ref No: PP-07069326 Press advert date:  
Case No: 18/01518/HOU Comments by: 9 August 2018  
Date Valid: 20 June 2018 Decision due: 15 August 2018  
Team: Case Officer: Nicola Clayton  
Applicant: Mr and Mrs J Tucker  
Proposal: Single storey rear extension.  
Location: 12 Little Corner, Denmead, PO7 6XL  
The Parish Council of Denmead, by a unanimous decision, raised **NO OBJECTION** to this proposal.

(9) Denmead  
Ref No: PP-07093984 Press advert date:  
Case No: 18/01608/HOU Comments by: 15 August 2018  
Date Valid: 29 June 2018 Decision due: 24 August 2018  
Team: Case Officer: Nicola Clayton  
Applicant: Mr and Mrs Dorking  
Proposal: Proposal to convert part of existing garage into family room.  
Location: 11 Creech View, Denmead, PO7 6SU

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, took no part in either the debate or vote.**

(1) Denmead  
Ref No: PP-07049738 Press advert date:  
Case No: 18/01457/FUL Comments by: 20 July 2018  
Date Valid: 14 June 2018 Decision due: 9 August 2018  
Team: Case Officer: Liz Marsden  
Applicant: Mr Alan Weir  
Proposal: Erection of agricultural barn.  
Location: Hipley, Hipley House, Fareham Road, Hambledon, PO7 4QY

The Parish Council of Denmead, by a unanimous decision, raised an **OBJECTION** to this proposal on the grounds that the erection of an agricultural barn would be situated in a flood plain and that with this in mind, there was misleading information on the planning application. **Denmead Parish Council would wish to see a condition attached to any permission, to ensure that the agricultural barn shall only be used as an ancillary barn for Hipley House and shall not be used as a separate dwelling unit, in perpetuity.**

(3) Denmead  
Ref No: PP-07050106 Press advert date:  
Case No: 18/01460/HOU Comments by: 3 August 2018  
Date Valid: 13 June 2018 Decision due: 8 August 2018  
Team: Case Officer: Curtis Badley  
Applicant: Mr L Jackson  
Proposal: Proposed roof and front dormer window extension.  
Location: 5 Martin Avenue, Denmead, PO7 6NS

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

(5) Denmead  
Ref No: PP-07076848 Press advert date:  
Case No: 18/01560/HOU Comments by: Not Available  
Date Valid: 9 July 2018 Decision due: 3 September 2018  
Team: Case Officer: Curtis Badley  
Applicant: Mr and Mrs Evans  
Proposal: (Part Retrospective) Proposed single storey rear extension  
Location: Brownsides, Ervills Road, Worlds End, Hambledon, PO7 4QU

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

(6) Denmead  
 Ref No: Press advert date:  
 Case No: 18/01703/TPO Comments by: Not Available  
 Date Valid: 16 July 2018 Decision due: 10 September 2018  
 Team: Case Officer: Claire Jakeman  
 Applicant: Denmead Parish Council  
 Proposal: Oak (T1) on plan – to reduce the crown on the lower two limbs only by 3 metres to prevent the tree coming into contact with the house at 33 The Willows and to keep the branches clear of The Willows greenway. We do not propose to reduce the upper part of the tree.  
 Location: 33 The Willows, Denmead, PO7 6YB  
 The Parish Council of Denmead, by a unanimous decision, raised **NO OBJECTION** to this proposal.

(7) Denmead  
 Ref No: Press advert date:  
 Case No: 18/01704/TPO Comments by: Not Available  
 Date Valid: 16 July 2018 Decision due: 10 September 2018  
 Team: Case Officer: Claire Jakeman  
 Applicant: Denmead Parish Council  
 Proposal: Oak (3) on plan – to reduce the crown on the lower two limbs only by 3 metres to prevent the tree coming into contact with the houses at 7 and 10 The Willows and keep branches clear of the public footway at The Willows greenway and to remove deadwood.  
 Location: 10 The Willows, Denmead, PO7 6YB  
 The Parish Council of Denmead, by a unanimous decision, raised **NO OBJECTION** to this proposal.

(8) Denmead  
 Ref No: PP-07079229 Press advert date:  
 Case No: 18/01562/TPO Comments by: Not Available  
 Date Valid: 17 July 2018 Decision due: 11 September 2018  
 Team: Case Officer: Mr Ivan Gurdler  
 Applicant: Mr Terry Higgins  
 Proposal: Oak (T1) – crown lift on driveway side and dead wood to reduce excessive debris, making a safer space beneath for foot traffic which includes young children and also reduce damage to cars which also park in the driveway. I believe the tree is roughly 25m in height. We plan to complete a 20m crown lift, resulting in a 40% reduction to the tree on the driveway side. 10% canopy thin to remove any potentially problematic branches for additional light increase inside the tree.  
 Location: Beresford House, Thompsons Lane, Denmead, PO7 6NB  
 The Parish Council of Denmead, by a unanimous decision, raised a **STRONG OBJECTION** and cited the following reason: It was considered that there is no requirement for any amount of work to be carried out on this tree, apart from the removal of dead wood. It was also noted that this is a significant tree in the street scene, and as such should remain unaltered. The proposed tree work will unbalance the tree, making it unsafe in the future and potentially send the tree into shock.  
**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.**

**044/19P** **Decisions Received:** A list of decisions by Winchester City Council had been received and copied to members for their information. **Noted.**

**045/19P** **Outstanding Matters and Matters Arising:**  
 (a) **Winchester District Traveller DPD Examination – Arrangements for the Examination:** Further correspondence had been received from WCC to advise that the dates of the hearings which will be conducted by the Inspector, have been changed and will now take place on Monday 3<sup>rd</sup> September 2018 starting at 10.00am and Tuesday 4<sup>th</sup> September 2018, with a reserve date of Wednesday 5<sup>th</sup> September 2018 at WCC Offices at the Guildhall. **It was NOTED that no-one on the Committee was able to attend the hearings but DPC should request the results, which would be circulated to members once received.**

- (b) Winchester Local Plan 2036: Further correspondence had been received from WCC to advise that a number of consultations are now live and can be viewed on the WCC webpage. As part of the process of preparing an updated Local Plan, WCC has invited DPC and members of the public to respond with their views, either by submitting online or by completing questionnaires before 21<sup>st</sup> September 2018. Cllr Langford-Smith reminded members that the Winchester Local Plan 2036 will inevitably have an impact on the Denmead Neighbourhood Plan and it was therefore recommended that residents are made aware of the implications. It was confirmed that a link is now available on the front page of DPC website so that a quick response of views from the public can be submitted to WCC. **It was suggested by Cllr Langford-Smith and Cllr Andreoli that a Q.R Code would be developed and put on the DPC website to enable easy access of the questionnaire and all related documents to the public. This was AGREED by members that the Deputy Clerk would implement.**  
Cllr Brown also suggested to members that the Winchester Local Plan 2036 should be advertised on DPC's stand at the Denmead Horticultural Society Show on Saturday 18<sup>th</sup> August 2018. **It was further AGREED that WCC paper questionnaires would also be printed for distribution on the day.**
- (c) Case no: 17/00335/FUL ~ Land Bounded by Tanners Lane, Kidmore Lane and Anmore Road, Denmead: Members were informed of a meeting held on 17<sup>th</sup> July 2018 at WCC with the case officer, in respect of the permitted planning and commencement of the future development. **It was unanimously RESOLVED that retrospective approval be given for the attendance as an approved duty by Cllr Langford-Smith, Cllr Andreoli and Lydia Merriman, Deputy Clerk.**

046/19P

**Correspondence:**

- (a) Consultation: Bye Laws on Sites of Special Scientific Interest (SSSI's): Correspondence had been received from National Association of Local Councils (NALC) to inform of a recently issued consultation on bye laws on sites of special interest (SSSI's) by Natural England. NALC had requested assistance from DPC to provide thoughts on the consultation questions.  
Committee members discussed the implications of the SSSI's Consultation and it was noted by Cllr Morphet that it appears to be a protracted process. Cllr Langford-Smith encouraged members to read from the link provided by NALC and to comment, as necessary. She also requested that the Deputy Clerk flag the consultation to Cllr Rusbridger, as he has an interest in such matters. **Noted.**

047/19P

- (b) Case no: 18/01402/HOU ~ 3 The Tithe, Denmead: Correspondence had been received from both the Applicant and Case Officer at WCC in relation to amended plans, which showed that they will now accommodate the 3 required car parking spaces to the front of the dwelling. The Parish Council of Denmead considered all the facts of the matter and by a unanimous decision, raised **NO OBJECTION** to the new proposal. **It was RESOLVED that the Deputy Clerk would therefore submit the decision of The Parish Council of Denmead to both the Applicant and WCC Planning.**  
**Cllr Morphet having previously declared a personal and prejudicial interest in the above application, took no part in either the debate or vote.**

048/19P

**Revised National Planning Policy Framework (NPPF)**: The Chairman informed committee members of the significance of the finalised version of the revised National Policy Framework (NPPF) which had been issued and published by the Ministry of Housing, Communities and Local Government on 24<sup>th</sup> July 2018. Cllr Langford-Smith strongly advised all members to read the revised NPPF and she told all those present that its entire content will have to be taken into consideration when revising the Denmead Neighbourhood Plan. **Noted.**

049/19P

**West of Waterlooville Major Development Area**: There was no new information to report. **Noted.**

050/19P

**New Planning Applications**: There were three new applications received. **Noted.**

051/19P

**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 8.35pm

**The next scheduled meeting of this Committee  
will be held in The Old School, School Lane, Denmead  
at 7.30 pm on Wednesday 22<sup>nd</sup> August 2018**

**Signed:** \_\_\_\_\_ **Date:** \_\_\_\_\_

## PUBLIC SESSION ~ Planning Committee Meeting 1<sup>st</sup> August 2018

(2) Denmead  
Ref No: PP-07049258 Press advert date:  
Case No: 18/01475/HOU Comments by: 3 August 2018  
Date Valid: 15 June 2018 Decision due: 10 August 2018  
Team: Case Officer: Curtis Badley  
Applicant: Mr and Mrs Rothery  
Proposal: Demolition of existing rear extensions and construction of new single storey glass extension with flat roof; widening of access and associated external works.  
Location: Mark Lye, Uplands Road, Denmead, PO7 6HE

Mr Rothery, the Applicant, informed committee members that he had consulted with both of his direct neighbours and they had expressed no concerns about his planning proposal. He therefore felt that their extension should not affect his neighbours at all.

(4) Denmead  
Ref No: PP-07069326 Press advert date:  
Case No: 18/01518/HOU Comments by: 9 August 2018  
Date Valid: 20 June 2018 Decision due: 15 August 2018  
Team: Case Officer: Nicola Clayton  
Applicant: Mr and Mrs J Tucker  
Proposal: Single storey rear extension.  
Location: 12 Little Corner, Denmead, PO7 6XL

Mr Tucker, the Applicant, introduced himself to committee members and wished to explain briefly about what his planning proposal entailed, in relation to the submitted plans.

CLlr Langford-Smith read out an email to members which had been received from a neighbour. Ms Pepe Chisenga wished to comment that the proposed extension would block the sun from her garden and therefore would reduce the value of her own property.

(9) Denmead  
Ref No: PP-07093984 Press advert date:  
Case No: 18/01608/HOU Comments by: 15 August 2018  
Date Valid: 29 June 2018 Decision due: 24 August 2018  
Team: Case Officer: Nicola Clayton  
Applicant: Mr and Mrs Dorking  
Proposal: Proposal to convert part of existing garage into family room.  
Location: 11 Creech View, Denmead, PO7 6SU

Mr Dorking, the Applicant, advised members that he wished to be present at the meeting in order to clarify the two following points, in relation to his planning application:

- Mr Dorking wished to inform those present that three out of the six identical properties in his road have already had similar conversions to their garages.
- He also wished to point out that he was aware of the Planning Standards for Residential Developments in relation to Policy DM17 in Winchester District Local Plan Part 2. He therefore wanted to reassure DPC that provision has been made in the plans to enable 3 parked cars on the driveway plus an additional space will remain in the existing part of the garage.