

PARISH COUNCIL OF DENMEAD

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON
WEDNESDAY 3rd October 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)
Cllr M Willoughby (Vice-Chairman) (P)

Also present: 5 members of the public and Lydia Merriman,
Deputy Clerk to the Council.

082/19P Apologies: Apologies were received from Cllr Morphett. **Noted.**

083/19P Declarations of Interest: There were no declarations of interests received. **Noted.**

084/19P Minutes of Previous Meeting: The Minutes of the meeting held on 12th September 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.**

085/19P 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 7.40pm.

086/19P 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, 3, 1, 4, 5, 6 and 7.**

(2) Denmead
Ref No: PP-07258952 Press advert date:
Case No: 18/02101/HOU Comments by: 4 October 2018
Date Valid: 6 September 2018 Decision due: 1 November 2018
Team: Case Officer: Curtis Badley
Applicant: Mr and Mrs Alex Bennett
Proposal: Alterations to existing roof, including proposed construction of rear dormer windows, installation of front velux windows and hip to gable enlargement.
Location: 1 Mount Pleasant, Furzeley Road, Denmead, PO7 6TY
The Parish Council of Denmead, by a unanimous decision, raised an **OBJECTION** to this proposal and cited the following reason that 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.

(3) Denmead
Ref No: PP-07152636 Press advert date:
Case No: 18/01903/HOU Comments by: 6 October 2018
Date Valid: 6 August 2018 Decision due: 1 October 2018
Team: Case Officer: Nicola Clayton
Applicant: Mrs June Burns
Proposal: Garage Conversion.
Location: 65 Hatchmore Road, Denmead, PO7 6TE
The Parish Council of Denmead, by a unanimous decision, raised an **OBJECTION** to this proposal on the grounds of insufficient parking, citing the contravention of Parking Standards for Residential Developments in relation to Policy DM17 in Winchester District Local Plan Part 2, which states that 4 parking spaces are required for a four-bedroom dwelling. Highway safety is also a concern, in relation to Policy DM17 which states that "parking should allow for access to, and movement within, the site in a safe and effective manner, having regard to the amenities of occupiers of the site and adjacent land and to the requirements of the emergency services..."

(1) Denmead
 Ref No: PP-07157455 Press advert date:
 Case No: 18/01876/HOU Comments by: 4 October 2018
 Date Valid: 12 September 2018 Decision due: 7 November 2018
 Team: Case Officer: Curtis Badley
 Applicant: Mr Rupert Ford
 Proposal: Demolition of existing garage and erection of garage with ancillary accommodation within the roof space.
 Location: Hope Cottage, Bunns Lane, Hipley, Hambledon, PO7 4QY
 The Parish Council of Denmead, by a unanimous decision, raised a **STRONG OBJECTION** to this proposal and cited the following reasons:

- The proposed large building would be severely detrimental to this important part of the countryside environment and character of Denmead. This has been recognised in previous planning decisions made by WCC since 2004 (vis 04/00217/COU). Members also consider that the proposed erection of garage with ancillary accommodation would have a detrimental effect to the street scene and has the potential to provide accommodation in a countryside location.
- Winchester District Local Plan Part 2, Policy DM14 states under Local Distinctiveness that “developments should respect the qualities, features and characteristics that contribute to the distinctiveness of the local area.” The Parish Council of Denmead views this proposal as a contravention in conserving the distinctive character of the area.

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.

(4) Denmead
 Ref No: Not Available Press advert date:
 Case No: 18/01933/HOU Comments by: 12 October 2018
 Date Valid: 17 August 2018 Decision due: 12 October 2018
 Team: Case Officer: Marge Ballinger
 Applicant: Mr and Mrs S Griffin
 Proposal: Single storey rear extension and garage extension. (Loft conversion permitted development).
 Location: 4 Hambledon Road, Denmead, PO7 6QG
 The Parish Council of Denmead, by a majority decision, raised **NO OBJECTION** to this proposal.

(5) Denmead
 Ref No: PP-07189476 Press advert date:
 Case No: 18/01906/LDP Comments by: Not Available
 Date Valid: 25 September 2018 Decision due: 20 November 2018
 Team: Case Officer: Liz Marsden
 Applicant: Miss Charlotte Wilson
 Proposal: We are proposing to convert the current car port into a Utility Room and in doing so extend the current secondary access creating a small porch. Proposed plans included.
 Location: Hill Barn, Hambledon Road, Denmead, PO7 6HB
 The Parish Council of Denmead, **NOTED** this proposal.

(6) Denmead
 Ref No: PP-07256372 Press advert date:
 Case No: 18/02082/TPO Comments by: Not Available
 Date Valid: 4 September 2018 Decision due: 30 October 2018
 Team: Case Officer: Claire Jakeman
 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.
 T2 (Oak) Oak tree is leaning, 2m reduction to release top heavy weight, taken back to pruning nodes.
 T3 (Oak) Oak tree leaning, 2m reduction to release top heavy weight, taken back to pruning nodes.
 T4 (Oak) Oak tree leaning, 2m reduction to release top heavy weight, taken back to pruning nodes.
 T5 (Oak) Oak tree 70% - 80% dead reduce to live pruning point and removal of dead wood.
 Location: The Grounds, Hambledon Road, Denmead, PO7 6ES
 The Parish Council of Denmead, by a unanimous decision, raised **NO OBJECTION** to this proposal.

(7) Denmead
 Ref No: PP-07215761 Press advert date:
 Case No: 18/01972/HOU Comments by: 16 October 2018
 Date Valid: 16 August 2018 Decision due: 11 October 2018
 Team: Case Officer: Marge Ballinger
 Applicant: Mr and Mrs Paul Williams
 Proposal: Proposed single storey rear extension with external alterations including side canopy.
 Location: 2 Pond Piece, Denmead, PO7 6UZ
 The Parish Council of Denmead, by a unanimous decision, raised **NO OBJECTION** to this proposal.

087/19P **Decisions Received:** A list of decisions by Winchester City Council had been received and copied to members for their information. **Noted.**

088/19P **Outstanding Matters and Matters Arising:** There were no outstanding matters or matters arising to be considered. **Noted.**

089/19P **Correspondence:**

(a) **Neighbourhood Planning Guidance:** Correspondence had been received from Head of Strategic Planning at WCC to inform of a document recently amended by the Government, showing changes in sections dated September 2018. **Cllr Langford-Smith advised committee members to access the latest information at <https://www.gov/guidance/neighbourhood-planning--2> Noted.**

090/19P (b) **South Downs National Park Authority Parish Workshops ~ Autumn 2018:** Correspondence had been received from South Downs National Park Authority inviting Parish Councillors to attend Parish Workshops in November 2018, in relation to the review of the Partnership Management Plan. **It was NOTED that no-one on the Committee was able to attend.**

091/19P (c) **WCC Planning Report and Briefing Events:** Correspondence had been received from WCC, inviting Parish Councillors and staff to attend a Planning Event held on Monday 8th October 2018 at Jubilee Hall, Little Shore Lane, Bishops Waltham. The Vice Chairman informed members that this event was discussed at the Southern Parishes meeting last month but had been postponed as the nature was not clear. The Chairman had already attended the meeting of the review of Planning Service for WCC and now that the Planning Event Agenda had been issued, which is a feedback events rather than a training one, she encouraged members to attend, as WCC aim to work together with local parishes in order to provide the best planning service for all of the district. **It was unanimously RESOLVED that approval be given for the attendance as an approved duty by Cllrs Langford-Smith, Brown, Rusbridger and the Deputy Clerk.**

092/19P **West of Waterlooville Major Development Area:** There was no new information to report. **Noted.**

093/19P Matters Relating to Building Developments within the Parish:

(a) Carpenter's Field Development: The Chairman provided an account to members of the correspondence received from WCC Address Management, in relation to their proposed amendments to DPC's suggested street names. After much discussion and debate by members, it was **RESOLVED** that the Deputy Clerk should reply to WCC requesting that DPC's proposed road names should be respected, as they are in keeping with the rest of Denmead, of which examples should be provided. It is also the wish of committee members to ensure that the new roads built on the development are kept as distinct parcels, rather than giving the feel of an estate.

094/19P New Planning Applications: There was one new application received. **Noted.**

095/19P 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 8.50pm

**The next scheduled meeting of this Committee
will be held in The Old School, School Lane, Denmead
at 7.30 pm on Wednesday 24th October 2018**

Signed: _____ **Date:** _____

PUBLIC SESSION ~ Planning Committee Meeting 3rd October 2018

(3) Denmead
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Team: Case Officer: Nicola Clayton
Applicant: Mrs June Burns
Proposal: Garage Conversion.
Location: 65 Hatchmore Road, Denmead, PO7 6TE

Mr and Mrs Martin introduced themselves to the Chairman as neighbours of the Applicant and requested that their concerns should be considered.

Cllr Langford-Smith proceeded to read Mr and Mrs Martin's letter, in which they based their strong objections on an increase of noise, residential amenity, traffic and highways, road safety and insufficient access due to a lack of parking.

(1) Denmead
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Applicant: Mr Rupert Ford
Proposal: Demolition of existing garage and erection of garage with ancillary accommodation within the roof space.
Location: Hope Cottage, Bunns Lane, Hipley, Hambledon, PO7 4QY

Cllr Langford-Smith read to members correspondence of support from a neighbour. Mr Bradley stated that the existing garage "is an eyesore and the proposals for a new garage/annex is far more in keeping with the surrounding area and will visually improve the stretch of Bunns Lane passing Hope Cottage." Mr Bradley requested that Council take his comments "as our full support of the above application."

A letter submitted by Stuart Dunbar-Dempsey from the Landscape Team at WCC, was also read out to members by the Chairman. In his correspondence he gave concern about the new proposal, which he believes would be too large "in a prominent location beside the lane (and) will risk urbanising the character and appearance of the area." He quoted from the WCC Local Plan Part 2 in which "*development should respect the qualities, features and characteristics that contribute to the distinctiveness of the local area.*" Mr Dunbar-Dempsey concluded that the proposal is not considered in his opinion to conserve or enhance the distinctive character of the area.