

PARISH COUNCIL OF DENMEAD



MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON
WEDNESDAY 12th September 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 (P)
Cllr M Willoughby (Vice-Chairman)

Also present: 9 members of the public and Lydia Merriman,
Deputy Clerk to the Council.

067/19P Apologies: Apologies were received from Cllrs Marks and Willoughby. **Noted.**

068/19P Declarations of Interest: There were no declarations of interests received. **Noted.**

069/19P Minutes of Previous Meeting: The Minutes of the meeting held on 22nd August 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.**

070/19P 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 7.52pm.

071/19P 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: 4, 5, 1, 2 and 3.**

(4) Denmead
Ref No: PP-07163750 Press advert date:
Case No: 18/01810/LDP Comments by: Not Available
Date Valid: 28 August 2018 Decision due: 23 October 2018
Team: Case Officer: Marge Ballinger
Applicant: Mr Karl Seddon
Proposal: Construction of a single storey extension to the side of the property using similar materials to the main house and incorporating Velux roof windows. Dimensions are 2.7m wide x 8.1m deep. Roof 3.9m maximum height and 2.4m maximum to eaves (amended proposal).
Location: 29 Hilda Gardens, Denmead, PO7 6PQ

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

(5) Denmead
 Ref No: Not Available Press advert date:
 Case No: 18/01806/FUL Comments by: 24 September 2018
 Date Valid: 27 July 2018 Decision due: 21 September 2018
 Team: Case Officer: Robert Green
 Applicant: Mr J Chambers
 Proposal: Proposed use of first-floor mezzanine of (northwest) agricultural storage building for office purposes (Class B1) and resurfacing of existing access drive.
 Location: Meadows Farm, Ervills Road, Worlds End, Hambledon, PO7 4QU
 The Parish Council of Denmead, by a majority decision, raised a **STRONG OBJECTION** to this proposal and cited the following reasons:

- The proposed 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).
- Worlds End is a small hamlet which should be preserved as such and therefore committee members would wish to see the barn only being used for agricultural necessity, in relation to Policy No. CE 17 in Part 1 of the WCC Local Plan.
- The proposed change of use/conversion of the agricultural barn to an employment-generated premises is also not in keeping within Winchester District Local Plan Part 1, Policy MTRA 4, which states that “Development proposed in accordance with this policy should not cause harm to the character and landscape of the area or neighbouring uses, or create inappropriate noise/light and traffic generation”. Members are concerned that potentially large maintenance highway vehicles may access the area during the proposed operational times of 6.30am – 9.00pm, which would cause a significant disturbance to local residents.
- Members do not wish lighting to be used at the premises during the proposed operational hours, as this would cause a disturbance to wildlife habitats. Winchester District Local Plan Part 1, Policy CP16, states “new development will be required to show how biodiversity can be retained, protected and enhanced through its design and implementation...” and seeks only to support development proposals if the benefits of the development clearly outweigh the harm to the habitat and/or species.
- In conclusion, Denmead Parish Council also wish to comment that the Planning Application does not show the existing excessive concrete which is in place around the barn and has also covered the trunk of a significant tree. The concern is that additional concrete may be added, thereby seriously threatening the life of a tree which has a Tree Preservation Order. “Development should not result in the loss or deterioration of special trees and the space required to support them in the long term”, as stated in Winchester District Local Plan Part 2, Policy DM23.

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.

(1) Denmead Southwick And Widley
 Ref No: Not Available Press advert date:
 Case No: 18/01836/PTH Comments by: Not Available
 Date Valid: 30 July 2018 Decision due: 24 September 2018
 Team: Case Officer: Liz Ellam
 Applicant: West of Waterlooville Development Ltd
 Proposal: Divert Footpath 29: Extending from Closewood Road at Newlands Farm, south across pasture and arable fields to Parish Boundary.
 Location: Berewood Phase 1, Hambledon Road, Denmead.
 The Parish Council of Denmead, **NOTED** this proposal.

(2) Denmead
 Ref No: PP-07168985 Press advert date:
 Case No: 18/01824/TPO Comments by: 7 September 2018
 Date Valid: 17 August 2018 Decision due: 12 October 2018
 Team: Case Officer: Stefan Kowalczyk
 Applicant: Mr Robin Wilson
 Proposal: Oak (T14) – Crown lift up to 3.5m above ground level.
 Location: Ashley, Thompsons Lane, Denmead, PO7 6NB
 The Parish Council of Denmead, by a unanimous decision, raised **NO OBJECTION** to this proposal.

(3) Denmead
 Ref No: Not Available Press advert date:
 Case No: SDNP/18/04423/HOUS Comments by: 20 September 2018
 Date Valid: 20 August 2018 Decision due: Not Available
 Team: Case Officer: Charlotte Fleming
 Applicant: Mr Julian Stoodley
 Proposal: Erection of two double garages, both of the same design of oak frames with barn hips and clay tiled roofs to match the existing house.
 Location: Harrogate House, Old Mill Lane, Lovedean, PO8 0SW
 The Parish Council of Denmead, by a unanimous decision, raised **NO OBJECTION** to this proposal.

072/19P **Decisions Received:** A list of decisions by Winchester City Council had been received and copied to members for their information. **Noted.**

073/19P **Outstanding Matters and Matters Arising:**
(a) Winchester City Council ~ Planning District Coach Tour: Members were reminded of a Planning District Coach tour which is to take place on Friday 5th October 2018 at 9.30am, led by WCC's Head of Development Management and Principal Officers in respect of analysing all completed development schemes. **It was unanimously RESOLVED that approval be given for the attendance as an approved duty by Cllrs Jones and Pearson.**

074/19P **Correspondence:**
(a) Forward Plan of Key Decisions: Correspondence had been received from WCC Planning to inform of The Forward Plan which is produced by the Council under the Local Authorities Regulations 2012. The purpose of the Plan is to give advance notice of Key Decisions to be made by the Cabinet, Cabinet Committees, Portfolio Holders or officers on its behalf. Both members of the Council and the public are given the opportunity of making their views known at the earliest stage. Cllr Langford-Smith reminded those present that The Forward Plan for October is now available for inspection on WCC's website and she therefore advised members to take a look at the significant key decisions. **Noted.**

075/19P **(b) Case no: 18/00164/FUL Denmead Caravan Park:** Correspondence had been received from WCC Planning to advise that the Planning application will be considered at the Planning Committee Meeting on 20th September 2018 at the Guildhall, The Broadway, Winchester. Cllr Langford-Smith reminded members that DPC raised an OBJECTION on 16th February 2018 to this planning proposal, on the grounds of insufficient parking spaces and the inadequate level of access provided by the road, as referred to in the refusal notice associated with the previous application 78/00717/OLD. The Chairman advised committee members that it is therefore important to attend the meeting in order to speak on behalf of DPC. **It was unanimously RESOLVED that approval be given for the attendance as an approved duty by Cllrs Andreoli and Jones.**

076/19P **West of Waterlooville Major Development Area:** There was no new information to report. **Noted.**

077/19P **Matters Relating to Building Developments within the Parish:**
(a) Carpenter's Field Development: The Chairman provided an account to members of the meeting which was recently held between DPC and Persimmon, the Developer. Specific concerns which were previously raised with the Case Officer at WCC, were then addressed directly with the Developer. These discussions proved to be very positive and Cllr Langford-Smith also informed

members of recent correspondence received from WCC Planning. She thereby reported the following updates in relation to Carpenter's Field Development:

- The Head of Development Management at WCC has now provided some points of clarification. The development requires Anmore Road to be realigned for a new junction to be created with Hambledon Road. The old section of Anmore Road will need to be suitably down graded and landscaped. These works have been approved by HCC as the highway authority. This space adjoins the Forest of Bere pub and has the potential to become an attractive sociable space.
- On the curve of the new village green, three Oak trees will replace the five Horse Chestnut trees, as requested by DPC.

- On completion of the site, a management company will be set up to maintain the common grounds. Each resident will pay a fee of £250 for the provision of services. It is hoped that eventually the residents themselves will self-manage.
- It has been agreed that if problems arise during development such as mud on the road, Persimmon have given reassurances that they have mitigation strategies which need to be approved. This means that DPC will be able to contact the site manager in the event of any problem.
- Due to the necessary connections required, the sub-station will be moved from the Kidmore Carpark onto the village green. It has been recognised that the area around the sub-station will need to be concealed as much as possible and therefore effectively landscaped.

Cllr Langford-Smith concluded her verbal report by distributing copies of the development site plan to committee members as she explained that the Parish Council has been asked to help in the selection of new street names for the Carpenters Field Development. It was after lengthy debate and much discussion, that Planning Committee members chose the names for seven streets. **It was RESOLVED that DPC's suggestions of street names should be submitted to WCC and the Developer for their approval.**

078/19P New Planning Applications: There were two new applications received. **Noted.**

079/19P 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 9.08pm

**The next scheduled meeting of this Committee
will be held in The Old School, School Lane, Denmead
at 7.30 pm on Wednesday 3rd October 2018**

Signed: _____ **Date:** _____

PUBLIC SESSION ~ Planning Committee Meeting 12th September 2018

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Location: 29 Hilda Gardens, Denmead, PO7 6PQ

The owner of 29 Hilda Gardens addressed committee members by explaining that after living in the property for 30 years, they now wish to extend in order to consider their future needs. Janet Birrell concluded that they have approached their neighbours and have received no objections to their planning proposal.

(5) Denmead
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Mr Robert Tutton, the Agent acting on behalf of the Applicant, introduced himself to committee members and began by describing how the proposal relates to one end of the first floor of the agricultural building at Meadows Farm. He then explained that the Applicant, who already has one of his companies situated on the site, wishes to move another one of his businesses, which comprises of around 12 members of staff, to the premises from Boarhunt, thus reducing their travel. These staff members currently have an additional commute between 4 to 11 miles to Boarhunt and their move would therefore reduce fuel consumption. He said the staff would work at Meadows Farm site on a part-time basis. Mr Tutton continued by quoting sections of the National Policy Framework, Winchester City Council Core Strategy and Denmead Village Design Statement in order to support the Application. He wished to point out that the proposal, which is in favour of the expansion of Mr Chamber's existing businesses, satisfies the Local, District and National Planning Policies. He concluded that the proposal would facilitate a sustainable business plan.

Cllr Langford-Smith read the strong objection sent by Mr Cox, a local resident to Meadows Farm. He submitted his strong objection to the proposal by saying that theoretically, four businesses could be moved to World's End. Mr Cox wished to point out that the change of use would bring about an excessive amount of traffic to the area, with potentially 300 deliveries from lorries during the night. He said that cameras are already installed, including a massive camera attached to the middle barn, removing people's privacy. The powerful flood lighting also disturbs local residents and the countryside view is destroyed from the large construction. Mr Cox concluded his statement by saying he is disgusted that this development has been allowed so far, therefore he strongly objects to this application for yet more development, which is supposed to be agricultural land.

Continued PUBLIC SESSION ~ Planning Committee Meeting 12th September 2018

World's End Residents Association provided correspondence in their objection to this planning application. In their view, it will have a significant negative impact on both residents and people visiting the local area. This is considered to be a retrospective application as office staff have already moved to Meadows Farm and it was pointed out that work started on the original building and surrounding compound in April 2016. Further to this, World's End Residents Association wished to impress upon Council that The Design and Access statement notes that the Applicant intends to "consolidate his two companies at the Farm". Therefore, it is their view that this indicates that all electrical and civil engineering vehicles will be moved to the site as well as office staff and the concern is that the staff will return to the site which will inevitably cause disturbance to neighbours from inappropriate noise, light and traffic generation which is in contravention of Winchester District LPP2, MTRA 4.

World's End Residents Association concluded their statement by highlighting the fact that by moving the company from Boarhunt to Meadows Farm will cause a large increase in traffic to the site and large lorries will make the road unsafe for other road users. Their additional concern is that by concreting the access drive will increase the flood risk in a Level 3 Flood Zone and a significant mature oak next to the compound entrance is at risk from its roots being covered by more concrete. To conclude, the concern expressed is the fact that the barn is visible to a large surrounding area and recently increased lighting will cause loss of visual amenity and disturbance to the local wildlife.