

PARISH COUNCIL OF DENMEAD



MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON
WEDNESDAY 2nd January 2019 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 R Pearson (P)
Cllr N Rusbridger (P)

Also present: 4 members of the public and Lydia Merriman,
Deputy Clerk to the Council.

146/19P **Apologies:** No apologies were received. **Noted.**

147/19P **Declarations of Interest:** There were no declarations of interests received. **Noted.**

148/19P **Minutes of Previous Meeting:** The Minutes of the meeting held on 5th December 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.**

149/19P **Public Participation:** At 7.37pm the meeting recessed into open forum to allow questions and comments from members of the public. The meeting re-convened at 7.44pm.

150/19P **Planning Application:** **It was RESOLVED that the following comments be forwarded to Winchester City Council.**

(1) Denmead
Ref No: PP-07426890 Press advert date:
Case No: 18/02654/FUL Comments by: 20 December 2018
Date Valid: 16 November 2018 Decision due: 11 January 2019
Team: Case Officer: Nicola Clayton
Applicant: Mr and Mrs Una Rogers
Proposal: Replacement Dwelling and Garage following the demolition of existing dwelling (Amended scheme pursuant to lapsed planning permission 12/01165/FUL).
Location: Crabbick Farm, Lower Crabbick Lane, Denmead, PO7 6UQ

The Parish Council of Denmead, by a unanimous decision, raised NO OBJECTION to this proposal, but would wish to see a condition attached to any permission, to ensure that the Garage and Tack Room only be used as ancillary to the main dwelling in perpetuity.

151/19P **Decisions Received:** A list of decisions by Winchester City Council had been received and copied to members for their information. **Noted.**

152/19P **Appeals:**

- (a) Case No: 18/00843/FUL ~ Parklands Business Park, Technology House, Forest Road, Denmead:
An appeal had been made to the Secretary of State against the decision of WCC to refuse to grant planning permission. A written representation of a Strong Objection had previously been submitted by DPC to the Inspectorate at WCC. **It was Noted that the Appeal is still in progress.**

Cllr Brown having previously declared a personal and prejudicial interest in the above application, took no part in either the debate or vote.

153/19P

Outstanding Matters and Matters Arising:

(a) WCC Planning Committee ~ Case No: 18/01806/FUL Meadows Farm, Ervills Road, World's End: The Retrospective Planning Application was considered at WCC's Planning Committee Meeting on 13th December 2018, of which the Chairman and Deputy Clerk attended. Cllr Langford-Smith informed members that photographic evidence showing the excessively bright lights at the site had been submitted by DPC prior to the Planning Committee Meeting and information was later provided by herself during the public participation, in relation to DPC's Strong Objection. After listening to all the facts of the matter, concerns were expressed by WCC Committee members in relation to the significant objection. It was therefore agreed by members to defer the decision to a meeting of the Planning Sub Committee. This is to be held on 8th January 2019 in The King Charles Hall, The Guildhall, Winchester at 12.00pm, after a pre-emptive site visit has been conducted, in order to assess the impact of the partial use of the agricultural storage building for office use.

Cllr Langford-Smith advised members that in light of the considerable objection demonstrated by local residents, DPC should continue to show support by attending the Planning Sub Committee Meeting. **It was unanimously RESOLVED that approval be given for the attendance as an approved duty by Cllr Andreoli.**

154/19P

(b) Case No: 18/02660/TPO ~ Site 1, Parklands Business Park, Forest Road, Denmead: Following the proposal for works on T2 Oak Tree and the request from DPC to provide further information on the WCC website before submitting comments, the Chairman informed members that correspondence had since been received from the Case Officer to inform that the applicant had withdrawn the planning application, in relation to his advice. **Noted.**

155/19P

Correspondence:

(a) Strategic Housing and Economic Land Availability Assessment (SHELAA): The Chairman informed those present that correspondence had been received from a local resident, in which he expressed his concerns in relation to the SHELAA, which indicates that a significant number of landowners wish to sell their land for more development in Denmead. In his email, which Cllr Langford-Smith read, he wished to make two points. Firstly, that DE20 Land at Stake Road is detailed under Suitability, although it is not in a Settlement Gap, even though it forms part of the Denmead Gap. The resident's final point was that he wished to seek clarification with regards to ownership of Kings Pond, which has historically been maintained by HCC.

After discussing the facts of the matter, **it was unanimously RESOLVED that a reply should be sent to the resident thanking him for his correspondence and his interest shown and to inform him that DPC is aware that the land he refers to is within the Denmead Gap but it is a protected gap and is deliberately outside the settlement. It was further RESOLVED that HCC should be sent notification that land incorporating Kings Pond is included in the SHELAA.**

156/19P

(b) Lovedean Interconnector: The Chairman informed those present that further correspondence had been received from AQUIND regarding the Land Interest Questionnaire, in relation to the proposed development area for the Interconnector. She informed members that the standard reply issued by AQUIND, advised DPC and residents that additional information can be obtained on AQUIND's website <https://aquindconsultation.co.uk/> or by sending an email to aquindinterconnector@wsp.com Furthermore, Cllr Langford-Smith commented that the map supplied shows that over half of Denmead is to be affected. **It was unanimously RESOLVED that in order for residents to be kept informed, details of AQUIND's correspondence, together with the provision of the supplied website links should be advertised on the front page of DPC's website, Facebook page and other Denmead Forums.**

157/19P

West of Waterlooville Major Development Area:

(a) Waterlooville Phase 5 Conveyance Plan: Reply correspondence had been received from WCC in relation to previously asked questions, which included determining future responsibility of land, prior to handing over to the party responsible for ongoing management of the Wellington estate.

Cllr Langford-Smith read a summary of the correspondence to members in which it was stated that the service charges that Chamonix are charging for are in line with what WCC was aware of, in relation to the conveyance plan. The correspondence furthermore stated that the proposed transfers would have been a private matter between the developer and the purchaser and therefore Taylor Wimpey would not have been required to inform Parish Councils. Cllrs Langford-Smith, Andreoli and Brown informed those present that because Parish Councils have no jurisdiction in relation to these issues, it was recommended that the Shadow Council's only responsibility should be to advise residents to contact their solicitors if there was any doubt about whether a service charge should be made. **Noted.**

- 158/19P** (b) Shadow Newlands Parish Council: Councillor Andreoli provided background information to Committee members that a recent request from the Shadow Newlands Parish Council had been made, seeking advice from DPC with regards to training on Planning visits. After discussing the matter with the Chairman and discovering that at least two Shadow Councillors were interested in becoming DPC Councillors for a 5-month duration in order to gain experience, it was suggested that before training commenced, members of the Shadow Council should make a formal application to be co-opted at the next Full Council meeting to be held on Wednesday 9th January 2019. **It was RESOLVED that the Shadow Councillors from Newland Parish Council who expressed an interest in becoming Denmead Parish Councillors, should be invited to submit a formal application to the Clerk. It was further RESOLVED that aside from anyone else wishing to join DPC as a Councillor, any other member of the Shadow Council or local resident in the area of the new Newland Parish wishing to receive Planning training, would be accepted.**
- 159/19P** Matters Relating to Building Developments within the Parish:
Carpenter’s Field Development: In relation to the contradictory plans and the transference of land to DPC, the Chairman informed members that recent correspondence had been received from the Developer to inform that the area of land in question, is positioned along the highway and therefore is not under the ownership of Persimmon. The developer has requested that HCC should transfer this land to DPC under the S278 negotiations. **Noted.**
- 160/19P** New Planning Applications: There were no new applications received. **Noted.**
- 161/19P** 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 8.38pm

**The next scheduled meeting of this Committee
will be held in The Old School, School Lane, Denmead
at 7.30 pm on Wednesday 23rd January 2019**

Signed: _____ **Date:** _____

PUBLIC SESSION ~ Planning Committee Meeting 2nd January 2019

(1) Denmead
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The Applicant Mrs Rogers, introduced herself and her husband to committee members by saying that they had purchased Crabbick Farm at the end of last year. The property had been neglected and required major works. It was decided they should create a dream home, particularly in relation to Mr Rogers' ill health and they wish to ensure that the property is both disability and environmentally friendly. She concluded that the planning proposals would ensure the property blends in well with the surrounding area and no objections had been received from neighbours.

West of Waterlooville Major Development Area:

(a) Waterlooville Phase 5 Conveyance Plan: *Response correspondence had been received from WCC in relation to previously asked questions, which included determining future responsibility of land, prior to handing over to the party responsibility for ongoing management of the Wellington estate.*

Cllr Langford-Smith read a summary of the correspondence to members in which it was stated that the service charges that Chamonix are charging for are in line with what WCC was aware of, in relation to the conveyance plan. The correspondence furthermore stated that the proposed transfers would have been a private matter between the developer and the purchaser and therefore Taylor Wimpey would not have been required to inform Parish Councils. Cllrs Langford-Smith, Andreoli and Brown informed those present that because Parish Councils have no jurisdiction in relation to these issues, it was recommended that the Shadow Council's only responsibility should be to advise residents to contact their solicitors if there was any doubt about whether a service charge should be made.

Mr David Crichton introduced himself and explained that he is acting as Chairman of the Shadow Council and is also a resident of the Wellington estate. He wished to speak in relation to the Waterlooville Phase 5 Conveyance Plan and stated that all open spaces would be eventually adopted by either the new Parish Council or City Council. He continued that there were issues regarding the future responsibility of land which he felt required clarification, as residents were confused. He concluded that matters of responsibility on the Wellington estate needed to be resolved before Taylor Wimpey left the site.