

PARISH COUNCIL OF DENMEAD



MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON  
WEDNESDAY 13<sup>th</sup> February 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 O Barneveld (P)  
Cllr A Berry (P)  
Cllr I Brown (P)  
Cllr D Carden (P)  
Cllr D Crichton (P)  
Cllr A Jones (P)  
Cllr J Morphet (P)  
Cllr R Pearson (P)  
Cllr N Rusbridger (P)

Also present: 10 members of the public and Lydia Merriman,  
Deputy Clerk to the Council and Mr Dave Buczynskij  
from Persimmon.

186/19P **Apologies:** No apologies were received. **Noted.**

187/19P **Declarations of Interest:** Cllr Crichton declared a personal and prejudicial interest in the application relating to Woods Edge, Denmead as he is a friend of the applicant. **Noted.**

188/19P **Minutes of Previous Meeting:** The Minutes of the meeting held on 23<sup>rd</sup> January 2019 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.**

189/19P **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.

190/19P **Planning Application:** **It was RESOLVED that the following comments be forwarded to Winchester City Council.**

(1) Denmead  
Ref No: PP-07528718 Press advert date:  
Case No: 19/00095/FUL Comments by: 18 February 2019  
Date Valid: 23 January 2019 Decision due: 20 March 2019  
Team: Case Officer: Rose Lister  
Applicant: Mr Andrew Rafferty  
Proposal: Application to convert a temporary (3 year) residential permission into a permanent permission and build a single bungalow.  
Location: Woods Edge, Hambledon Road, Denmead, PO7 6EU

**The Parish Council of Denmead, by a unanimous decision, raised NO OBJECTION to and SUPPORTED this proposal, but would wish to see the following conditions attached to any permission:**

- **To ensure that it would be subject to an agricultural occupation condition.**
- **To ensure that the caravan is to be removed from the site.**
- **To ensure that the Drainage Engineer's report should be noted.**
- **That Permitted Development Rights should be removed to ensure that the single bungalow would not be developed into a significantly larger dwelling, without the need to submit a planning application.**

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

(2) Denmead  
 Ref No: PP-07508965 Press advert date:  
 Case No: 19/00008/REM Comments by: 13 February 2019  
 Date Valid: 14 January 2019 Decision due: 20 March 2019  
 Team: Case Officer: Rose Lister  
 Applicant: Mrs Lisa Turley  
 Proposal: Reserved Matters Application pursuant to outline application APP/10/00828 & 10/02862/OUT for approval of landscape detail, access and levels at Berewood Town Park Phase B. Affects a public right of way.  
 An Environmental Impact Statement was submitted and approved with the outline application.  
 Location: Town Park Phase B, Hambledon Road, Denmead  
 The Parish Council of Denmead, **NOTED** this proposal.

(3) Denmead  
 Ref No: PP-07503386 Press advert date:  
 Case No: 19/00086/REM Comments by: 13 February 2019  
 Date Valid: 14 January 2019 Decision due: 15 April 2019  
 Team: Case Officer: Christopher Hughes  
 Applicant: Mrs Lisa Turley  
 Proposal: The application seeks approval of landscape detail reserved in relation to the infrastructure and western edge associated with Phase 9 of the development. An Environmental Statement was approved in association with the outline application.  
 The Works affect a public right of way.  
 Location: Footpath No.30 Southwick and Widley, Marrelsmoor Avenue, Waterlooille.  
 The Parish Council of Denmead, **NOTED** this proposal.

(4) Denmead  
 Ref No: PP-07329856 Press advert date:  
 Case No: 19/00105/FUL Comments by: 21 February 2019  
 Date Valid: 15 January 2019 Decision due: 12 March 2019  
 Team: Case Officer: Nicola Clayton  
 Applicant: Mr M Jewell  
 Proposal: Proposed erection of a replacement four-bedroomed chalet-style house, following demolition of the existing chalet-bungalow.  
 Location: Ashtree, Bunkers Hill, Denmead, PO7 6UB  
 The Parish Council of Denmead, by a majority decision, raised **NO OBJECTION** to this proposal.

**191/19P** **Decisions Received:** A list of decisions by Winchester City Council had been received and copied to members for their information. **Noted.**

**192/19P** **Appeals:**  
 (a) Appeal Reference:AAP/L1765/C/18/3201565 ~ Pony Paddocks, Land Rear of Chairmakers Arms:  
 Notification had been received from WCC to inform that the Appeal Hearing which was due to be held on Tuesday 19<sup>th</sup> February 2019 has been postponed, until further notice.  
 The final written statement by The Planning Officer at WCC is available to read on the WCC website, in which it states that in relation to the Traveller DPD, the principle of additional gypsy / traveller plots is unacceptable in policy terms and that the appeal site would not meet the environmental role in terms of sustainability and would harm the character of the countryside contrary to local plan policy and the NPPF. **Noted.**

**193/19P** **Outstanding Matters and Matters Arising:** There were no outstanding matters or matters arising to be considered. **Noted.**

**194/19P**      **Correspondence:**

(a) Case No: 18/01806/FUL Meadows Farm, Ervills Road, World's End: Correspondence had been received from the Chairman at World's End Residents Association in relation to concerns following the planning breaches at Meadows Farm. Committee members wished to thank WERA for keeping DPC informed of recent developments. **It was unanimously RESOLVED that contact should be made with WCC to advise that DPC supports WERA's request to arrange a meeting with the sub-committee and that DPC should also wish to attend.**

**195/19P**      (b) South Downs Local Plan Examination: Correspondence had been received from South Downs Planning Policy Team, to advise that the Inspector had invited the National Park Authority to consult on a schedule of modifications of South Downs Local Plan. Cllr Langford-Smith suggested to members that they should review the document on the South Downs Planning website and to provide comments if necessary. **Noted.**

**196/19P**      (c) Winchester District Gypsy, Traveller and Travelling Showpersons Development Plan 'Traveller DPD': Correspondence had been received from WCC to inform that the Council would be seeking adoption of the DPD, to be endorsed on 28<sup>th</sup> February 2019. Cllr Langford-Smith stated that this should be viewed as a positive policy document. **Noted.**

**197/19P**      **AQUIND Interconnector:**

(a) Enquiries from AQUIND:

Committee members were informed that further correspondence had been received from AQUIND requesting confirmation of land ownership within the area of the proposed Interconnector. Assistance had also been requested in relation to AQUIND's formal consultation process. The Chairman wished to inform members that clarification of these matters had still not been provided by AQUIND and therefore **it was unanimously RESOLVED that no reply should be sent until DPC's concerns were raised with AQUIND at the Planning Committee meeting on 6<sup>th</sup> March 2019.**

**198/19P**      (b) Equipment on Private Land: Correspondence had been received from the director of a management company who owns the private road of Mill House Gardens. He expressed concerns in relation to AQUIND's proposal of equipment installation on private land.

In the meantime, the resident provided DPC with a document detailing the Non-Technical Summary which had been issued by AQUIND. Cllr Langford-Smith wished to thank Mr Miles for bringing the document to DPC's attention and she read out sections, stating the potential environmental impacts from the installation of the interconnector. The document however, did not mention anything in relation to the installation of equipment onto private land and therefore the Chairman suggested this issue should be included on the list of questions which would be raised at the Planning meeting on 6<sup>th</sup> March 2019. Cllr Andreoli commented that no mention of equipment had been mentioned previously, only in respect of laying cables and therefore clarity needed to be sought. Cllr Crichton highlighted his concern that there are areas whereby cables may be laid through watercourses. Cllr Berry wished to ask what impact the installation may have on local businesses. In conclusion, the Chairman informed those present that a banner advertising AQUIND's attendance at the next Planning Committee meeting, is currently being displayed along Harvest Field fence and will be later displayed on the fence at All Saints Church. She wished Cllr Morphett to thank Rev Rackleft on behalf of DPC for the support of the church in this matter.

**It was unanimously RESOLVED that AQUIND's Non-Technical Summary document should be made available on DPC's website and Facebook pages. It was further RESOLVED that Councillors would email any questions that they would wish to ask AQUIND, to the Deputy Clerk. The list of questions should then be compiled prior to the Planning Committee meeting of 6<sup>th</sup> March 2019.**

**199/19P**      **West of Waterlooville Major Development Area:** Cllr Crichton provided an update in relation to a recent meeting between West of Waterlooville Forum, WCC and HBC whereby matters were discussed in respect of Phase 5 of the development. Responsibility of Management is currently being investigated, particularly in view of the recent sewage leak. He continued that also land ownership is being established. Finally, Cllr Crichton informed members that WCC would ensure that any relevant Planning information is appropriately report to HBC residents. **Noted.**

200/19P

**Matters Relating to Building Developments within the Parish:**

**Carpenter's Field Development:** The Chairman welcomed the attendance of Mr Dave Buczynskij from the Developer, Persimmon (associated with Charles Church). Mr Buczynskij stated that he wished to allay any concerns which DPC may have, particularly in relation to the transference of land. Cllr Langford-Smith explained that the most recent map provided by WCC does not appear to be the same as the original map which showed clearly the area of land agreed to be transferred. Cllr Langford-Smith continued that the main areas of concern are related to the area of the village green and the existing area of Anmore Road which had been agreed to be downgraded in order for DPC to install a petanque court. DPC would therefore wish confirmation from HCC that they do not intend to retain the road as it is, by only installing removable bollards at either end.

Mr Buczynskij responded to DPC's concerns by stating that in respect of the plan in the S106 Agreement, his understanding was that the areas to be transferred to DPC are to be areas designated by A, B, C and D which includes the village green, shown in Part 3, the South part of Anmore Road, as well as the car park. He continued that the service connections on site are in the process of being arranged and that once this has been completed, the Developer would be in a better position to confirm whether connections may be viable for the position where a new village hall might be later installed.

In relation to the area situated near The Forest of Bere pub, which DPC wishes to be transferred, Mr Buczynskij explained that a land registry search has shown that this area is unclaimed land and is therefore not under the ownership of HCC. To resolve the issue, a Prohibition Driving Notice will be applied for so that the land will remain highway land, although it will prevent vehicles from driving on it. The intention would therefore be that HCC would take control of this area but would lease the land to DPC.

Committee members wished to clarify matters in relation to the SUDS. It was confirmed that one SUDS would be installed, instead of the proposed three. Mr Buczynskij stated that DPC would not be responsible for the SUDS, but would need to allow maintenance access due to it being situated on DPC land but the Developer would ensure disruption would be minimal.

To conclude, Mr Buczynskij informed members that the build of the development would commence during March 2019 and that although inevitably there would be some level of disruption, the Developer would ensure that residents would not be affected too detrimentally. Mr Buczynskij stated he would email the map stating all the specific areas of transference of land to the Deputy Clerk and agreed to attend another Planning Committee meeting in the future. **Noted.**

201/19P

**New Planning Applications:** There were no new applications received. **Noted.**

202/19P

**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 9.29pm

**The next scheduled meeting of this Committee  
will be held in The Pavilion, King George V Playing Field, Ashling Park Road, Denmead  
at 7.30 pm on Wednesday 6<sup>th</sup> March 2019**

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

## PUBLIC SESSION ~ Planning Committee Meeting 13<sup>th</sup> February 2019

(1) Denmead  
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Location: Woods Edge, Hambledon Road, Denmead, PO7 6EU

Mr Owen Millward informed those present that he wished to speak as an advocate on behalf of the Applicant, who is a personal friend. He provided the background of the previous temporary application and stated that during the 3 years, the business has proved itself to be viable and sustainable. He said that in respect of any permission to build a permanent residential dwelling, the Applicant would agree to remove the caravan on site, as stated in the planning statement. He continued that the Applicant would also be happy to be directed by the Council in relation to the design, choice of materials and construction of the bungalow. Mr Millward quoted from policies from Winchester District Local Plan, in support of the planning application. He concluded that the business is seen as a key part to village life and therefore requested that DPC should support this application.

The Chairman advised those present that 201 comments of public support had been submitted to WCC and that there were no objections to this proposal.

### Correspondence:

(d) Case No: 18/01806/FUL Meadows Farm, Ervills Road, World's End: Correspondence had been received from the Chairman at World's End Residents Association in relation to concerns following the planning breaches at Meadows Farm. After discussing the facts of the matter, Committee members wished to thank WERA for keeping DPC informed of recent developments.

Mr Dutson introduced himself as a member of World's End Residents Association and he wished inform DPC of recent planning matters relating to Meadows Farm in which WERA felt WCC should be involved. He continued that WCC had agreed to hold a meeting with WERA and Mr Dutson invited DPC to support the local residents in relation to their objections and therefore concluded that WERA would welcome DPC's attendance to any future meeting with WCC's Sub-Committee.

### AQUIND Interconnector:

(c) Equipment on Private Land: Correspondence had been received from the director of a management company who owns the private road of Mill House Gardens. He expressed concerns in relation to AQUIND's proposal of equipment installation on private land.

Mr Ed Cherrett introduced himself in relation to his correspondence which he asked members to consider, particularly with respect to the installation of cables and equipment on private land. He stated that the development would particularly affect residents living along Mill Road and Martin Avenue and that assurances should be sought from AQUIND.

The Chairman responded by inviting him along to the next Planning Committee meeting on 6<sup>th</sup> March, in which he and other residents could present their questions to AQUIND.