

PARISH COUNCIL OF DENMEAD



MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON
WEDNESDAY 11th December 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 A Berry (P)
Cllr I Brown (P)
Cllr D Carson (P)
Cllr M Clay (P)
Cllr A Jones (P)
Cllr R Pearson (P)
Cllr N Rusbridger (P)
Cllr D Stallard (P)

Also Present: 12 members of the public, Tom Beckford, Phil Devine, Oliver Bulch, Louise Rich and Mick McGuckin from AQUIND. Also in attendance was Dave Buczynskyj, Senior Development Planner from Persimmon, District Cllr Clementson and Lydia Merriman, Deputy Clerk to the Council.

271/20P **Apologies:** All Committee members were present. **Noted.**

272/20P **Declarations of Interest:** Cllrs Clay and Stallard declared a personal interest in the items relating to AQUIND. **Noted.**

273/20P **Minutes of Previous Meeting:** The Minutes of the meeting held on 20th November 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.**

274/20P **Presentation ~ AQUIND Interconnector:** A presentation was received by the representatives of AQUIND in relation to the development proposal, following its consultation process. An overview of the proposal was initially given, to inform that the Interconnector, which would be located near to the existing electrical substation at Lovedean, would provide an exchange of energy between France and the UK, which was deemed as vital for an integrated energy market to increase supply and competition.

Confirmation had been provided that the underground cables required from the converter station, would be installed underground at the location south of Anmore Road and Hambledon Road, instead of the route previously considered via Mill Road and Martin Avenue. Ducting cables would be installed in trenches (of 5 meters apart), in a depth of 1,100 mm and 700 – 1,000 mm wide. The method of Horizontal Directional Drilling would be used to cross the area under The Meadows, in relation to its status of nature conservation. National England had been involved to advise. Underground manhole chambers would also be installed along footpaths along the main roads, for the purpose of future routine maintenance.

During the installation of the cables, there would be temporary road closures, with the use of temporary traffic lights, along Anmore Road and Hambledon Road. AQUIND is currently in the process of traffic assessments and addressing issues of mitigation with Hampshire County Council Highways.

The most significant update provided was in relation to the fact that AQUIND had now formally submitted the application to the Planning Inspectorate (PINS), awaiting approval of the Development Consent Order (DCO). AQUIND notified that the proposal was due to be formally accepted on 12th December 2019, for examination by the Planning Inspectorate. AQUIND would then have a duty to publish notice after acceptance, and land owners would be notified separately of the decision.

Information and guidance to the formal application and overall DCO process, should be open to the public after acceptance on 12th December and will include over 500 documents, by accessing the following link: <https://infrastructure.planninginspectorate.gov.uk/projects/south-east/aquind-interconnector/> Important documents identified in the submission include the Design and Access Document, which will provide an illustration of what the Interconnector building will look like. There will also be detailed

explanations on how the electrical equipment is proposed to be used, in respect of the design principles, to be agreed upon with WCC. The Landscape Strategy Plan will describe the planning conditions required before construction is due to commence. The Traffic Management Plan will concentrate on matters of construction and the strategy of traffic control. Certain construction issues require detailed discussions with Highways and other relevant local authorities. Mitigation Plans will also be made available.

Following acceptance by PINS, the Secretary of State would then need to decide whether or not to grant the application by appointing an official examination body. The application would take approximately 6 months to assess, followed by a period of review, which would take a further estimated 2-3 months. AQUIND therefore stated that they would expect the decision to be finalised by Spring 2021, with a confirmed commencement date for works.

275/20P **Questions from Councillors ~ AQUIND Interconnector:** On behalf of Denmead Parish Council, Councillors addressed the three representatives from AQUIND, in order to ask the following questions and to raise comments in respect of the AQUIND Interconnector development proposal:

Q. Cllr Brown asked if a survey of the carbon footprint would be carried out.

A. *There is a section stated in the Environmental Statement, in relation to what is required.*

Q. Cllr Brown also asked for specific measurements of the trenches which would be installed.

A. *Measurements would vary, depending on the location of the trenches but there would be up to 5 meters width between each trench.*

Q. Cllr Langford-Smith stated that Denmead has clay soil and therefore the earth would dry out due to the generation of heat caused by the installation of cables. She asked what the mitigation would be in relation to possible road subsidence.

A. *For both carriageways and fields, a specific type of ducting would be used to install the cables, in order to reduce heat dissipation and therefore reduce any risk of subsidence. The DC cables AQUIND would install should not generate any more heat than other cables already installed by utility companies.*

Q. In relation to water consumption, Cllr Rusbridger asked where the supply of water would come from in order to be cooled and whether additional water could affect the existing water table in Denmead.

A. *For the cooling system, a closed circuit would be used and theoretically would only require topping up every 5 years. Particle water would be sourced separately and discussions were currently being carried out with drainage and utility suppliers.*

Q. Cllr Rusbridger asked what the process would be in order to remove any spoils from the Meadows site in an appropriate manner.

A. *Any spoil piles would be mixed with crag. The material would stiffen up the mixture in preparation for 20 Ton lorries to remove. Regulations to minimise disruption is stipulated by National England and this work would only be carried out during certain months of the year in relation to the high water table.*

Q. Cllr Rusbridger wished to know how the application was progressing on the French side.

A. *The DCO application was progressing in France, although the process in England was slightly ahead.*

Q. Cllr Carson wished to ask what AQUIND had planned in relation to the ecological elements and wanted to know whether the Interconnector and the construction period of the building would take the ecological outlook and methodological factors into account.

A. *The ecological principles had been taken into account at the time of the application and good practice would be carried out in relation to the landscape design. Although hedgerows may be removed, replacements would be installed. Good practice management has also been included within the plans for the contactors to abide by during the construction period.*

Q. In light of the proposed route for the laying of the cables, Cllr Brown asked when a traffic survey had last been conducted.

A. *A traffic survey had been carried out last year and again in September 2019. The model used by HCC Highways had been used in relation to identifying the impact of future development on surrounding routes.*

Q. Cllr Brown wished AQUIND to give assurances that the energy provided from France would be Green energy, instead of carbon burning fossils or similar damaging chemicals.

A. *No guarantees could be provided as energy provision from France was reliant on the E.U. The Needs Case document would be a beneficial read in respect of this issue.*

Q. Cllr Langford-Smith asked if there would be any mature trees located along the cable route which may be in danger of removal or damage.

A. *A risk-based approach would be used to minimise tree removal. Significant trees in the location had already been identified. If any trees were removed, they would be as low value as possible and specialised trenching techniques would be used for any digging required around existing trees.*

Q. When developers benefit from building in the village, they make a contribution to the locality through the community infrastructure levy. The Chairman, Cllr Langford-Smith, wished to ask how AQUIND would provide a long-term benefit to the community.

A. *For this type of planning application, the community infrastructure levy does not apply and no community funds are available at this time. AQUIND believes that sufficient mitigation has already been carried out to limit the impact on Denmead. There would be a potential benefit in employment, with an estimated 250 people required to work during the construction phase at the converter station, and some of those people would be locally sourced. More information could be found in the document entitled Social Economics.*

Q. Cllr Rusbridger asked that in respect of the revised cable route, would road closures be likely to have an impact on local businesses.

A. *There would be inevitable traffic disruptions which would be minimised as much as possible.*

Cllr Brown concluded the session by stating that the large Interconnector building, proposed to be located on top of a hill and estimated to be 26 meters high, would be extremely visible to the residents living in Denmead and would therefore have a negative visual impact. He wished to express his disappointment that, in light of this fact, Denmead would not receive any benefit from the development.

The Chairman, Cllr Langford-Smith, formally thanked the representatives of AQUIND for their attendance.

276/20P Public Participation: At 8.45pm the meeting recessed into open forum to allow questions and comments from members of the public, not covered by Councillors' questions in respect of the AQUIND Interconnector development proposal. The meeting re-convened at 8.56pm.

277/20P Public Participation in Relation to Other Matters: At 8.58pm the meeting recessed into open forum to allow questions and comments from members of the public in respect of planning applications and other planning matters appertaining to this committee. The meeting re-convened at 9.04pm.

278/20P 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: 3, 5, 6, 10, 1, 2, 4, 7, 8 and 9.

(3) Denmead

Case No: 19/02606/LDC - Existing

Ref No: WPP-08310251

Date Valid: 25 November 2019

Team:

Applicant: Mr J Chambers

Proposal: Erection of replacement bridge serving public right of way.

Location: Meadows Farm, Ervills Road, Worlds End, Hambledon, PO7 4QU

Comments by: 18 December 2019

Decision due: 20 January 2020

Case Officer: LEGAL

The Parish Council of Denmead, by a unanimous decision, raised a STRONG OBJECTION to the existing Lawful Development Certificate based on the fact that the erection of a replacement bridge, deemed as inappropriate to the surroundings, had been installed to replace the small Victorian bridge over the river, and that the original retrospective application had been submitted in August 2016 but refused on 25th April 2019.

(5) Denmead
Case No: SDNP/19/05413/FUL
Ref No: PP-08278834
Date Valid: 12 November 2019
Team:
Applicant: Mr and Dr Woodwood
Proposal: Redevelopment of Kennels, erection of single storey extension to dwelling, and ancillary workshop / animal pen building following partial demolition of existing structures.
Location: Bezels Boarding Kennels, Old Mill Lane, Lovedean, PO8 0SW
Comments by: 20 December 2019
Decision due: 2 January 2020
Case Officer: Hannah Harrison

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

(6) Denmead
Case No: 19/02469/FUL
Ref No: PP-08278247
Date Valid: 8 November 2019
Team:
Applicant: Messrs Connor and Wall
Proposal: Creation of two Gypsy / Traveller Pitches comprising 1 Mobile Home, 1 Touring Caravan and 1 Dayroom for each pitch and associated works.
Location: Land Rear of Chairmakers Arms, Hipley Road, Hambledon.
Comments by: 13 December 2019
Decision due: 3 January 2020
Case Officer: Rose Lister

The Parish Council of Denmead, by a unanimous decision, raised a STRONG OBJECTION to this proposal and cited the following reasons:

- Further to the Appeal which had been lodged with the Planning Inspectorate by the Appellants against Enforcement Notices served by WCC, the decision notice had recently been issued to grant temporary permission to allow only 4 plots to remain on the site.
- This land is an unsuitable location for the material change of use and would harm the character of the countryside and would significantly detract from the tranquillity of the locality by reason of noise, general activity, including numerous vehicle movements and lighting. 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.”
- As stated in the ‘made’ Denmead Neighbourhood Plan 2011-2031, provision of travellers’ accommodation should comprise of sites in close proximity to existing settled travelling communities, as this provides the best opportunity for integration of newcomers to Denmead.
- Damage would be caused to the rural nature of the area, which is valued for its ancient character. The area would thereby become suburbanised and harm the characteristic. The Parish Council of Denmead therefore seeks to protect and enhance this area, which is within the Ancient Forest of Bere, and to “Retain the rural character of the local minor roads... resist development which further fragments the restoration of the former Forest of Bere...” as stated in WCC’s Landscape Character Assessment.
- The proposal is unsustainable and for which there has been no essential agricultural need identified, as set out in Policy MTRA4 of the Winchester District Local Plan Part 1.

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.

(10) Denmead
Case No: 19/02490/HOU
Ref No: PP-08285302
Date Valid: 12 November 2019
Team:
Applicant: Mr and Mrs Stanley
Proposal: Single storey rear extension and loft conversion.
Location: 37 Maple Drive, Denmead, PO7 6QQ
Comments by: Not Available
Decision due: 7 January 2020
Case Officer: Cameron Finch

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

(1) Denmead
Case No: 19/02576/TPO
Ref No: PP-08312698
Date Valid: 21 November 2019
Team:
Applicant: Mrs Jo Martin-Robinson
Proposal: Land to rear of 13 Kilnside
Oak (T3) – 35% linear reduction of scaffold limbs (with biennial pruning thereafter)
Oak (T4) – 35% linear reduction of scaffold limbs (with biennial pruning thereafter)
See original application specification.
Location: Kiln End, 13 Kilnside, Denmead, PO7 6UH

Comments by: 12 December 2019
Decision due: 16 January 2020
Case Officer: Lloyd Fursdon

The Parish Council of Denmead, by a unanimous decision, raised a **STRONG OBJECTION** to this proposal and cited the following reasons:

- The proposed reduction of scaffold limbs with biennial pruning thereafter, was deemed to be excessive.
- There is no sign of the tree roots disturbing the Greenway, which is positioned between the trees and the property.

(2) Denmead
Case No: 19/02575/TPO
Ref No: PP-08312520
Date Valid: 21 November 2019
Team:
Applicant: Mrs Jo Martin-Robinson
Proposal: Land adjacent to Kilnside
Oak (T1) – 35% linear reduction of scaffold limbs (with biennial pruning thereafter to maintain reduced form)
Oak (T2) – 35% linear reduction of scaffold limbs (with biennial pruning thereafter to maintain reduced form)
See original application specification.
Location: Kiln End, 13 Kilnside, Denmead, PO7 6UH

Comments by: 12 December 2019
Decision due: 16 January 2020
Case Officer: Lloyd Fursdon

The Parish Council of Denmead, by a unanimous decision, raised a **STRONG OBJECTION** to this proposal and cited the following reasons:

- The proposed reduction of scaffold limbs with biennial pruning thereafter, was deemed to be excessive.
- There is no sign of the tree roots disturbing the Greenway, which is positioned between the trees and the property.

(4) Denmead
Case No: 19/02443/HOU
Ref No: PP-08273101
Date Valid: 7 November 2019
Team:
Applicant: Mr and Mrs Burton
Proposal: Alterations to window fenestration and porch to front elevation. Replace tile hanging with textured plaster.
Location: Highlea, Uplands Road, Denmead, PO7 6HG

Comments by: 23 December 2019
Decision due: 2 January 2020
Case Officer: Marge Ballinger

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

(7) Denmead
Case No: 19/02299/APN
Ref No: PP-08219457
Date Valid: 25 November 2019
Team:
Applicant: Mr Roger Wiltshire
Proposal: Erection of a new Steel Framed Agricultural Shed over an existing corrugated tin shed (which will then be demolished).
Location: Hipplemore Farm, Kiln Lane, Hipley, Hambledon.
The Parish Council of Denmead, by a unanimous decision, raised **NO OBJECTION** to this proposal but would wish to see that a condition is attached to any permission to ensure that the existing ditch should be retained and not blocked.

(8) Denmead
Case No: 19/02644/TPO
Ref No: Not Available
Date Valid: 28 November 2019
Team:
Applicant: Parish Council of Denmead
Proposal: Footpath from The Liberty to Pond Piece T1 Oak – 2m crown reduction required to preserve and prevent damage to private property.
Location: All Square, 10 The Liberty, Denmead, PO7 6XN
The Parish Council of Denmead, by a unanimous decision, raised **NO OBJECTION** to this proposal.

(9) Denmead
Case No: 19/02642/TPO
Ref No: Not Available
Date Valid: 28 November 2019
Team:
Applicant: Parish Council of Denmead
Proposal: Western Boundary of King George’s Field Recreation Ground T1 Oak – TPO Number 1200T9. 3meter crown reduction to even up appearance following previous works.
Location: 24 Woodrow, Denmead, PO7 6YW
The Parish Council of Denmead, by a unanimous decision, raised **NO OBJECTION** to this proposal.

279/20P **Decisions Received:** A list of decisions by Winchester City Council had been received and copied to members for their information. **Noted.**

280/20P **Outstanding Matters and Matters Arising:** There were no outstanding matters or matters arising to be considered. **Noted.**

281/20P **Correspondence:**
(a) WCC Planning Committee ~ Case no: 19/01573/FUL - Hamelin, Hambledon Road, Denmead:
Correspondence had been received from WCC to advise that the planning application relating to Hamelin, Hambledon Road, Denmead would be considered by the next Planning Committee at 9.30am on 18th December 2019 at the Guildhall, The Broadway, Winchester, SO23 9GH. **It was unanimously RESOLVED that approval be given for the attendance as an approved duty by Cllr Andreoli.**

282/20P **Matters Relating to Building Developments within the Parish:**
Carpenter’s Field Development: The Senior Development Planner from Persimmon, Mr Buczynskj, was in attendance and provided the following updates in relation to the Development at Carpenter’s Field:

- The development was progressing well and the first occupancy would be complete by 20th December 2019. There had been good interest shown in the bungalows, but purchase was dependant on vendors selling their own properties.
- The Show Home would be open early next year.
- The new public highway access from the site onto Hambledon Road should be opened before Christmas, and would then be used instead of Anmore Road.

- Mr Buczynskj confirmed that no heavy lorries should be using Anmore Road in order to access the site. He stated that the situation would be rectified to avoid any further complaints. Recently, residents living in Anmore Road had complained in relation to mud being left on the road by delivery lorries. Mr Buczynskj reiterated that the situation should not have occurred and he wished to apologise for any inconvenience caused and assured the Parish Council that he would arrange for the road to be cleaned.
- Public Open Space (POS) works would commence mid-next year, as drier weather is required for planting to be carried out.
- Connection works for water supply would commence in the new year.
- Mr Buczynskj stated that any specific enquires received from local residents in relation to the development, should be directed to him.
- Mr Buczynskj concluded by stating that he would provide further updates to the Planning Committee, by attending one of the meetings due to held in January 2020. The Chairman wished to formally thank Mr Buczynskj for his continued support.

283/20P **Denmead Neighbourhood Plan:** The Chairman confirmed that it had been recommended to Full Council that the current Denmead Neighbourhood Plan should be reviewed and updated by the instruction of an independent specialised consultant. **Noted.**

284/20P **New Planning Applications:** There was one new application received. **Noted.**

285/20P **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 9.55pm.

**The next scheduled meeting of this Committee
will be held in The Old School, School Lane, Denmead
at 7.30 pm on Wednesday 8th January 2020**

Signed: _____ **Date:** _____

PUBLIC SESSION ~ Planning Committee Meeting 11th December 2019

276/20P Public Participation: The meeting recessed into open forum to allow questions and comments from members of the public, not covered by Councillors' questions in respect of the AQUIND Interconnector development proposal.

Q. A local resident asked AQUIND if there would be noise from the converter station.

A. *Inevitably there would be some noise from the converter station although noise studies would be carried out prior to construction to blank noise off as much as possible. Noise measurements would then continue so that the correct noise levels would be reached and mitigation would be met in various ways.*

Q. A resident living near the proposed development, stated that he already experiences poor sound quality from his phone landline. He asked if the new converter station would affect it further.

A. *Tests, using specific receptors, would be conducted prior and during construction and mitigation would be met in various ways to ensure quality is not affected.*

Q. Another resident living near the proposed development, stated that noise could be heard from the existing substation and was therefore concerned that the AQUIND Interconnector would add to the noise.

A. *There is a baseline of noise to determine the noise levels accepted for both day and night times.*

Q. District Cllr Clementson wished to clarify what was meant by AQUIND's statement of "reducing electricity by 5%". She stated that according to Government statistics, electricity consumption had fallen to 357 terawatt hours since its peak in 2005 and that a final private electricity consumption prediction would fall by 3.7% between 2018-2023. As consumption was predicted to fall even further, she asked why would there be a need to increase consumption by installing Interconnectors, which would be provided by private investors. She stated that there were 10-15 other proposals to install interconnectors nationally, but according to Government policy, if there is too much electricity in the supply, large corporations would be expected to consume more in order to maintain the floor level. She therefore asked AQUIND how these facts fit in with the new green carbon neutral policy.

A. *One of AQUIND's representatives responded by admitting that he was unaware of how the statement of 5% reduction was calculated and what formula was used. He advised that he would find out more information. As far as he was aware, there were currently only 4 Interconnectors at the proposal stage but he stated that the Government had a 10- year development forecast plan for electricity consumption.*

Q. District Cllr Clementson concluded her comments and questions by asking how would AQUIND retain its floor level when supply is supposedly great and therefore prices for consumers would not be able to remain low. Cllr Clementson also asked how would the introduction of tariffs affect the situation post Brexit. Her concern was that the consumer would not benefit by another Interconnector development.

A. *AQUIND's floor level is still being determined but it would benefit from the cap and floor regime. It was recommended that the DCO documents should be read for more information.*

PUBLIC SESSION ~ Planning Committee Meeting 11th December 2019

277/20P Public Participation in Relation to Other Matters: The meeting recessed into open forum to allow questions and comments from members of the public in respect of planning applications and other planning matters appertaining to this committee.

(3)	Denmead		
Case No:	19/02606/LDC - Existing	Comments by:	18 December 2019
Date Valid:	25 November 2019	Decision due:	20 January 2020
Ref No:	WPP-08310251	Case Officer:	LEGAL
Applicant:	Mr J Chambers		
Proposal:	Erection of replacement bridge serving public right of way.		
Location:	Meadows Farm, Ervills Road, Worlds End, Hambledon, PO7 4QU		

Dr Hargreaves, wished to speak on behalf of World's End Resident's Association. WERA wished to object to the application due to the fact that the application is a contravention of the law. Dr Hargreaves also pointed out that there was misleading information, including the location plan, which shows the track included in the area within the application site, although the description of the existing use only includes the replacement bridge. She therefore requested that the application should be rejected until the correct information is supplied.

WCC submitted its comments and stated that it was considered not expedient to pursue enforcement action as the EA and Southern Water raised no objection and at the date the LDC application was made, the bridge was immune from Enforcement action.

(5)	Denmead		
Case No:	SDNP/19/05413/FUL	Comments by:	20 December 2019
Date Valid:	12 November 2019	Decision due:	7 January 2020
Ref No:	PP-08278834	Case Officer:	Hannah Harrison
Applicant:	Mr and Dr Woodwood		
Proposal:	Redevelopment of Kennels, erection of single storey extension to dwelling, and ancillary workshop / animal pen building following partial demolition of existing structures.		
Location:	Bezels Boarding Kennels, Old Mill Lane, Lovedean, PO8 0SW		

The Applicant stated that he was happy to clarify any questions which DPC may ask.

Neighbours, Mr and Mrs Stoodley, submitted their comments of support for the redevelopment of the kennels.

Environmental Protection had no adverse comments but would ask for the standard advisory concerning the hours of work.

(6) Denmead
Case No: 19/02469/FUL Comments by: 13 December 2019
Date Valid: 8 November 2019 Decision due: 3 January 2020
Ref No: PP-08278247 Case Officer: Rose Lister
Applicant: Messrs Connor and Wall
Proposal: Creation of two Gypsy / Traveller Pitches comprising 1 Mobile Home, 1 Touring Caravan and 1 Dayroom for each pitch and associated works.
Location: Land Rear of Chairmakers Arms, Hipley Road, Hambledon.

WCC submitted its comments as a response by Strategic Planning and stated that the proposal for a site which is outside any defined settlement and within the countryside, should not be permitted.

Comments of objection, had been submitted by three local residents. Cllr Langford-Smith read out the correspondence, in which it was stated that there would be no justification for allowing further pitches on the site. Dr Hargreaves also wished to reiterate the views of local neighbours and hoped that the application would be refused by Winchester.