

Kings Worthy Parish Council

PLANNING COMMITTEE

**Minutes of the Meeting held on Wednesday 30 July 2008
at the Kings Worthy Community Centre, Fraser Road, Kings Worthy**

Present:	Councillors:	Liz James [Chairman] Ian Gordon Neil Pidduck Rosemary Sign Peter Warrener Dennis Welstead
	Clerk:	Colin Arnett
	Public:	9

P/08/56 Apologies for Absence

Apologies for absence had been received from Cllr Cox.

P/08/57 Public Question Time

Members of the public shared their concerns with members regarding the development at Champion Way. Comments related to the size and density of the development; the effect on the surrounding trees; the overlooking of neighbouring properties and the lack of consultation.

P/08/58 Minutes of the Meeting held on the 25 June 2008

The minutes were agreed as a true record of the meeting with one amendment - PO/08/51 Sunnylands delete "second" add "single" - and were signed by Cllr James.

P/08/59 Matters Arising from the Meeting of the 25 June 2008

- **P/08/51 Planning Applications Received** – the clerk was asked to chase responses from WCC on applications; 8/01171/FUL 46 The Pastures and 08/00904/FUL Woodhams Farm. **Action – the clerk**

With regard to application 08/01051/OUT - Land at 155 Springvale Road – it is understood that the DOE and English Nature have objections to the development.

Cllr Gordon again highlighted his concerns regarding parking at 50 Willis Way.

P/08/60 Planning Applications received since the last meeting

Case Reference	Address	Comment
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08/01223/FUL	3 Park Lane Detached 4 bed dwelling [amendment]	Object
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Members had concerns regarding the size and scale of the development in the original application. As this amendment increases the size of the dwelling they wish to register their objection to the application.

08/01319/FUL	4 The Paddock Single storey side extension	No Comment
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08/01488/FUL	Bray House Worthy Down 3 no. Dutch barns etc	Comment only
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Any new build should incorporate water harvesting and permeable hard-standing within the specification.

08/01563/FUL	31 Springvale Road Demolition of existing extension etc	Comment Only
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Any new build should incorporate water harvesting and permeable hard-standing within the specification.

08/01266/FUL	125 Springvale Road Single storey rear extension	Comment Only
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Any new build should incorporate water harvesting and permeable hard-standing within the specification.

08/01178/FUL	54 Springvale Road Single storey side extension	Comment Only
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Any new build should incorporate water harvesting and permeable hard-standing within the specification.

08/01662/FUL	Land between 1-5 Campion Way Erection of 3 no. dwellings	Object
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The design, scale and mass of the proposed dwellings fail to meet the requirement that any proposals must respond positively to the character and appearance of the local environment. The reasons are:

- the heights of the buildings, that would be set in a prominent position on the skyline of one of the highest points in Kings Worthy, would be out of proportion with the adjacent bungalows and other nearby housing and be unacceptably dominant in respect of Lynn Way

P/08/60 Planning Applications received since the last meeting cont.

Case Reference	Address	Comment
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08/01662/FUL	Land between 1-5 Campion Way	Cont.
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- combined with the height, the proposed first floor living accommodation and balconies, would result in overlooking and intrusion for neighbouring properties and therefore be detrimental to the enjoyment and amenity of those properties
- the density proposed on a shallow site, is considered too high and would result in a cramped disposition in respect of adjacent properties
- the shallow site would provide very little recreational open space for which the balconies would not provide adequate compensation

The proposed nose to tail parking proposals would be inconvenient for the occupiers and most likely result in overflow to on-street parking. This would be unacceptable due to the current levels of parking and because the site is too close to the junction with Nations Hill. The Campion Way approach to this junction is on a bend with a steep incline.

It is noted that there are proposals to mitigate potential damage to the trees that have TPOs. However, concern remains that, during the construction of the housing and its associated hard standing and provision of services, there is a risk of damage. Further, in the longer term, there must be a threat that pruning would occur because of shading and overhanging. The consequence of both could be, at worst damage to the trees but also misshapen specimens.

08/01647/FUL	17 North Road Replacement of sheds etc	Comment Only
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Any new build should incorporate water harvesting and permeable hard-standing within the specification.

08/01766/FUL	19 Frampton Way Conservatory to rear	No Comment
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P/08/61 Planning Decisions advised since the 25 June 2008

Case Reference	Address	Decision
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08/000439/FUL	Clelands Churchill Close Erection of 12 no. dwellings	Refused
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The proposed development does not respond positively to the character and appearance of the local environment and fails to make adequate provision for public recreational open space.

08/00849/FUL	East Willow St Marys Close Erection of detached garage	Permitted
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P/08/61 Planning Decisions advised since the 25 June 2008 cont.

Case Reference	Address	Decision
08/00875/FUL	10 The Pastures Pitched roof over front extension	Permitted
08/00893/FUL	18 Hinton Fields Second storey side extension	Permitted
08/00940/FUL	Salcombe St Marys Close Single storey front extension	Permitted
08/01111/FUL	41 Ramsay Road Single storey side extension	Permitted
08/01255/FUL	Sunnylands 21 Boyne Mead Road Single storey extension	Permitted

P/08/62 Meeting Procedure

Cllr James referred to the discussion at the last meeting and the July Parish Council meeting regarding the conduct of members who have a prejudicial interest in planning applications. She referred to the Code of Conduct from the Standards Board, in particular page 25, and reminded members that the Planning Committee is required to adhere to the provisions of the code.

P/08/63 Clerk's Notices

- **Letter from Grayshott PC** – Members discussed the letter which had been circulated from Grayshott PC regarding current planning policy, whereby an objection from a parish council counted the same as an individual objection from a resident. Members concurred with the issues raised in the letter and asked the clerk to offer support to Grayshott PC and to establish the initiatives being taken by the Hampshire Association of Local Councils. **Action – the clerk**
- **Enforcement Case Listing** – Members asked the clerk to clarify the position of case no. 08/00034/USE which had been awaiting a site visit since the listing of the 7 May 2008. **Action – the clerk**
- **Waiting Restrictions** – Cllr Warrener indicated that although the proposals from WCC had been discussed at PC, no clear response had been agreed. Members agreed that a site meeting should be arranged with Neville Crisp. **Action – the clerk**

P/08/64 Chairman's Notices

- **Notice of Meetings** – Cllr Welstead queried the current system of giving notice to the public of the meetings. Members agreed that the current system of notices on the various notice boards throughout the village was more than adequate. Cllr James reminded members that such information would be available on the web-site

- **CCTV Camera London Road** – Cllr Pidduck expressed his concerns regarding the lack of consultation from HCC on the erection of this camera. Members agreed that it should be discussed at the next PC meeting.

- **Tesco Broken Inspection Cover** – Cllr Welstead reported that there was a broken inspection cover at the entrance to the car park at Tesco's.
Action – the clerk

P/08/65 Date of next meeting

The next meeting was arranged for 7.30 pm on the 27 August 2008.

The meeting closed at 9.28 pm

Signed.....

Date.....