

# Kings Worthy Parish Council

## PLANNING COMMITTEE

**Minutes of the Meeting held on Wednesday 26 August 2009  
at the Kings Worthy Community Centre, Fraser Road, Kings Worthy**

Present: Councillors: Peter Warrener [Chairman]  
Dawn-Marie Cox  
Rosemary Sign  
Denis Welstead

Clerk: Colin Arnett

Public: 1

### **P/09/89 Apologies for Absence**

Apologies for absence had been received from Cllrs Gordon and Jacobs.

### **P/09/90 Public Question Time**

The one member of the public shared his concerns with councillors regarding the planning application for 37 Willis Way. He was particularly concerned with regard to access to and from the development, the safety of children, parking and emergency vehicle entry.

### **P/09/91 Minutes of the Meeting held on the 29 July 2009**

The minutes were agreed as a true record of the meeting and signed by Cllr Warrener.

### **P/09/92 Matters Arising from the Meeting of the 29 July 2009**

- o **P/09/81 – Policing** – Cllr Sign confirmed that there had been a greater police presence in the village during the school holidays.

### **P/09/93 Planning Applications received since the last meeting**

<b>Case Reference</b>	<b>Address</b>	<b>Comment</b>
09/01301/FUL	1 Sycamore Drive Removal of shed & erection of a greenhouse	No Comment

**P/09/93 Planning Applications received since the last meeting cont.**

<b>Case Reference</b>	<b>Address</b>	<b>Comment</b>
09/01294/FUL	8 Holdaway Close Removal of conservatory, Extension & loft conversion	Object

Members believe the application is contrary to DP3 (ii) in that it does not respond positively to the character of the local environment and DP3 (vii) in that it has an unacceptable impact on adjoining land. The Local Plan states in para. 3.25 that: "it is important that any extension is carefully designed to respect and relate to the original building and integrate with the character and appearance of the surrounding area". This application does not.

Although not a material planning consideration, allowing this development would create a precedent for similar changes to other houses in Holdaway Close, which would be extremely detrimental to the area.

Members wish to OBJECT to this application and would ask it to be referred to the PDC if the Planning Officer permits it.

09/01483/TPO	Hinton House, Hinton House Dr. Crown lift 1 no. Yew tree	Comment Only
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Parish Councillors wish to leave the decision on this application to the expertise of the arboricultural officer.

09/01031/FUL	The Cedars London Road Erection of 3 bay garage	Comment Only
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Members can see no problem in principle with the detached 3 bay garage. The limited height (4m) will minimise impact on surrounding properties and the proposed construction materials are sympathetic to the surroundings.

However they are extremely concerned about the trees T1, T4, G1, and G2 which are classified category A (high quality and value) and T3 which is classified category B (of moderate quality and value) – see Arboriculture Report p. 7-8.

These are a major amenity in the locality and the proposed garage and driveway are to be built over their RPA's, under their canopies and within 1m of T1, T3 and G, 2m of T4 and 3m of G2.

BS 5837 (quoted in Arb. report p. 6) states that: "No significant disturbance should occur within the RPA and a high level of care is needed during any activity

that is authorised within it if important trees are to be successfully retained". Circles in blue and green on the plan show that the garage and new driveway are to be constructed within the RPA's of trees T1, T3, T4 and G1.

**P/09/93 Planning Applications received since the last meeting cont.**

<b>Case Reference</b>	<b>Address</b>	<b>Comment</b>
09/01031/FUL cont	The Cedars London Road Erection of 3 bay garage	Comment Only

The circles in orange show how much space is needed by each tree to ensure they can be successfully retained to ensure future growth after development and again the proposed garage and driveway are within these areas.

The trees are between 11 and 19m high and crown lifting to allow 4-5m clearance for the garage and access is proposed, this is between  $\frac{1}{3}$  and  $\frac{1}{2}$  of the full height of the trees, which in some cases may significantly alter their appearance and balance.

Various protective measures are proposed in the Arboricultural Report, but apparently as yet no specific method has been decided upon. One method, protective barriers (p.16), appears impractical as the recommended minimum distance from the tree is 4.5m and the garage is being built well within this distance.

Regardless of protective measures we think the amount of building activity so close to these trees and the impact of the garage after construction will cause permanent damage.

We could object on the basis of a layperson's "gut feel" that the trees are at risk or else express serious concerns and ask that the Council Arboricultural Officer be certain that building the garage and driveway in this position will cause no problems to the trees during or after construction.

09/01407/FUL	37 Willis Waye Demolition of 37 Willis Waye and garage courts Erection of 30 no. dwellings	Object
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Members fully support the principle of affordable housing and have no specific comments to make on the design of the scheme. They oppose the scheme on the basis of highway deficiencies.

They were concerned at the large number of inaccuracies in the Transport Study, particularly road and footpath dimensions in Church Lane. In 3.13 it is stated that a car can pass car at the narrowest point (4.5m), as regular users of this road

they can state that this is categorically not so, one car always has to give way to ensure passing safely. Compass directions quoted are totally misleading which means the associated comments are confusing. Church Lane runs more north & south than east and west. While Mount Pleasant runs more west & east, than north & south: so which is the north end? Also how is it that, “the ‘north end’ of Mount Pleasant would only be used for emergency vehicles, but not the ‘south’ end. Mount Pleasant is only 2.8m wide for much of its length, with no footpath and many houses opening directly on to the roadway.

**P/09/93 Planning Applications received since the last meeting cont.**

<b>Case Reference</b>	<b>Address</b>	<b>Comment</b>
09/01407/FUL cont.	37 Willis Waye Demolition of 37 Willis Waye	Object

This is not a suitable through road for emergency vehicles such as fire engines (at 2.55m wide – as measured at Winchester Fire Station) and such use is contrary to the Springvale Road Village Design Statement. Members also had concerns regarding the affect of the increase in traffic in Church Lane on the “thatched cottages”

The Transport Study makes no mention of commercial traffic accessing the proposed development (heavy goods vehicles, refuse collection vehicles, delivery vehicles, removal vans, service vehicles and fire emergency vehicles). Willis Waye has a road width of only 4.8m, the average family car is 2m wide (mirror to mirror) and a 4 x 4 is 2.3m wide, so space for a vehicle to pass a parked car is only 2.5 to 2.8m and already mentioned a fire engine is 2.55m wide! Larger vehicles may have serious problems passing parked cars, particularly construction traffic.

The additional private cars passing through Willis Waye will cause problems for local residents, due to the narrow road width and parked cars.

Members wish to OBJECT to this application and would ask it to be referred to the PDC.

09/01129/FUL	7 Cedar Close Conversion of garage to living accommodation	No Comment
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The clerk had received six late applications for consideration. Members decided that an additional Planning Committee meeting should be held at 7.30pm on the 9 September 2009 to give members an opportunity to study the details and take representations from parishioners. **Action – the clerk**

**P/09/94 Planning Decisions Advised since the last meeting**

<b>Case Reference</b>	<b>Address</b>	<b>Decision</b>
09/00529/FUL	Temberlaye Edinburgh Rd Erection of 8 no. dwellings	Permitted
09/00927/FUL	Newlands Springvale Ave Front and side extensions	Refused

The development fails to respect the character of the existing dwelling in terms of design, scale and layout, and the balcony allows for an unacceptable level of overlooking.

**P/09/94 Planning Decisions Advised since the last meeting cont.**

<b>Case Reference</b>	<b>Address</b>	<b>Decision</b>
09/01016/FUL	88 Lovedon Lane Side and rear extension	Refused

The proposed side extension will unbalance the symmetry of the existing terraced building and have a detrimental impact upon the street scene.

09/01039/FUL	6 Elizabeth Close Rear & side extensions	Permitted
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**P/09/95 Enforcement Notices advised since the last meeting**

None

**P/09/96 Correspondence**

- **Vehicle Access to Privately Owned Properties in Ramsay Road** – the clerk shared with members copy letters to WCC and HCC from a parishioner regarding vehicle access.

**P/09/97 Clerk's Notices**

None

**P/09/98 Chairman's Notices**

- **Planning Committee Title and Terms of Reference** – Members agreed that highway matters should be included within the brief of this committee and the title revised to reflect the change. The chairman agreed to seek ratification from the next PC meeting. **Action – Cllr Warrener**

**P/09/99      Date of next meeting**

The next meetings were arranged for 7.30 pm on the 9 September and 30 September 2009.

The meeting closed at 8.35pm

Signed.....

Date.....