

COLDEN COMMON PARISH COUNCIL
MINUTES OF THE PLANNING COMMITTEE
HELD ON WEDNESDAY 25TH MARCH 2015 AT 11.00AM IN THE
PAVILION, RECREATION GROUND, MAIN ROAD

Present Cllr Jean Bligdon
Cllr Maggie Hill

Cllr Pam Glasspool
Cllr Val Evans

Apologies Cllr Bryant
Cllr Izard

In attendance 2 members of the public

P 74/14 APOLOGIES FOR ABSENCE

Apologies were received and noted as above.

P 75/14 DECLARATIONS OF INTEREST

No declarations were made.

P 76/14 TO APPROVE THE MINUTES OF THE MEETING HELD ON THE 21ST
JANUARY 2015

The previously circulated minutes were considered and it was resolved to accept these minutes as an accurate record of the meeting, proposed by Cllr Pam Glasspool, seconded by Cllr Maggie Hill and carried.

P83/14 CONSIDER ANY MATTERS IN RELATION TO LOCAL PLAN PART 2

The Clerk updated the Councillors on concerns from residents of Main Road relating to the change of boundary line to include site 2497. The Clerk has received 7 e-mails of objection. Resident have received communication from the owner of land behind the Old Post Office and an estate agent. Residents feel they under pressure to sell their land due to this change of the boundary. None of the residents which have contacted the Clerk either want to sell their gardens for development nor wish the settlement boundary to change.

The Planning Committee will take these concerns forward to the meeting with Winchester City Council strategic planning later this morning.

P80/14 QUESTIONS FROM MEMBERS OF THE PUBLIC

A member of the public stated her concerns regarding the boundary being extended to incorporate SHLAA site 2497. This is a persistent anxiety and irritation. Homes here have been bought for their character, peace and beauty, and not for development and the movement of this long established boundary line goes against this.

A member of the public stated that it was incorrect that they had agreed to sell their garden to an estate agent, although an initial conversation had taken place with an estate agent as they had been approached like their neighbours, it was not their plans to offer their garden for development.

A member of the public stated that they were representing their in-laws who live at the end of the terrace. They are under un due stress in relation to this change of boundary and do not feel that they had an opportunity to comment on the draft plan on this point.

P 77/14 TO RECEIVE AN UPDATE FROM ANY ACTIONS FROM THE LAST MEETING

P66/14

HCC are writing to Neil Matthews regarding the ownership of the bank between St Vigor way and Avondale. The Clerk has informed HCC that it is believed that this is not his land.

No further update has been received as of today regarding the felling of the ancient Oak in North Pond

P 78/14 TO RECEIVE AN UPDATE ON PLANNING APPLICATIONS WHICH HAVE BEEN DETERMINED BY WINCHESTER CITY COUNCIL OR THE PLANNING INSPECTOR

The following applications have been approved.

14/02902/FUL	8 Tees Green	(HOUSEHOLDER) Single storey side and rear extensions	Approved
14/02826/PNHOU	4 Highbridge Road	(HOUSEHOLDER) Single storey extension to rear of property	Prior Approval not required
15/00147/TPO	10 Lime Close	1 no. Sycamore to remove dead limb, removal of small trunk	Permitted
15/00239/TPO	36 Avondale	1 no. Ash to fell	Permitted
14/02623/FUL	Rimijhim, 26 Main Road	Outdoor shelter providing an area for clients to sit and drink (RETROSPECTIVE)	Permitted
15/00130/FUL	White Bungalow. Highbridge Rd	(HOUSEHOLDER) Extension to existing detached garage on existing base	Permitted

The application for Yew Tree Cottage has been granted permission under appeal.

The following applications are still pending

15/00216/FUL – 2 Springfield's, Lower Moors Road

14/02902/FUL – Greenacres, Hensting lane, is still pending

15/00259/FUL – Willow Farm

14/02925/TPO – 7 Scott's Close.

This application is pending but has been recommended for approval by the officer. The Parish Council has asked that it go to Committee for an decision. The Committee date

is 23rd April 2015.

The Clerk to register Cllr Glasspool to speak on the application for 7 Scott's Close.

P 79/14 TO NOTE ANY UPDATE ON ANY WINCHESTER CITY COUNCIL ENFORCEMENT ACTION

No update on enforcement has been received.

P 81/13 TO CONSIDER REPRESENTATION OF THE FOLLOWING PLANNING APPLICATIONS

15/03337/LIS, The Malt House, 24 Main Road

The Parish Council resolved to have no comment on this application, proposed by Cllr Jean Bligdon, seconded by Cllr Maggie Hill and carried.

15/00268/FUL, 44 Spring Lane

The Parish Council resolved to objective to the application.

Pre application information headed impact on residential amenity states Springfield Close is west of the application site. It is in fact East which makes an important and substantial difference to the over shading and looming impact of the proposed build would have on surrounding properties.

HIGHWAY SAFETY POLICY T2

The proposed new vehicle access point is opposite the Methodist Church which, as well as active Christian service, is used daily as a playgroup and for youth group meetings and an extremely popular right of way (footpath 10) is situated alongside the church which leads to the shops, community centre, play area and school. The proposed access point currently offers essential safe, on-road parking for the elderly, infirm and families who need close access to this busy church centre as well as being a very popular crossing point to the play school and the footpath to village amenities. There is a current access point shared by 44, 46 and 48 Spring Lane. The proposed new access is therefore unnecessary. It would significantly reduce essential parking space and impact greatly on the safety of this narrow, busy part of the lane. The road only has a pedestrian pavement on one side which is the location of this proposed new entrance. We would urge highways to view this stretch of road at peak times, particularly midweek drop off / pickup for pre-school children as this would greatly effect road safety entering and exiting the pre-school and the footpath.

The new access will interfere with road safety on Spring Lane and the function and character of pedestrian access and contravenes saved policy T.2.

THE 2012 ADOPTED COLDEN COMMON VILLAGE DESIGN STATEMENT.

Pages 17 and 22 Planning Guidance. Chapter 5 states: New development should link to and extend footpaths wherever possible. (Supplements LP Policies T1). This site directly adjoins a footpath to the north that gives safe pedestrian access to the New Road Secondary School Bus Stops (Note: School

buses do NOT use Spring Lane) and also to the New Road footpath link-up to the Village Recreation Ground and children play area. No essential public footpath link up for all the properties of Chestnut Avenue has been included in this application. The inclusion of such a footpath would be of great community benefit.

IMPACT ON THE ENJOYMENT OF NEIGHBOURING PROPERTIES.

The neighbouring properties of Spring Lane and Springfields Close currently enjoy an established peaceful back garden environment. It should be noted that Number 13 Springfields Close also enjoys the benefit of a recently constructed substantial 2 storey rear extension which brings that building much closer to the boundary fence of 44 Spring Lane. This large extension is not shown on these development plans. Contrary to Policy saved policy DP3, The proposed siting of plot 3 would have a unacceptance adverse impact on this neighbouring property.

The Parish Council would like to add that if the officer is minded to permit this application that it be determined by Committee. Proposed by Cllr Glasspool, seconded by Cllr Evans and carried.

15/00541/FUL, Glendale, Upper Moors Road

The Parish Council resolved to have no objection to this application, proposed by Cllr Pam Glasspool Seconded by Cllr Maggie Hill and carried.

15/00525/FUL, Aragon. 20 Church Lane

The Parish Council resolved to object to this application. The Parish Council wish to object to this application.

The current vehicle access point for this property provides a safe access.

The new proposed access will interfere with road safety on Church Lane with no overriding justification. It is extremely close to the busy junction of Church Lane and St Vigor Way. It will impact the safety of the pedestrian footpath which contravenes saved policy T.2. The new access will change the character along this stretch/side of Church Lane which is all hedging and no vehicle accesses.

It will require a right of way granted over a significant part of the HCC Highway verge. This will be visually be detrimental to this stretch of the road. The width of the verge/pavement will mean that a car exiting this property waiting to pull out onto this busy stretch of road would be hanging over the pavement which will impact pedestrian safety.

Proposed by Cllr Hill, seconded by Cllr Evans and carried.

15/00473/FUL, Evesons,

The Parish Council resolved to have no objection to this application proposed by Cllr Glasspool Seconded by Cllr Hill and carried

P 82/14 TO CONSIDER ANY HIGHWAYS MATTERS

No matters were raised or discussed

P 84/14 TO AGREE ITEMS FOR THE NEXT AGENDA

No matters were raised.