

COLDEN COMMON PARISH COUNCIL
MINUTES OF THE PLANNING COMMITTEE
HELD ON WEDNESDAY 23rd JULY 2014 AT 9.30AM IN THE
PAVILION, RECREATION GROUND, MAIN ROAD

Present Cllr Jean Bligdon
Cllr Maggie Hill

Cllr Val Evans
Cllr Pam Glasspool

Apologies Cllr Iazard, Cllr Goddard, Cllr Bryant
In attendance Debbie Harding (Clerk)

0 members of the public

P 16/14 APOLOGIES FOR ABSENCE

Apologies were received and noted as above.

P 17/14 DECLARATIONS OF INTEREST

The Clerk is friends with the owners of 18 Ash Close, and is happy to leave the room if requested whilst the applicant is discussed.

P 18/14 TO APPROVE THE MINUTES OF THE MEETING HELD ON THE 18TH
JUNE 2014

It was resolved to accept these minutes as an accurate record of the meeting, proposed by Cllr Maggie Hill, Seconded by Cllr Pam Glasspool and carried.

P 19/14 TO RECEIVE AN UPDATE FROM SOUTHERN PRACTICE
PLANNING/FOREMAN HOMES ON ISSUES RELATING TO THE
SANDYFIELDS SITE AS IDENTIFIED AS A PREFERRED SITE FOR
HOUSING AS PART OF LOCAL PLAN PART 2

Ian Donohue from Southern Practice planning attended the meeting along with two representatives from Foreman Homes. Mr Donohue shared an outline planning application site layout which based on a density of 30 houses per hectare (82sqm) accommodated 86 2 bedrooms houses (72sqm) , 47 3 bedroom houses , 19 4 bedrooms houses (120 sqm), 2 large 4 bedroom houses (130 sqm) and 11 5 bedroom houses (180 sqm). This totals 165 dwellings and ensures any constraints of the site are taken into account in the plan.

The existing houses behind the shop currently remain as does 111 Main Road.

The Councillors gave the following feedback. These comments are those of the Councillors present and any endorsement of any outline application would be required to take place at a meeting of the Full Parish Council.

That a foot / cycle link to Boyes Lane is essential. A right of way from Boyes Lane to right of way 28 to allow access to the SDNP was also of great benefit to the village.

That careful consideration would need to be given to the location of a pedestrian crossing across the B3354 to allow pedestrians to walk to school, catch bus services etc. A crossing would also have a traffic calming effect.

That once the road was crossed consideration should be given to access the village via Vears Lane and then ROW 11 (or possibly 12). ROW 11 is planned to be upgraded, subject to funding being sought.

That the wood if transferred for public space would ideally host a wooden play trail but is subject to the Full Parish Council or other suitable group or organisation agreeing ownership and subject to negotiation with the developer on costs of maintenance of wooded area

The length of the contract for the mobile phone masts and potential income in terms of land rental would need to be established to offset ongoing maintenance costs as above.

The outline plan which Southern Planning Practice shared with the Planning Committee at the meeting is the Parish office and is available for viewing by appointment.

P 20/14 TO RECEIVE AN UPDATE FROM ANY ACTIONS FROM THE LAST MEETING

Brian Campbell has submitted details of an application for a replacement dwelling at Tanglemead, Nobs Crook. The existing dwelling is 3 bedrooms and 143.5SQM the proposed new dwelling is also 3 bedrooms but 186 SQM plus a double garage and 1 parking space.

The Parish Council will consider any comments when the full application is received.

Bluebell Wood is now subject to a tree preservation order with immediate effect.

P 21/14 TO RECEIVE AN UPDATE ON PLANNING APPLICATIONS WHICH HAVE BEEN DETERMINED BY WINCHESTER CITY COUNCIL OR THE PLANNING INSPECTOR

The following applications have been determined since the last meeting

14/01042/HCS	Colden Common Primary School	(AMENDED PLANS and INFORMATION) Single modular classroom with associated soft and hard landscaping	Approved
14/01135/TPO	7 Scotts Close	Fell Oak	Refused
14/01237/FUL	Colden Common Primary	0.5 form entry expansion for a maximum of 315 pupils with creation of an external play area and additional parking space	Approved

P 22/14 TO NOTE ANY UPDATE ON WINCHESTER CITY COUNCIL ENFORCEMENT ACTION

The council are investigating alleged breach of planning in Bishopstoke Lane. It is concerning a caravan and structure in the field on the right hand side as you drive past the farm and the houses on the left hand side.

The Clerk has requested an update on enforcement in the village from WCC, but to date this has not been received.

P 23/14 TO RECEIVE QUESTIONS FROM MEMBERS OF THE PUBLIC

No members of the public were present.

**P 24/13 TO CONSIDER REPRESENTATION ON THE FOLLOWING
PLANNING APPLICATION AND ANY OTHERS WHICH BE
RECEIVED AFTER THE AGENDA IS PUBLISHED**

The following planning applications were considered:-

14/01436/TPO – The Dell, Main Road

It was resolved to have no objection to this application, proposed by Cllr Pam Glasspool, seconded by Cllr Pam Bligdon and carried

14/01347/TPO – 18 Ash Close

It was resolved to have no objection to this application, proposed by Cllr Pam Glasspool, seconded by Cllr Maggie Hill and carried

14/01346/TPO – 13 Hawthorn Close

It was resolved to ratify the following comment on the application which was submitted prior to the meeting in order to meet the deadline.

The old trees can be viewed from Vears lane where they are clearly visible and form part of the old rural wooded street scene. The old trees have grown close together forming a line and are overly tall and thin, consistent with being originally part of an ancient and tall hedgerow. In recent years the trees have been subjected to significant damage. Seven of the Eight trees now appear dead or dying. The Parish Council recommend the one remaining living tree (the most Northern of the line of trees) should be kept, any dead wood removed and the tree pollarded to approx 3m to encourage new growth. The 7 dead trees be removed subject to a minimum of four strong new replacement Blackthorn trees being planted in a well-spaced North to South line along the current Vears Lane embankment within 1m of the back garden fence of 13 Hawthorn Close and close by to the remaining living tree. Reason to recommend the keeping / replacement of these old 'sloe' trees is their importance to the wildlife of the area and rural wooded street scene

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

14/01335/FUL – 4 St Vigor Way

It was resolved that the Parish Council object to this application on the grounds it will adversely affect the street scene proposed by Cllr Val Evans, seconded by Cllr Pam Glasspool and carried.

14/01642/PNHOU – 11 Tees Farm Road

The Council were unable to comment as the application documentation has not been received.

14/01536/FUL – 44 Spring Lane

The Council were unable to comment as the application documentation has not been received.

14/01426/03LB - Hensting Cottage

It was resolved to have no objection to this application, proposed by Cllr Pam Glasspool, seconded by Cllr Evans and carried.

P 25/14 TO DISCUSS ANY MATTERS IN RELATION OF LOCAL PLAN PART 2

No issues for discussion were raised.

P 26/14 TO DISCUSS ANY HIGHWAY MATTERS

The Clerk has received no further update on the ownership of the retaining wall on St Vigor Way

P 27/14 TO AGREE ITEMS FOR THE NEXT AGENDA

No items were raised. The meeting closed at 10.30am