

COLDEN COMMON PARISH COUNCIL
MINUTES OF THE PLANNING COMMITTEE
WEDNESDAY, 19th JULY 2017 AT 11.00 IN THE
COLDEN COMMON COMMUNITY CENTRE, ST VIGOR WAY,
COLDEN COMMON

Present Cllr Maggie Hill
Cllr Barbara Kelly
Cllr Izard (at item 34/17)

Cllr Bligdon
Cllr Glasspool

Apologies

In attendance No members of the public

P 31/17 APOLOGIES FOR ABSENCE

None were received

P 32/17 TO RECEIVE ANY DECLARATIONS OF OFFICE

No declarations of interest were declared.

P 33/17 TO APPROVE AND SIGN THE MINUTES OF THE MEETING HELD
ON THE 21st JUNE 2017

The previously circulated minutes of the Planning meeting dated 21st June 2017 were considered. It was resolved to accept these minutes as an accurate record of the meeting, proposed by Cllr Barbara Kelly seconded by Cllr Glasspool and carried.

P 34/17 TO RECEIVE QUESTIONS FROM MEMBERS OF THE PUBLIC

No questions were raised
Cllr Izard joined the meeting.

P 35/17 TO RECEIVE AN UPDATE FROM ANY ACTIONS FROM THE LAST
MEETING OR OTHER GENERAL UPDATES FOR INFORMATION
ONLY

The Clerk has completed the application form for Community Funded traffic initiatives on Church Lane and is meeting with Andy Smith, Team Leader Traffic Management East on Friday, 11th August 2017 at 10am on the corner of St Vigor Way and Church Lane.

Cllr Kelly the Clerk will attend the meeting and will ask David Bowker if he would like to attend. Done

P 36/17 TO NOTE ANY UPDATE ON WINCHESTER CITY COUNCIL
ENFORCEMENT ACTION

No update was given, other than a letter of enforcement has been sent Brown Eaves, 170 Main Road.

P 37/17 **TO NOTE ANY PLANNING APPEALS, SUBMITTED OR DETERMINED SINCE THE LAST MEETING AND RESOLVE TO SUBMIT ANY ADDITIONAL COMMENTS OR REFER TO THE FULL PARISH COUNCIL.**

The following applications have been approved since the last meeting

17/01234/HOUS – 12 Brambridge

17/01012/HOU – Oaklea, 55 Church Lane

The following applications are still pending

17/0057/HVS – Colden Common Primary School

15/01283/AVC – Taylor Wimpey

This is still a live application. WCC were originally going to refuse it. The flag signs have been removed, which was the part of the application which was of concern.

The following application has been withdrawn

17/01055/LDP – Oakhaven, 26 Piping green

The following applications have been refused

17/00792/HOU – 12 Hunts Close

17/00806/TPO – 20 Hazel Close

The following application in the Parish of Otterbourne 16/02638/FUL - Land to The North West of Highbridge Road has been **REFUSED**.

This was for Retrospective consent for the continued siting of a mobile home to serve as a temporary agricultural workers accommodation, retention of existing structures (hot food kiosk and the freezer unit and shop) and vehicular hardstanding areas

The following 3 applications were resolved at the WCC Planning Development and Control Committee on Wednesday 22nd June 2017

17/00597/FUL – Brown Eaves 170 Main Road - **REFUSED**

17/00598/HOU - Brown Eaves 170 Main Road – **REFUSED**

The Woodland Tree Preservation order for land adjacent to Finches Close, Church Lane was **APPROVED**.

P 38/17 **TO NOTE ANY PLANNING APPEALS, SUBMITTED OR DETERMINED SINCE THE LAST MEETING AND RESOLVE TO SUBMIT ANY ADDITIONAL COMMENTS OR REFER TO THE FULL PARISH COUNCIL.**

The appeal for 17/00019/REF – land at Church Lane, Colden Common was upheld for refusal by the Planning Inspector.

**P 39/17 TO CONSIDER THE REPRESENTATION ON THE FOLLOWING
PLANNING APPLICATIONS AND ANY OTHERS WHICH MAY BE
RECEIVED AFTER THE AGENDA IS PUBLISHED**

17/01638/TPO – Willow Green

The Parish Council has no objection to this application if the WCC Tree Officer is content with the proposed works.

17/01401/FUL – 44 Spring Lane

The Parish Council wish to object this application on the following grounds.

We are conscious that the applicant has made an effort to reduce the impact of the proposed development on 42 Spring Lane. The intention is presumably intended to overcome the reasons for refusal of previous application 15/00268/FUL, and for the dismissal of the subsequent appeal 16/00018/REF.

Compared to application 15/00268/FUL, changes include an increased separation (4m building to building) and increased distance from key amenity areas comprising garden, patio and conservatory, due to the dwelling location being moved closer to the road. These changes are welcome. However, the Parish Council would like permitted development rights removed so that this separation is permanent.

The neighbouring property (46 Spring Lane) has raised concerns that their right of way (contained in their title deed) has been moved so that this new design can be fitted on site. This impinges their vehicle movements. The plans produced (drawing 17009-A-PL-005) does not sufficiently detail with accurate measurements (in accordance with policy DP1) existing rights of way and accesses for vehicles.

The Council would request that an officer looks very careful at the site in relation to traffic movements for 46 Spring Lane. It is imperative that vehicles from 46 Spring Lane can safely manoeuvre on site to prevent the need to reverse out onto Spring Lane. This part of the Spring Lane has only one footway for pedestrians and is directly opposite a very busy community building which attracts lots of pedestrian traffic.

The Parish Council believes this development is not in accordance with policy DP3. The site is overdeveloped, and the potential impact on the shared turning space has an unacceptable impact on the adjacent property.

If the officer is minded to approve this application, the Parish Council would like this application to be determined by the WCC Planning Development and Control Committee, proposed by Cllr Hill, seconded by Cllr Glasspool and carried. Cllr Izard abstained.

17/01374/FUL – Oak Bank, Upper Moors Road

The Parish Council has no objection to this application provided that

- ***The Tree officer is content that the position of the houses will not impact the trees, and in particular the trees which are subject to tree preservation orders.***
- ***That the Planning officer is content that this revised application is not significantly different from the permission already granted on this site (under application W/1228/2), for any other application to challenge it sets a precedent for development outside the settlement boundary***

Proposed by Cllr Maggie Hill, second by Cllr Barbara Kelly and carried. Cllr Izard abstained.

17/01363/HOU – 16 New Road

It was resolved to have no comment on this application, proposed by Cllr Barbara Kelly, seconded by Cllr Maggie Hill and carried.

17/01305/HOU – 13 Church Lane

It was resolved that Cllr Kelly and Cllr Bligdon would conduct a site visit, and the Committee delegate any comment on the application to Cllr Kelly and Bligdon after their visit. Proposed by Cllr Hill, seconded by Cllr Glasspool and carried. Cllr Izard abstained.

17/01478/HOU – Saltmead, 72 Church Lane

It was resolved that Cllr Kelly and Cllr Bligdon would conduct a site visit, and the Committee delegate any comment on the application to Cllr Kelly and Bligdon after their site visit. Proposed by Cllr Hill, seconded by Cllr Glasspool and carried. Cllr Izard abstained.

17/01429/HOU – 9 Tees Green

It was resolved to have no comment on this application, proposed by Cllr Barbara Kelly, seconded by Cllr Maggie Hill and carried.

P 40/17 **TO DISCUSS THE WCC TRAVELLER'S DEVELOPER PLAN AND IF THE CCPC WISH TO COMMENT ON THE REPORT. TO CONSIDER NOMINATING 2 PARISH COUNCILLORS TO ATTEND A PARISH BRIEFING ON 24TH JULY IN THE WINCHESTER GUILDHALL.**

The plan was reviewed and it was resolved to feed back to WCC that the Parish Council has no comment on the traveller's development plan at this time.

Clerk

P 41/17 **TO APPROVE A DRAFT LETTER FOR THE CCPC'S REPRESENTATIONS ON RESERVED MATTERS FOR TAYLOR WIMPEY**

Cllr Izard circulated a draft letter from the Parish Council giving feedback on the draft reserve matters application. The Clerk to make some minor changes and then submit the letter to Taylor Wimpey, copying in WCC.

P 42/17 **TO DISCUSS THE COMMUNITY ASSET NOMINATION FORMS**

Draft Community Asset nomination forms were circulated for The Rising Sun and The Dog and Crook.

Thanks to Sophie and Dave Mecklenburgh who put the nominations together.

It was agreed to add to the application that the village has already lost 3 public houses to closure over the years (Brickmakers Arms, The Old House at Home and the Black Horse) The Dog and Crook and the Rising Sun public houses have been public houses on those sites since the 19th century.

P 43/17 **TO DISCUSS THE CCPC REPRESENTATION AT THE EBC LOCAL PLAN MEETING ON 20TH JULY 2017**

Cllr Izard shared his representation to the EBC Cabinet of Colden Common Parish Councils objections to option B & C of their emerging local plan.

Thanks were given to Cllr Izard for his articulate representation of the views of the Parish.

P 44/17 **TO DISCUSS NOMINATING CLLR HILL TO REPRESENT THE CCPC AT WCC COMMITTEE MEETING REGARDING APPLICATION 17/00769/FUL – LAND ADJACENT TO ST HELIER, UPPER MOORS ROAD**

Due to the level of objections, unless the application is refused by the officer under delegate power, this application will be determined by the WCC PDC Committee.

If the application is referred to Committee for decision, it was resolved that Cllr Hill will represent Colden Common Parish Council. Proposed by Cllr Hill, seconded by Cllr Glasspool and carried.

P 45/17 TO CONSIDER HOW THE CCPC CAN BE MORE PROACTIVE IN ASSISTING THE RESIDENTS IN DIFFICULT PLANNING CASES

A discussion took place on the recent planning application for 170 Main Road which were resolved by the PDC Committee. Some of the evidence for refusal given to the Committee was unknown to the Parish Council.

It was resolved that the council would be more proactive in talking to neighbours on contentious applications. Any site visits or meetings would be conducted by 2 Councillors. Proposed by Cllr Pam Glasspool, seconded by Cllr Barbara Kelly and carried.

P 46/17 TO CONSIDER ANY MATTERS FOR THE AGENDA FOR THE NEXT MEETING

No matters were raised.

The meeting closed.