

**COLDEN COMMON PARISH COUNCIL  
SUMMONS to attend a meeting of the  
PLANNING, HIGHWAYS, LIGHTING AND TRANSPORTATION COMMITTEE  
Wednesday, 19<sup>th</sup> May 2021 at 11am  
To be held at**

**Neil Smith Suite, Colden Common Park Pavilion, Boyes Lane, Colden Common, SO21 1TA**

Members of the public and press are invited to attend except for any specific item which is marked confidential on the agenda.

**Please wear a mask and observe social distancing.**

**The room will be well ventilated please dress appropriately for the weather on that day.**

The press and public may not speak when the Council is in session.  
They may make points or ask questions regarding items on the agenda only,  
in the allocated time during agenda item.

Background papers if appropriate are available on request before the meeting.  
They will be circulated to Councillors in the days before the meeting.

Debbie Harding, Clerk to the Council, Thursday, 13th May 2021

***Please note that the timing shown on the agenda is a guide only and agenda items may be brought forward, suspended or deferred which will result in the agenda item being dealt with at a different time.***

**AGENDA**

<b>Agenda No</b>	<b>Business/Decision</b>	<b>Lead</b>	<b>Timing</b>	<b>Page</b>
P01/21	Apologies for absence	Cllr Hill	11.00	
P02/21	To elect a Chairman of the Planning Committee and received their declaration of office	Cllr Hill	11.01	
P03/21	To elect a Vice-Chairman of the Planning Committee and received their declaration of office	Chair	11.02	
P04/21	To receive any Councillor declarations of pecuniary or non-pecuniary interests, in relation to any items on the agenda.	Chair	11.03	
P05/21	<a href="#">To approve and sign the minutes of the meeting of the Planning Committee held on 21<sup>st</sup> April 2021</a>	Chair	11.04	2-8
P06/21	To receive questions from members of the Public	Chair	11.08	
P07/21	To receive any updates regarding actions from the last meeting or any other general updates for information only	Clerk	11.18	Verbal Update
P08/21	To note any Planning applications which have been determined by Winchester City Council.	Clerk	11.22	Verbal Update
P09/21	To note any applications that will be considered by Winchester City Council Planning Committee	Clerk	11.25	Verbal Update
P10/21	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.	Clerk	11.30	Verbal Update
P11/21	To consider any representation on the following planning applications and any others which may be received after the agenda is published	Chair	11.32	Verbal Update

21/00697/FUL	Black Horse Inn 47 Main Road	Demolition of former pub and development of 7 flats
21/01167/TPO	16 St Vigor Way	Oak Tree T1 marked by green star on tree sketch map attached, deadwood to be removed and ivy severed giving one metre spacing.

To view the applications online, please click [HERE](#) adding the reference in the search bar.

**The Committee will consider any other applications which are published on the Winchester City Council**

**planning portal after the publication of this agenda.**

P12/21	To update on the progress of the transfer of Stratton Copse, and other issues in relation to the development of Sandyfields, Main Road	Cllr Izard	11.55	Verbal Update
P13/21	To update on the adoption process of the Village Design Statement	Chair	12.05	Verbal Update
P14/21	To discuss any issues on footpaths and rights of way to include  The project to install a boardwalk on footpath 15  Update on the research into the ownership of the land on the Eastern side of the footpath from Church Lane to Valley Close.  To note any reports to HCC rights of way.	Clerk	12.10	Verbal Update
P15/21	To update on the refurbishment and transfer of bus shelters to the Parish Council	Clerk	12.20	Verbal Update
P15/21	To consider any matters for the agenda for the next meeting	Chair	12.25	
P16/21	To resolve to close the meeting to members of the public to discuss update on enforcement action in the village and alleged breaches of planning policy.  <b>Proposed motion</b> In view of confidential nature of the business to be discussed in relation to data protection and legal privilege it is in the public interest that public and press be excluded from this part of the meeting	Chair	12.30	Verbal Update
P17/21	<b>Confidential session</b> To discuss any reports of alleged breach of Planning within the Parish  To receive any updates from Winchester City Council on Planning, Development and Control Enforcement within the Parish	Chair	12.40	

**COLDEN COMMON PARISH COUNCIL**  
**MINUTES OF THE PLANNING COMMITTEE**  
**VIRTUAL MEETING HELD ON WEDNESDAY, 21<sup>st</sup> APRIL 2021 AT 10.30AM**

Due to the current Coronavirus pandemic, the Parish Council met virtually via Zoom

**Present** Cllr Maggie Hill  
Cllr John Boyes  
Cllr Maggs Pearson  
Cllr Richard Izard (at item end of 196/20)  
Cllr Brian O'Neill

**Apologies** Cllr Alex Loughran  
**In attendance** 1 member of the public  
Debbie Harding (Parish Clerk)  
Sophie Thorogood (Asst. Clerk)

**P193/20 APOLOGIES FOR ABSENCE**

Cllr Loughran gave his apologies for being unable to attend the meeting. Cllr Izard gave notice he may be late.

**P194/20 TO RECEIVE ANY COUNCILLOR DECLARATIONS OF PECUNIARY OR NON-PECUNIARY INTERESTS, IN RELATION TO ANY ITEMS ON THE AGENDA**

No declarations were made.

**P195/20 TO APPROVE AND SIGN THE MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON 17<sup>th</sup> MARCH 2021**

A typographical error was spotted on page 3 under P179/20. The second paragraph should read asking them to update.

***Subject to this change it was resolved to approve the minutes of the meeting held on the 17<sup>th</sup> of March 2021 as a true record of the meeting, proposed by Cllr Maggs Pearson, seconded by Cllr Brian O'Neill, and carried.***

**P196/20 TO RECEIVE QUESTIONS FROM MEMBERS OF THE PUBLIC**

A resident voiced her frustration that an issue with her boundary fence occurred when the footpath from The Green to Spring Lane was resurfaced. This has not been resolved by Hampshire Rights of Way. A remedy between the houseowner and the Rights of Way officer was settled, but the works agreed have not yet taken place. The homeowner attended the meeting to ask for the Parish Council's assistance. It was agreed that the Clerk would forward the resident details of the County Councillor for Colden Common in order that he could be asked to intervene in this matter.

**P197/20 TO RECEIVE ANY UPDATES REGARDING ACTIONS FROM THE LAST MEETING OR ANY OTHER GENERAL UPDATES FOR INFORMATION ONLY**

Replacement lighting columns and lamps have been ordered by the Co-op to replace two which do not work outside the Co-op.

It had come to the Councils attention that there was a trip hazard on the footpath leading to the surgery used as the vaccine centre. There had apparently been an incident not previously reported to the Council that a person attending the clinic had tripped which required an ambulance in attendance. Emergency works to raise the footway due to subsidence was completed last week on Health and Safety grounds and cost £1,500 plus VAT. It was only possible to get one quotation given the urgency as access to the vaccine centre, and works were ordered on the Friday and completed by the Monday.

**P198/20 TO NOTE ANY PLANNING APPLICATIONS WHICH HAVE BEEN DETERMINED BY WINCHESTER CITY COUNCIL**

**The following applications have been determined since the last meeting**

**Applications which have been approved**

F/19/86707 – Eastleigh Airport  
21/00303/TPO – 17 Hawthorn Close  
21/00249/TPO – 10 Lime Close\*  
21/00183/HOU – Hazel Cottage, 34 Vears Lane  
21/00132/TPO – Dog and Crook \*

***\*Subsequently WCC have given emergency authority to fell this tree(s) on safety grounds due to disease.***

Applications which have been refused  
20/02545/FUL – Vermont, Upper Moors Road

**No applications have been withdrawn**

**The following applications are still pending**

21/00508/TPO - 8 Lime Close  
21/00491/TPO - 2 Lime Close  
21/00350/HOU - 35 Church Lane  
21/00284/FUL - 48 Spring Lane  
21/00002/HOU – The Willows, Upper Moors Road  
20/01262/LIS – Yew Tree Cottage  
20/02269/FUL – Queens Head, Portsmouth Road  
21/00293/HOUS – 20 New Road

**P199/20 TO NOTE ANY APPLICATIONS THAT WILL BE CONSIDERED BY WINCHESTER CITY COUNCILS PLANNING COMMITTEE**

No applications are pending determination by WCC Committee, although the Parish Council did request that the Queens Head application be determined by the Planning Committee, if it is recommended for approval.

**P200/20 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 appeals for 13 Hack Drive, APP/L1765/D/20/3263540 and Gubblecotes, Boyes Lane - APP/L1765/W/20/3254522 are closed for comments and are waiting for the inspector to determine them.

**P201/20     TO CONSIDER THE REPRESENTATION ON THE FOLLOWING PLANNING APPLICATIONS AND ANY OTHERS WHICH MAY BE RECEIVED AFTER THE AGENDA IS PUBLISHED**

21/00775/TPO – 1 Avondale Park

***It is not clear from the application which tree is to be removed and any evidence for its removal. Should the tree officer feel that the only option is to remove an Oak Tree, the Parish Council asks that a mature Oak tree is planted at the appropriate time of year as a replacement.***

***Proposed by Cllr Maggie Hill, seconded by Cllr Maggs Pearson and carried***

21/00562/HOU – 26 Tees Farm Road

***The character of this area of the village is one of large open front gardens. If a generous gap is retained from the new fence line to the pavement (measurements are not clear on the application) to not diminish this character of this area the Parish Council has no objection. Proposed by Cllr Maggie Hill, seconded by Cllr Maggs Pearson.***

21/00560/FUL – Recreation Ground, Tennis lights

The Parish Council are in favour of new directional lighting which will reduce light pollution and be more energy efficient, however, the Parish Council will wait for comments from neighbouring flats before submitting a formal representation to Winchester City Council.

The Clerk to ask the Tennis Club if each court can be individually lit and the court nearest to the flat in Orchard Close can be last court to be used with lighting. This will minimise impact.

***It was resolved to delegate a final representation on this application to the Parish Clerk. A representation will be made nearer the date when comments are due to close so that residents' views can be considered. Proposed by Cllr Maggie Hill, seconded by Cllr John Boyes and carried.***

21/00552/HOU – 24 New Road

***The Parish Council has no objection to this application, proposed by Cllr Maggie Hill, seconded by Cllr Richard Izard and carried.***

21/00697/FUL - Black Horse former public house

***The Clerk to ask for any pre-application advice and request an extension in the closing date for comments so that the application may be considered at the next meeting.***

***Proposed by Cllr Richard Izard, seconded by Cllr John Boyes and carried***

**P202/20     TO UPDATE ON THE PROGRESS OF THE TRANSFER OF STRATTON COPSE, AND OTHER ISSUES IN RELATION TO THE DEVELOPMENT OF SANDYFIELDS, MAIN ROAD**

Cllr's John Boyes and Richard Izard attended a meeting on site with Taylor Wimpey. The boardwalk is under construction and is looking good. It was proposed by Taylor Wimpey to install posts to denote the boundaries.

The Parish Council are concerned with this approach as the neighbouring land is used for shoots and therefore a clear boundary in way of fencing should be installed. The S106 document specifies boundary fencing.

The ownership of the fence between Stratton Copse and Tanglewood Stables needs to be determined as it is in poor repair.

Cllr's Boyes and Izard feel there is no issue with the fence remaining where it is, but the Parish Council would not be taking ownership of the ditch on the North side of Stratton Copse or any other.

The representative from Taylor Wimpey responsible for Stratton Copse is leaving on Friday 28<sup>th</sup> May and responsibility for the woodland will be transferring to another employee. An internal handover/site inspection will be taking place on site, and it was agreed to request that Cllr's Boyes and Izard also attend this meeting to talk further on the boundary fencing and meet the new contact from Taylor Wimpey. The Clerk to provide maps for Cllr's Boyes and Izard to mark up in relation to agreed boundaries and ditch ownership.

A vehicle access gate has been agreed. The well is yet to be filled.

**P203/20     TO UPDATE ON THE ADOPTION PROCESS OF THE VILLAGE DESIGN STATEMENT**

Cllr Maggs Pearson gave her apologies and left the meeting.

Cllr Hill and the Clerk have a meeting at 9am on Friday with Adrian Fox and Joan Ashton regarding the draft VDS.

The meeting is in relation to the proposed map. The consultation is due to start on the 10<sup>th</sup> of May 2021.

**P204/20     TO DISCUSS ANY ISSUES ON FOOTPATHS AND RIGHTS OF WAY INCLUDING THE OWNERSHIP OF THE FOOTPATH FROM CHURCH LANE TO VALLEY CLOSE**

The Clerk has a meeting with Helen Barber from Hampshire Rights of Way on Thursday morning to look at the surface of footpath 15 and discuss support for installation of a boardwalk.

It has been discovered that Shentons Solicitors in Winchester hold 20 packets of information in relation to Colden Common Parish Council land. It is hoped that one of these packets contain the conveyance of land in and around Valley Close and may determine whether the land west of the footpath from Valley Close to Church Lane was transferred to the Parish Council.

As this is a legal matter, authority to remove these documents from Shentons will be discussed by the Finance Committee next week.

Two anonymous letters have been received raising concerns in relation to use of footpath 11 by horse riders and bicycles. As per the Councils policy, anonymous complaints are not acted on. We have communicated via the information service a reminder of footpaths and bridleways in the village and communicated the correct forum to report any rights of way issues to Hampshire Rights of Way.

**P205/20 TO UPDATE AND CONSIDER BUS SHELTER OWNERSHIP NEGOTIATIONS WITH HAMPSHIRE COUNTY COUNCIL AND MAKE A RECOMMENDATION TO THE FULL PARISH COUNCIL**

An update on the refurbishment works has not yet been received.

**P206/20 TO DISCUSS MATTERS IN RELATION TO THE COMMUNITY CENTRE CAR PARK. TO UPDATE ON THE LIGHTING AND DISCUSS MATTERS IN RELATION TO THE CAR PARK, INCLUDING THE EMERGENCY REPAIRS LAST WEEK, THE DRAINAGE SYSTEM AND THE SCOPE OF WORK REQUIRED.**

**TO NOTE THAT FURTHER FUNDS WILL NEED TO BE APPROVED BY FULL COUNCIL FOR ANY WORKS.**

The Parish Council car park lighting is working well now that the light sensors have been replaced.

For further financial planning purposes, the Clerk will ask for some advice from relevant contractors on the condition of the car park surface and any recommended maintenance, with costs for forward planning.

Quotes need to be sourced for replacement Acco channels.  
The drainage gullies need to be cleared out.

**P207/20 TO RECEIVE CORRESPONDENCE FROM THE OWNER OF BOYES LANE AND RESOLVE THE REQUEST TO CONTRIBUTE TOWARDS THE REQUIRED REPAIRS TO THE ROAD AS REQUIRED IN OUR TITLE DEED. (THIS MAY REQUIRE SUSPENDING FINANCIAL REGULATIONS WITH REFERENCE TO 3 QUOTES)**

The Parish Council has rights to pass and repass over Boyes Lane for agriculture, recreational and equestrian purposes, subject to payment of a fair proportion of the cost of maintaining and repairing the land used in Common<sup>1</sup>.

Temporary repairs have been made to Boyes Lane as Clancy Docwra will be digging up the land outside The Shires for water main repairs.

The owner of the land has been in communication regularly with the Clerk. Obtaining quotes have been a struggle. They have received two quotes.

The owner is proposing to remove the speed bumps as this also appears to be adding to the wear/erosion. The Owner of the road will be liaising with all other parties in relation to contributions towards the total cost.

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<sup>1</sup> See transfer second schedule date 26<sup>th</sup> April 1996

*It was resolved to suspend standing orders and approve a payment of £3,066 to the owner of Boyes Lane as a 1/3 contribution towards the resurfacing of a Section of Boyes Lane that measures approx. 118 m long by 3.5m. The Parish Council would prefer the installation of speed bumps to reduce speed. Proposed by Cllr Maggie Hill, seconded by Cllr John Boyes and carried.*

It was noted that Cllr John Boyes does not have pecuniary or non-pecuniary interest in Boyes Lane.

**P208/20      TO CONSIDER ANY MATTERS FOR THE AGENDA FOR THE NEXT MEETING**

Planning applications for the former Black Horse public house.

**P209/20      TO RESOLVE TO CLOSE THE MEETING TO MEMBERS OF THE PUBLIC TO DISCUSS UPDATE ON ENFORCEMENT ACTION IN THE VILLAGE AND ALLEGED BREACHES OF PLANNING POLICY**

**PROPOSED MOTION**  
**IN VIEW OF CONFIDENTIAL NATURE OF THE BUSINESS TO BE DISCUSSED IN RELATION TO DATA PROTECTION AND LEGAL PRIVILEGE IT IS IN THE PUBLIC INTEREST THAT PUBLIC AND PRESS BE EXCLUDED FROM THIS PART OF THE MEETING**

It was proposed by Cllr Hill to close the meeting to members of the public and carried.

**P210/20      CONFIDENTIAL SESSION**

**TO DISCUSS ANY REPORTS OF ALLEGED BREACH OF PLANNING WITHIN THE PARISH**

**TO RECEIVE ANY UPDATES FROM WINCHESTER CITY COUNCIL ON PLANNING, DEVELOPMENT AND CONTROL ENFORCEMENT WITHIN THE PARISH CONFIDENTIAL SESSION**

**TO DISCUSS ANY REPORTS OF ALLEGED WITHIN THE PARISH TO RECEIVE ANY UPDATES FROM WINCHESTER CITY COUNCIL ON PLANNING, DEVELOPMENT AND CONTROL ENFORCEMENT WITHIN THE PARISH**

A concern over a newly installed park home in Sunningdale was made to the Parish Council regarding height and planning permission. This matter was forwarded with permission to Cllr Cook as Winchester District Councillor to speak to the residents and Winchester City Council planning department.

The meeting closed.