

Wickham Parish Council

Planning Committee

Minutes of a meeting of the above Committee held at Wickham Community Centre on Monday 23rd November 2009 at 7pm.

Present: Jenny Hollis (Chairman), Di Frost (Vice-Chairman), Trevor Astbury, Mike Bennett, Mike Carter, Angela Clear, Justin Gamblin, Colin Roke

Parish Councillor Sue Roger-Jones, three members of the public, Parish Clerk Nicki Oliver

1. **To receive apologies for absence** None.
2. **To receive declarations of interest on agenda items** None.
3. **To adjourn meeting to allow participation by members of the public including pre-application consultations** The applicants for agenda item 4.3 answered questions regarding the proposals.
4. **To consider the following recent planning applications:**

4.1 Ref No: W03338/04 **Case No:** 09/01961/FUL **Case Officer:** Not stated **Applicant:** Michael Thomas **Proposal:** Two storey extension, porch and alterations to conservatory **Location:** Volunteer Cottage The Square Wickham PO17 5JQ **No objections.**

4.2 Case No: 09/02051/FUL **Case Officer:** Not stated **Applicant:** Kim Mendes **Proposal:** Two storey front extension. **Location:** Oaklea Titchfield Lane Wickham PO17 5PQ **No objections.**

4.3 Ref No: W17405/01 **Case No:** 09/02068/FUL **Case Officer:** Not stated **Applicant:** Christopher Cook **Proposal:** Change of Use from A1 retail to B1 business. **Location:** The Old Post Office Station Road Wickham **Support as will provide local employment in due course.**

4.4 Ref No: W16646/03 **Case No:** 09/02076/FUL **Case Officer:** Not stated **Applicant:** J Winstanley **Proposal:** Retention of barns for office use (class B1 use) (RETROSPECTIVE)**Location:** Little Tapnage Farm Titchfield Lane Wickham PO17 5PQ **Object: highways access is inadequate and dangerous on a very narrow and busy road. The proposal for offices is unsustainable as it is inappropriately located away from existing urban areas, there are no pavements, cycle routes or a bus service serving Titchfield Lane which will result in an increase in cars using the road to access the development.**

4.5 Ref No: W16646/05LB **Case No:** 09/02078/LIS **Case Officer:** Not stated **Applicant:** Mrs J Winstanley **Proposal:** Proposed use of a barn as offices (B1), with minor external alterations **Location:** Little Tapnage Farm Titchfield Lane Wickham PO17 5PQ **Object: highways access is inadequate and dangerous on a very narrow and busy road. The proposal for offices is unsustainable as it is inappropriately located away from existing urban areas, there are no pavements, cycle routes or a bus service**

servicing Titchfield Lane which will result in an increase in cars using the road to access the development.

4.6 Ref No: W07907/16 **Case No:** 09/02125/FUL **Case Officer:** Not stated **Applicant:** Rhubarb Events Limited **Proposal:** Change of use from light industry and warehousing to a Hydrotherapy Centre **Location:** Unit F2 Knowle Village Business Park Mayles Lane Knowle PO17 5DY **No objections.**

4.7 Ref No: W21584 **Case No:** 09/01914/FUL **Case Officer:** Ian Cousins **Applicant:** A Andrews **Proposal:** Single storey rear extension **Location:** 8 Dairy Moor Wickham PO17 5JR **No objections.**

4.8 Ref No: W21518/01 **Case No:** 09/02028/REM **Case Officer:** Simon Avery **Applicant:** J Cox **Proposal:** Removal of condition to restore permitted development rights on a paddock that has been granted permission for use as a garden **Location:** Rooklea Titchfield Lane Wickham PO17 5NY **Object, applicant should apply for permission for any required changes restricted under the existing condition.**

4.9 Ref No: W11824/12 **Case No:** 09/01792/FUL **Case Officer:** Simon Avery **Applicant:** **Proposal:** Residential development following demolition of 2 business units and a residential dwelling to provide 2 No 2 bed houses; 5 No 3 bed houses and 8 No 1 bed apartments. **Location:** North Park Farm Business Park Mayles Lane Knowle

Object: Contrary to Local Plan policy E2 representing an unjustified loss of employment land in an area where there is insufficient employment provision for the existing residential development at Knowle, which currently suffers from out commuting. Allowing residential development on this site would set an unwelcome precedent for the neighbouring remaining areas of employment land.

Contrary to Local Plan policy DP3 as the proposals fail to respond positively to the character, appearance and variety of the local environment due to the design, density, height and bulk of the buildings and their impact on the surrounding developed area and countryside. The proposals would have an unacceptably dominant impact on the edge of the settlement area to the detriment of its character which is defined by low rise single storey business units and small terraced and semi detached properties.

5. To identify any unmanaged risks within this committee's remit None.
6. Review effectiveness of communication, development of links with other community organisations and support for local democracy through making information more widely available Continue to monitor.
7. Recent correspondence/ reports from meetings attended of relevance to this committee

Campaign proposal to remove B2177/A334 from lorry route – the Chairman is researching all the issues.

WCC Planning Forum 17th November attended by Cllr Hollis and Cllr Frost. Key points from the meeting: WCC has insufficient resources to enforce planning conditions; it is not illegal to build without permission but difficult to sell on.

Unauthorised development must be considered harmful for enforcement to take place.

Meeting closed 8.02pm