

Wickham Parish Council

Planning Committee

Minutes of a meeting of the above Committee held at Wickham Community Centre on Monday 26th January 2009 commencing at 7pm.

Present: Jenny Hollis (Chairman), Mike Bennett, Mike Carter, Angela Clear, Di Frost, Justin Gamblin, Michael Sadler-Forster

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:** not required.
4. **To approve minutes of previous meeting:** not required.
5. **To consider the following recent planning applications:**

To note: A December application that did not go to Committee due to holidays:

5.1 Ref No: W21305 **Case No:** 08/02699/FUL **Case Officer:** Not stated **Applicant:** Mr B Poyntz
Proposal: Erection of front porch and raise existing flat roof on garage **Location:** 13 Manor Close Wickham PO17 5BZ (WCC has granted permission)

January applications:

5.2 Ref No: W21312 **Case No:** 08/02297/FUL **Case Officer:** Megan Birkett **Applicant:** Ameet Patel **Proposal:** To fit a VSAT satellite dish, mesh type, 0.74 metre diameter, elliptical, grey in colour to the south facing wall of the building (retrospective) **Location:** Paston House South Square Knowle **No objections.**

5.3 Ref No: W15302/12 **Case No:** 08/02814/FUL **Case Officer:** Not stated **Applicant:** Ms K Barrett **Proposal:** Two storey part side extension and single storey part extension to rear (retrospective) **Location:** Oakridge Biddenfield Lane Shedfield SO32 2HP **Object: there is no evidence to show that the continued increase in size of this agricultural dwelling is economically justified by the agricultural concern associated with the holding. Request for application to be considered by Committee if officers minded to grant permission.**

5.4 Ref No: W2132508/02871/FUL **Case No:** 08/02871/FUL **Applicant:** Mr And Mrs Goodey **Proposal:** conservatory to rear **Location:** Kobenhavn Hundred Acres Road Wickham PO17 6HY **No objections.**

5.5Ref No: W04063/05 **Case No:** 08/02595/FUL **Case Officer:** Not stated **Applicant:** Mr And Mrs Way **Proposal:** Erection of boundary fence and decking to rear (retrospective) **Location:** Green Trees Hoads Hill Wickham PO17 5BX
Object due to the scale and mass of the proposals. Concern regarding impact of proposals on the amenity of the northern adjoining property due to the height of the decking creating potential increased overlooking.

Request for application to be considered by Committee if officers minded to grant permission

5.6 Ref No: W03716/05 **Case No:** 08/02886/FUL **Case Officer:** James Jenkison **Applicant:** Rita Pike **Proposal:** Replacement of existing out buildings **Location:** Ashlyn Farm Fontley Road Titchfield PO15 6QY **No objections**

5.7 Ref No: W11544/11A / W11544/12LB **Case No:** 08/02790/AVC/08/02817/LIS **Case Officer:** Megan Birkett **Applicant:** Simon Daysh **Proposal:** New non-illuminated fascia sign (retrospective) **Location:** Lillys Tea And Coffee House The Square Wickham PO17 5JT **No objections**

5.8 Ref No: W05454/05 **Case No:** 08/02842/FUL **Case Officer:** Megan Birkett **Applicant:** P Burke **Proposal:** Replacement detached four bedroom dwelling **Location:** Green Acre Hundred Acres Road Wickham PO17 6HY (details not received at time of agenda preparation) **Refer to next meeting.**

5.9 Ref No: W15624/01 **Case No:** 08/02893/FUL **Case Officer:** Megan Birkett **Applicant:** Carl Walker **Proposal:** New conservatory and garage with log store **Location:** 2 Biddenfield Farm Cottages Biddenfield Lane Shedfield Southampton (details not received at time of agenda preparation) **Refer to next meeting**

Trees

5.10 Case No: 08/02722/TPC **Case Officer:** Ivan Gurdler **Applicant:** Mill Gardens Management (Wickham Ltd) **Proposal:** 1no. Willow tree - re-pollard to original cuts and deadwood. 1no. triple stemmed Alder tree - reduce height by 50% and cut back from building to give 3m clearance . 1no. twin stemmed Willow tree - reduce height by 50% and cut back from building to give 3m clearance. 13 trunks of Alder trees along riverbank - cut back to original pollard points reducing them by 50% **Location:** Watersedge Bridge Street Wickham **Refer to Arboriculturalist**

5.11 Ref No: WTPO/1185/02 **Case No:** 08/02721/TPO **Case Officer:** Ivan Gurdler **Applicant:** Mr Southern **Proposal:** Crown lift to 3m to 1 no. Oak tree and fell 1 no. Ash tree **Location:** Ash House Lee Ground Titchfield PO15 6RP **Request replacement ash planted in vicinity of tree removed.**

5.12 Ref No: W06311/08TPOCA **Case No:** 08/02823/TPO **Case Officer:** Ivan Gurdler **Applicant:** Andrew Giles **Proposal:** 1no. Maple tree - cut back from building to give 2m clearance **Location:** Street Record The Square Wickham **Refer to Arboriculturalist**

5.13 Ref No: W02008/13TPOCA **Case No:** 08/02824/TPC **Case Officer:** Ivan Gurdler **Applicant:** Andrew Giles **Proposal:** Fell 1no. Sycamore tree. 1no. Horse Chestnut tree - cut back from street lamp. 3no. Horse Chestnut trees - remove epicormics to a height of 3m **Location:** Car Park Station Close Wickham **Refer to Arboriculturalist**

Members attention was drawn to amended plans for the following application, the number of dwellings is now 67, heights of some apartment blocks have been reduced and site layout altered. Density and proposed tenure remain the same:

Ref No: W14097/61 **Case No:** 08/02352/FUL **Case Officer:** Julie Pinnock

Applicant: Jon Neville **Proposal:** Development of 68 dwellings comprising; 6 no. one bed flats, 35 no. two bed flats, 2 no. two bed houses, 20 no. three bed houses, 5 no. four bed houses with associated access, parking and landscaping **Location:** Knowle Village Knowle Avenue Knowle

It was agreed to resubmit the original objection and that the Planning Chairman will make representation at WCC Planning Committee 17th February 2009:

Strongly object for the following reasons:

1. The proposed density of development on the rural fringe of Knowle Village is too high: the number of apartments and three storey buildings are inappropriate in this semi rural location and inconsistent with the rest of the development which is characterised by high density in the centre, reducing in density towards the outer perimeter.
2. There is insufficient parking proposed for the development. Knowle Village is in an unsustainable location with a very limited bus service and no local facilities or work opportunities that can be reached without a car. (Evidence that providing minimum parking provision does not reduce car ownership may be seen throughout the village. The result is excessive on street parking and widespread problems due to inconsiderate parking.)
3. There is a perception from local residents that there is an oversupply of apartments and a need for more family housing to broaden the social mix of the village and improve its current 'dormitory' nature.

The Parish Council wishes to register a strong objection to the proposed tenure of the development which is 100% affordable, 40 of which are social rented.

1. The concentration of affordable housing in one area is contrary to WCC's Affordable Housing SPG Adopted February 2008 which states:

Policy 3: Affordable housing should be well integrated with market housing, in a way which results in different kinds of housing being in close proximity to each other. Large groupings of single tenure dwellings or dwelling types should be avoided.

2. Placing a large number of affordable homes in an unsustainable location with no local facilities or work opportunities will potentially put residents in a situation of rural isolation adding to the existing social problems caused by pockets of deprivation in Wickham Parish.
3. Wickham Parish already has a much higher percentage (20%) of social rented housing in comparison to the rest of Winchester District (Whiteley 3%, Bishops Waltham 14%, Alresford 12%, Winchester District 16% - 2001 census figures see

extract from Wickham MTHC below) During the five years to 2006, 82 new housing association houses have been built in the Parish, (see extract from CAH Housing Needs Survey April 2007) This represented a quarter of the total number of affordable homes built in Winchester District during this time. Social rented housing should be more evenly distributed throughout the district.

The Parish Council requests that this application be heard by Committee if the delegated decision is to grant permission.

Extract from Community Action Hampshire Wickham Parish Housing Needs Survey April 2007

Current Housing Situation – Key Features

The Housing Market and Stock

- 4.2 There are 344 properties in the social rented sector in Wickham Parish, 120 owned by Registered Social Landlords (RSL) and 224 by Winchester City Council (WCC).
- 4.4 Over the past five years to 2006, 82 new housing association houses have been built

Extract from Wickham Market Town Health Check

Wickham has a much higher percentage of social rented housing (20%) than the other Key Hubs, (Whiteley 3%; Bishops Waltham 14%; Alresford 12%;) Winchester District (16%) and the South East (14%) similar to national figures (19%) as the table below shows:

2001 Census: Tenure (KS18)		Wickham	Whiteley	Bishops Waltham	Alresford	Winchester	South East	England
All Households	Count	1123	916	2649	2575	43132	3287489	20451427
Owner occupied: Owns outright	Count	395	113	833	983	13989	1028194	5969670
Owner occupied: Owns outright	Percentage	35.17	12.34	31.45	38.17	32.43	31.28	29.19
Owner occupied: Owns with a mortgage or loan	Count	377	683	1207	980	16298	1377520	7950759
Owner occupied: Owns with a mortgage or loan	Percentage	33.57	74.56	45.56	38.06	37.79	41.9	38.88
Owner occupied: Shared ownership	Count	3	3	11	18	130	25745	133693
Owner occupied: Shared ownership	Percentage	0.27	0.33	0.42	0.7	0.3	0.78	0.65
Rented from: Council (local authority)	Count	215	20	284	267	5047	241767	2702482
Rented from: Council (local authority)	Percentage	19.15	2.18	10.72	10.37	11.7	7.35	13.21
Rented from: Housing Association / Registered Social Landlord	Count	15	6	98	49	1841	217198	1238246
Rented from: Housing Association / Registered Social Landlord	Percentage	1.34	0.66	3.7	1.9	4.27	6.61	6.05
Rented from: Private landlord or letting agency	Count	71	79	138	168	3692	288190	1798864
Rented from: Private landlord or letting agency	Percentage	6.32	8.62	5.21	6.52	8.56	8.77	8.8
Rented from: Other	Count	47	12	78	110	2135	108875	657713
Rented from: Other	Percentage	4.19	1.31	2.94	4.27	4.95	3.31	3.22

Note: Since 2001 Knowle Village has been developed.

6. Recent correspondence: none

7. Questions and comments from Councillors

Concern that WCC is failing to acknowledge the views of the Council were raised. Clerk has written to Head of Planning with a copy to Director of Operations with concerns that policies in the Statement of Community Involvement have been ignored in the cases of Mansfield Barn and Knowle Phase 3 amendments. Email and reply to be circulated to all members.

Meeting closed 8.10pm