

# Wickham Parish Council

## Planning Committee

Minutes of a meeting of the above Committee held at Wickham Centre on Wednesday 2<sup>nd</sup> April 2014 at 7.30pm.

**Present:** Di Frost (Chairman), Marie du Boulay, Justin Gamblin, Nick Guy, Tim Harper.

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

1. **To receive apologies for absence** Angela Clear, Jenny Hollis, Jon Taylor.
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** Residents from Knowle spoke in objection to the redevelopment proposals for Park Cottages, the site is outside the development boundary, adjacent to woodland and should be returned to nature - Site A agenda item 4.2. It was agreed to support the residents.
4. **To consider the following recent planning applications:**

**4.1 Ref No:** W11838/10 **Case No:** 14/00316/FUL **Case Officer:** Lisa Booth **Applicant:** Amanda Armstrong **Proposal:** Creation of family bathroom on first floor from existing bedroom 2 and insertion of new window in proposed bathroom. Window would be at rear of property (resubmission) **Location:** The Croft Winchester Road PO17 5ER **No objections.**

**4.2 Ref No:** W22932/01 **Case No:** 14/00421/OUT **Case Officer:** Sarah Tose **Applicant:** Homes And Communities Agency **Proposal:** Residential development of 6no. sites including change of use of former pumping station for residential use; Site A: 6no. semi-detached dwellings; Site B: 2no. semidetached dwellings; Site Ci: 4no semi-detached dwellings; Site Cii: 5no. flats; Site D: 2no. detached dwellings and Site E: 1no. detached dwelling following demolition of existing see drawing number: GML 870\_OS for individual sites (OUTLINE – considering access and layout) **Location:** Knowle Village Business Park Mayles Lane Knowle

### **Objection to proposals for Park Cottages, Site A**

**Proposals for development outside of the defined boundary of Knowle (sites A, D and E) are contrary to Policy MTRA 3 Winchester District Local Plan Part 1.**

**The applicant has not demonstrated 'clear community support' for the development of these sites as required by Policy MTRA 3.**

**There are strong objections to the proposals to develop Park Cottages; this site is surrounded by Dean Copse, Parish Council owned ancient woodland with SINC status.**

**Development of the site will require the unacceptable loss of trees which make a significant contribution to the character of the area.**

**Development adjacent to this ancient woodland will adversely impact on the existing and potential biodiversity of Dean Copse.**

A proposal to make the site safe so it can be incorporated into Dean Copse would be welcomed.

A proposal for a site to the immediate east of Park Cottages: 11/01708/OUT Land to South of Dean Villas, was refused 5<sup>th</sup> September 2011 for the following reasons which also apply to Park Cottages:

(ii) [The site does not qualify as an infill site under Policy H4 (or criterion 4 of the Supplementary Document 'Implementing of Infilling Policy') in that it is immediately adjacent to an H3 settlement boundary. ] **The development of this site adjoining, but outside of a settlement boundary, would be harmful to the character of the settlement and intrusive in the countryside.**

(iii) **The site falls between the built-up part of Knowle and the Strategic Development Area (SDA) to the north of Fareham. Policy SH.2 of The South East Plan requires the retention of open land between Knowle and the proposed Fareham SDA. Its development could therefore prejudice the proper planning of the SDA and associated green infrastructure or open land and would result in built form sprawling out into the undeveloped, open countryside to the east which would be harmful to the character and appearance of the landscape.**

It should also be noted that this application was for a green field site and not sensitive woodland.

This site adjoins 'Knowle Triangle' which is under significant pressure from the Welborne proposals and by returning it to woodland offers the opportunity to both enhance and strengthen the green buffer and infrastructure between Knowle and Welborne.

The bus service for Knowle is fully funded by Hampshire County Council and under constant threat of reduced provision, if the proposals are granted permission a contribution towards bus services should be sought to ensure public transport provision for residents without access to cars.

Request application is heard by committee if the officer is minded to use delegated powers to approve.

Recent application:

**4.3 Ref No:** W23749 **Case No:** 14/00627/FUL **Case Officer:** Anna Hebard **Applicant:** Rhoda Joseph **Proposal:** Single storey rear extension, addition of side bay window and extension to external wall to side **Location:** 1 Serotine Close Knowle PO17 5PY **No objections.**

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** Knowle HCA sites exhibition to be publicised.
7. **Recent correspondence/ reports from meetings attended of relevance to this committee** None.

Meeting closed 8.20pm