

# Wickham Parish Council

## Planning Committee

Minutes of a meeting of the above Committee held at Wickham Centre on Wednesday 7<sup>th</sup> October 2015 at 7pm.

**Present:** Di Frost (Chairman), Trevor Astbury (Vice- Chairman), Adrian Brown, Justin Gamblin, Tim Harper, Sue Roger-Jones.

Barry Causer (Co-opted to Recreation Committee), one member of the public, Parish Clerk Nicki Oliver

- 1. To receive apologies for absence** Angela Clear, Nick Guy, 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** Members noted the response submitted to WCC by Wickham Residents Association in respect of items 4.1 & 4.2.
- 4. To consider the following recent planning applications:**

**4.1 Ref No:** W23164/03 **Case No:** 15/01980/FUL **Case Officer:** Simon Avery **Applicant:** Rookesbury Estate Ltd And Bewley Homes Plc **Proposal:** Residential development comprising 100 dwelling units, garages, parking spaces, new access from Winchester Road, new roads, public open space, landscaping and drainage works. **Location:** Land To The East Of Winchester Road Wickham **Object.**

**There is no objection to the principle of development on this site as its allocation has been supported by the parish council and accords with emerging LPP2 Policy WK2.**

**There are objections to the details that fail to meet the requirements of LPP1:**

### **Policy CP2 Housing Provision and Mix**

**Wickham has a requirement for modest detached homes to meet local need maximum floor area 120m<sup>2</sup>, houses above this size are not required. CP2 requires the majority of houses to be 2 and 3 bedroom which along with the above is supported.**

**There are also objections to the details that fail to meet the requirements of the emerging LPP2 WK2:**

### **Nature and Phasing of Development**

**A master plan with phasing details is required to indicate how the housing (including affordable housing) and 3.5 ha open space sports provision will be made.**

**The site needs to deliver the sports pitches, pavilion and parking without the requirement for additional development land. Consultation with the parish council is required to determine the specification for the pitches, pavilion and parking.**

## Environmental

The onsite provision for recreation is considered inadequate, young families require play and kick-about space that is visible from their houses. The proposals do not meet the policy requirement for 'substantial on-site open space (Allotments and Local Equipped Areas for Play)'

## Other Infrastructure

Storm and sewer flooding of residential properties is a key concern for residents. This application has been submitted without reference to Hampshire County Council's Flood Investigation Report which requires further collaboration between the key stakeholders.

A condition is requested requiring the developer to work with Hampshire County Council and key stakeholders to ensure a co-ordinated approach to ensure existing problems with flooding are improved.

## Other issues

WCC has commissioned Corridor Cumulative Impacts Study which indicates the A334 and B2177 have capacity in the short term. This is not the experience of residents needing to travel at peak times who suffer regular delays.

The road network quickly gridlocks if there is an accident on the M27 which can result in delays of several hours.

**4.2 Ref No:** W23164/02 **Case No:** 15/01981/FUL **Applicant:** Rookesbury Estate Ltd And Bewley Homes Plc **Proposal:** Residential development comprising 25 dwelling units, garages, parking spaces, new roads, public open space, landscaping and drainage works. **Location:** Land 200M North East Of Winchester Road Wickham **Object:** site is outside of the proposed extension to Wickham's development boundary and contrary to emerging LPP2 Policies WK2 and WK3.

**4.3 Ref No:** W13891/03 **Case No:** 15/01967/FUL **Case Officer:** Katie Nethersole **Applicant:** Mike Wakefield **Proposal:** Detached double garage with storage area. **Location:** 1 North Park Mayles Lane Knowle PO17 5LY **No objections.**

**4.4 Ref No:** W19549/03/LDP **Case No:** 15/02000/LDP **Case Officer:** Tracey Wilson **Applicant:** J Bennett **Proposal:** Single storey side extension **Location:** Greenacres Titchfield Lane Wickham PO17 5NZ **No objections.**

**4.5 Ref No:** W03536/10 **Case No:** 15/02021/FUL **Case Officer:** Lisa Booth **Applicant:** Elio Gambetta **Proposal:** Replacement dwelling with basement on land at Brickfield Coppice **Location:** Brickfield Coppice Fontley Road Titchfield PO15 6QZ **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** Continue to monitor.
7. **Recent correspondence/ reports from meetings attended of relevance to this committee** Knowle Farm, Meon Valley Aggregates is due to be heard by WCC's Planning Committee on 15<sup>th</sup> October with a recommendation for approval.

Meeting closed 7.30pm