

Wickham Parish Council

Planning Committee

Minutes of a meeting of the above Committee held at Wickham Centre on Wednesday 2nd November 2016 at 7pm.

Present: Tim Harper (Chairman), Trevor Astbury, Alan Ediss, Justin Gamblin, Nick Guy, Sue Roger-Jones

Barry Causer (Co-opted to Recreation Committee), Parish Clerk Nicki Oliver

1. **To receive apologies for absence** Adrian Brown, Angela Clear, Di Frost.
2. **To receive declarations of interest on agenda items** Cllr Guy declared a personal interest in agenda item 1 as a nearby neighbour of the site.
3. **To adjourn meeting to allow participation by members of the public including pre-application consultations** Not required.
4. **To consider the following recent planning applications:**

4.1 Case No: 16/02099/REM **Case Officer:** Liz Marsden **Applicant:** Messrs Mellor & Hanslip **Proposal:** 4 no. semi-detached dwellings **Location:** Knowle Business Park Mayles Lane Knowle **No objections but the comments of nearby residents and Knowle Village Residents Association are noted.**

4.2 Case No: 16/02404/HOU **Case Officer:** Marge Ballinger **Applicant:** Mrs Munt **Proposal:** Glass and aluminium patio roof (canopy) to the rear elevation **Location:** 3 The Farthings Tanfield Lane Wickham PO17 5NN **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**

It was agreed to request an update on enforcement action for site in Fontley Road and Titchfield Lane. **Action Clerk.**

Local Plan Part 2 consultation on amendments. **It was agreed to note the amendments to policy WK1 which deals with flooding and advise WCC that no further amendments would be supported** – see overleaf for the amendments.

Meeting closed 7.23pm

Modification Number	Page no	Section/ policy/ paragraph	Amendments to Document	Reason	Source of change
			Amend Policies Map 19 (above) to add 'WC1 proposed green infrastructure' notation to land east of St Johns School, Waltham Chase (bounded red). Settlement boundary remains the same.		
MM22	95	Policy WC3	<p>...Access</p> <ul style="list-style-type: none"> - provide a safe vehicle, pedestrian and cycle access from Curdridge Lane which minimises the impact on the existing hedgerow and maintains access to existing residential properties;... 	To accord with the recent planning permission which has shown that an alternative access is achievable.	WCC
MM23	101	4.8.16 – 4.8.18	<p>4.8.16 There have been localised but serious flooding problems, especially including at the lower end of Bridge Street, at times of heavy rainfall, apparently caused by infiltration of surface water into the foul drainage system. The Wickham Flood Investigation Report (2015) was commissioned by Hampshire County to investigate and make recommendations on flooding issues in Wickham and involved several stakeholders, including the City Council...</p> <p>4.8.17 There are a number of areas in which land use planning can help in alleviating flood threats or preventing changes that would increase flood risk. There may be opportunities for the new development needed to reduce the causes and impacts of flooding, but it should only go ahead when it is clear that it will not increase the risk of flooding to the development or elsewhere. This cannot happen until It is important that the causes of flooding in Wickham are fully understood and that a strategy has been is developed and put in place to address these. I and the relevant agencies are working to develop</p>	Amendments to reflect Inspector's 'Note of Initial Findings' and comments by Southern Water.	WCC / Inspector

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			<p>such a strategy and the key measures are expected to be incorporated into a strategy for flood risk reduction and mitigation in Wickham. Southern Water has produced a the Wickham Drainage Area Plan (DAP) currently being prepared by Southern Water for the wastewater catchment of Wickham, which considers flood issues and identifies potential improvement options. A Drainage Strategy Framework is being developed which may include schemes where several stakeholders have responsibility and collaborative working with other stakeholders would be involved. In the meantime, the nature of the drainage system in Wickham, and uncertainties over the exact causes of flooding, mean that significant new development without appropriate mitigation measures would increase the risk of flooding to existing properties.</p> <p>4.8.18 Policy WK1 therefore resists further significant development, particularly of the sites allocated in Policies WK2 and WK3, until a multi-agency drainage strategy is in place and it is possible to be confident that development will not exacerbate drainage problems and will help provide solutions where possible and justified. Developers' contributions will be based on those costs attributable to providing the physical infrastructure required as a result of the new development, to ensure that it does not have a detrimental impact on the existing network. Currently, it is expected that the Wickham DAP Drainage Strategy Framework will provide such a strategy and its completion is planned during 2016. The strategy should clarify consider the causes of flooding, and the promote measures that are needed to address them, and taking account of the implications for releasing further significant housing development. It is not expected that this will prevent the allocated sites from being developed during the Local Plan period, but it may result in development being held back until</p>		

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			Opportunities to overcome existing drainage problems, as recommended by the Wickham Flood Investigation Report (2015), are encouraged wherever possible, such as tree planting. Measures which may exacerbate drainage or flooding problems, such as paving of gardens with impermeable surfaces, will not be permitted.		

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			later in the Plan period.		
MM24	102	WK1	<p>Further development at Wickham will only be permitted provided that:</p> <p>(i) flooding incidents in the locality, foul and surface water drainage capacity, and potential mitigation measures have been properly assessed and <u>taken into account in testing the impact of the proposed development a coordinated multi-agency strategy for dealing with existing flooding issues is developed and put into place prior to, or in conjunction with, further development;</u></p> <p>(ii) the development <u>connects to the sewerage network at the nearest point of adequate capacity and</u> provides, or makes an appropriate contribution towards, any relevant <u>measures contained in the multi-agency strategy required above, so as needed</u> to avoid or mitigate the risk of flooding; and</p> <p>(iii) surface water drainage is separated from the sewerage system and managed so that the risk of flooding is not increased within the vicinity of the site or downstream of it.</p> <p>These requirements are necessary to ensure development <u>does not increase flood risk and</u> is acceptable in planning terms. Planning conditions will be applied, or planning obligations secured, to ensure that the development does not proceed until any required infrastructure is delivered to avoid increasing the risk of flooding.</p>	Amendments to reflect Inspector's 'Note of Initial Findings' and comments by Southern Water / HCC..	WCC / Inspector