

Wickham Parish Council

Planning Committee

Minutes of a meeting of the above Committee to be held at Wickham Centre on Tuesday 3rd January 2017 at 7pm.

Present: Di Frost (Chairman), Tim Harper (Vice-Chairman), Trevor Astbury, Angela Clear, Justin Gamblin, Nick Guy, Sue Roger-Jones

Parish Councillor Alan Ediss, one member of the public, Parish Clerk Nicki Oliver

- 1. To receive apologies for absence** Adrian Brown.
- 2. To receive declarations of interest on agenda items** Cllr Roger-Jones declared an interest in agenda item 5.11 as house owner and took no part in the discussion.
- 3. To adjourn meeting to allow participation by members of the public including pre-application consultations** Not required.
- 4. To consider co-opting members of the public to the committee** Loraine Rappe co-opted to the committee.
- 5. To consider the following recent planning applications:**

5.1 Case No: 16/03393/HOU **Case Officer:** Robert Green **Applicant:** Andrew Hunt
Proposal: Replacement of existing utility room and addition of single storey rear extension: Change in utility room design from permitted application 16/01900/FUL **Location:** 35 Wykeham Field Wickham PO17 5AB (resubmission) **No objections.**

5.2 Case No: 16/03049/HOU **Case Officer:** Curtis Badley **Applicant:** Mr & Mrs Wallace
Proposal: Single storey side and rear extension **Location:** Hillcrest Springles Lane Titchfield PO15 6RR **No objections.**

5.3 Case No: 16/02885/FUL **Case Officer:** Lisa Booth **Applicant:** Jackie Warren
Proposal: Conversion of existing stables to educational and recreational activities for the training of children and adults **Location:** Little Acorns Mayles Lane Knowle **Object: the continued fragmentation and development of an important gap between the settlement of Knowle and its rural surrounds is of concern. Mayles Lane is a private inadequate road suffering increasing use from heavy vehicles accessing Meon Valley Aggregates, the site adjoining Little Acorns. The suitability of the site for educational and recreational use next to a busy access route to an industrial yard is questioned. No parking provision has been identified on the plans.**

Recent application:

5.4 Case No: 16/03086/FUL **Case Officer:** Katie Nethersole **Proposal:** To use log cabin in garden as a salon business **Location:** 34 School Road Wickham PO17 5AA **Comment: insufficient information on proposals, concerns about parking provision and highways safety.**

Review of responses to December applications outside of committee:

5.5 Case No: 16/02757/FUL **Case Officer:** Simon Avery **Applicant:** Ellie Wynn **Proposal:** Change of use from care home to single dwelling **Location:** Park Croft Winchester Road Wickham PO17 5EZ **No objections**

5.6 Case No: 16/02371/FUL **Case Officer:** Liz Marsden **Applicant:** Mr C Lockhams **Proposal:** Construction of detached house following removal of detached bungalow **Location:** Rowena Biddenfield Lane Wickham PO17 5NU **Comments: Concerns about the size and bulk of the proposals, the original dwelling was under 120m² and the proposals will reduce the stock of affordable dwellings available to the rural community. LPP1 Saved Policy C19 (1)**

5.7 Case No: 16/02821/FUL **Case Officer:** Liz Marsden **Applicant:** Emma Gledhill **Proposal:** Temporary agricultural workers dwelling **Location:** Higglers Farm Titchfield Lane Wickham PO17 5PQ **Comments: Request for a robust agricultural tie to any permissions granted to prevent unregulated residential development in the countryside. The financial case is not convincing for the size of dwelling proposed.**

5.8 Case No: 16/02892/HOU **Case Officer:** Lindsay McCorkell **Applicant:** Andrew Kingston **Proposal:** Single storey rear extension. **Location:** 21 Garnier Park Wickham PO17 5LD **No objections**

5.9 Case No: 16/02917/FUL / 16/02918/LIS **Case Officer:** Liz Marsden **Applicant:** Mr Gray **Proposal:** Conversion of 1st and 2nd floor to 8 No self contained flats **Location:** Unit D South Square Knowle PO17 5FL **No objections but some concerns about the distance of the parking provision from the site. Unregulated road side parking is of key concern to residents.**

5.10 Case No: 16/03048/FUL **Case Officer:** Lindsay McCorkell **Proposal:** Change of use of garage to yoga studio **Location:** The Birches Hundred Acres Road Wickham PO17 6HY (this is retrospective) **No objections**

5.11 Case No: 16/02978/HOU **Case Officer:** Lindsay McCorkell **Proposal:** Single storey detached building **Location:** The Birches Hundred Acres Road Wickham PO17 6HY **No objections**

5.12 Case No: 16/02905/FUL **Case Officer:** Robert Green **Proposal:** Removal of Class E restriction from Condition 4 of permitted application 04/03112/FUL: outbuildings **Location:** Moonrakers Fareham Road Wickham PO17 5BY **No objections**

- 6. To identify any unmanaged risks within this committee's remit** None.
- 7. 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.
- 8. Recent correspondence/ reports from meetings attended of relevance to this committee**

The applicant has appealed the decision to refuse this application: Case No: 16/01048/FUL **Case Officer:** Richard Palmer **Applicant:** Shane Paull **Proposal:** Removal of condition 26 of 13/00212/FUL pedestrian access **Location:** Wykeham Court Winchester Road Wickham It was agreed to reinforce the Parish Council's views to the Planning Inspector as follows:

Continued objection. The planning condition preventing pedestrian access to Tanfield Lane is required to discourage residents of the new development and their visitors from parking in Tanfield Park. The Parish Council raised this concern at the planning stage due to the inadequate onsite parking provision proposed by McCarthy & Stone. It is clear that there is insufficient parking and this should not be resolved to the detriment of residents of the surrounding roads.

The applicant has cited the need for a safer access to Wickham Square for mobility scooters, the pavement route via Tanfield Park is unsafe and inadequate for these vehicles and the development and highways improvements were planned for residents to use Winchester Road to access local services

Meeting closed 7.30pm