

Wickham Parish Council

Planning Committee

Minutes of a meeting of the above Committee held at Wickham Centre on Tuesday 7th November 2017 at 7pm.

Present: Loraine Rappe (Chairman), Trevor Astbury, Alan Ediss, Justin Gamblin Nick Guy, Sue Roger-Jones.

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

1. **To receive apologies for absence** Di Frost
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** Prior to the meeting representatives for the Bewley, agenda item 4.1, briefed councillors on the proposals, three members of the public in attendance were invited to ask questions to Bewley.

Resident Maggie Smith asked the Parish Council to support a more direct pedestrian route to the school and surgery from the Bewley site. It was noted that whilst supported in principle this would require land not in the control of the applicant or Parish Council.

4. **To consider the following recent planning applications:**

4.1 Case No: 17/02615/FUL **Case Officer:** Simon Avery **Applicant:** Andrew Morris Bewley Homes **Proposal:** Residential development comprising 120 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

Comments:

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 LPP2 Policy WK2.

There are further details required to meet the requirements of Policy WK2 that the Parish Council wishes to be involved with as an active consultee:

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.

Consultation with the Parish Council is required to determine the specification for the pitches, pavilion and parking.

Access

The impact of additional traffic on the village is of significant concern to residents. The details of the new junction and access improvements should be developed with input from the community.

The impact on the amenity of residents from additional pedestrians and cyclists using The Spur, The Circle and Dairy Moor to access the village needs careful and sensitive management with the active involvement of the affected residents.

The creation of alternative more direct routes to the school, community centre and surgery would be supported although it is appreciated this would involve third party land.

Environmental

The Parish Council wishes to be fully involved with the preparation of the specification for the local equipped areas of play and allotments to ensure they meet the needs of residents.

Other Infrastructure

Storm and sewer flooding is a key concern for Wickham residents. The Parish Council wishes to be fully informed of the specification and designs for the storm and foul water drainage.

Other issues

The use of a private management company to maintain the open spaces and play areas that would normally be adopted by Winchester City Council or the Parish Council will not be supported. This is to ensure the new residents are not burdened with inequitable additional management charges.

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 Case No: 17/02283/HOU **Case Officer:** Jane Burton **Applicant:** Mr J Bennett
Proposal: Part single/part two-storey rear extension **Location:** Green Acres Titchfield Lane Wickham PO17 5NZ **No objections.**

4.3 Case No: 17/02375/FUL / 17/02376/AVC **Case Officer:** Nicola Clayton **Applicant:** Adrian Onion **Proposal:** Awning to front elevation **Location:** Wispers 12 The Square Wickham PO17 5JQ **No objections if considered acceptable in a conservation area**

4.4 Case No: 17/02323/HOU / 17/02324/FUL **Case Officer:** Marge Ballinger **Applicant:** Mr & Mrs Armstrong **Proposal:** Single storey extension and internal refurbishment works; greenhouse and a garden shed (part retrospective) **Location:** The Croft Winchester Road Wickham PO17 5ER **No objections**

4.5 Case No: 17/02459/HOU **Case Officer:** Nicola Clayton **Applicant:** Mr Jones **Proposal:** Extension to link house and garage, convert two garages and a shed into habitable space **Location:** Applegarth Titchfield Lane Wickham PO17 5NX **No objections.**

4.6 Case No: 17/02477/FUL **Case Officer:** Liz Marsden **Applicant:** C Collins **Proposal:** 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)**

4.7 Case No: 17/02557/HOU **Case Officer:** Jane Burton **Applicant:** Carl Churchill **Proposal:** Garage conversion and replacement of two existing garage doors with windows. **Location:** Meadow View Springles Lane Titchfield PO15 6RR **No objections.**

Trees

4.8 Case No: 17/02583/TPO **Case Officer:** Stefan Kowalczyk **Applicant:** Eleanor Wynn **Proposal:** T1 Sycamore remove lowest limb back to main stem overhanging parking area. Remove secondary limb at 2m south side back to old pruning point. T5 Yew crown raise to 3.5m removing material no greater than 150mm diameter. Remove dead wood. T6. Cypress. Crown-raise by approx. 20ft **Location:** Park Croft Winchester Road Wickham PO17 5EZ **Refer to Arboriculturalist.**

Legal

4.9 Case No: 17/02697/LDP **Case Officer:** Legal **Applicant:** Kim Mendes **Proposal:** Proposed erection of garden room **Location:** Oaklea Titchfield Lane Wickham PO17 5PQ **Noted.**

Recent applications:

4.10 Case No: 17/02187/LIS **Case Officer:** Jane Burton **Applicant:** Patricia Dixie **Proposal:** Fit a flight of stairs from first floor to second floor, in lieu of unusable existing stairs, fit a fire escape roof window to a blind area of the back roof slope, internal alterations. **Location:** The Old Garage The Square Wickham PO17 5JW **No objections.**

4.11 Case No: 17/02460/HOU **Case Officer:** Lisa Booth **Proposal:** Conservatory to rear **Location:** 8 Mayles Corner Knowle PO17 5AG **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** None.

Meeting closed 7.50pm