



# Wickham and Knowle Parish Council

## Planning and Highways Committee

Minutes of the Planning and Highways Committee held at Knowle Village Hall

Thursday 12<sup>th</sup> September, 6.45pm

**Committee members present:** Councillors Loraine Rappé (Chair), Craig Manuel, Sheila Chambers, Nic Holladay, Kathryn Holladay, Sandy Phillips-Lee, Robert Broad

**In Attendance:** Tracey Molloy – Locum Clerk, Councillor Malc Burt, Councillor Ben Shawyers, Councillor David Evans

**Members of Public:** 6

### 1. Election of the Vice-Chair

**RESOLVED:** Councillor Robert Broad to be elected as the Vice-Chair of the Planning and Highways Committee

Proposed: Councillor Sheila Chambers

Seconded: Councillor Sandy Phillip-Lee

### 2. Apologies for absence: None

### 3. Declarations of interest on agenda items: None

### 4. Public Session: 6 members of public were in attendance. 4 for agenda item 4.1 and 2 members for agenda item 6.4

4.1. Macra – Local Plan Regulation 19 – Presentation on potential development site WI24

### 5. Minutes of the meeting held on 18<sup>th</sup> July 2024

Minutes of the meeting having been circulated were approved and signed by the Chairman.

Proposed: Councillor Nic Holladay

Seconded: Councillor Sheila Chambers

### 6. Planning Applications

#### 6.1. Case No: 24/01816/LIS

**Location:** Unit D South Square Knowle Fareham Hampshire PO17 5FL

**Proposal:** Change of use of Class E (b) Restaurant to 4 No 1 bed flats

#### 6.2. Case No: 24/01484/FUL

**Location:** Unit D South Square Knowle Fareham Hampshire PO17 5FL

**Proposal:** Change of use of Class E (b) Restaurant to 4 No 1 bed flats

**Comment:** Parish Council to **OBJECT** on the following grounds:

When the following planning permission was granted (Renewal of outline planning permission W14097/10), numerous conditions were put in place.

Approval Condition 3, states “A comprehensive Master Plan should be submitted for the written approval of the Local Planning Authority, prior to submission of any details pursuant to the outline consent hereby permitted.”

The Master Plan had to include – “the provision of community facilities”

**The community facilities always included café/bar/retail. This should not be taken away from the community.**



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Planning ref W14097/14 -14097/15LB – specifically Block/Unit D. The notation on the approved Plan refer to a café/bar/retail use at ground floor, and there is confirmation stating that this forms the basis of approval. This is part of the original approval and conditions, and should not be changed.

The Master plan proposed around 520 units. Over 700 units were built, Knowle does not need more housing.

Proposed Councillor Nic Holladay

Seconded Councillor Sandy Phillips-Lee

All in favour

6.3. **Case No:** 24/01913/HOU

**Location:** 12 School Road Wickham Fareham Hampshire PO17 5AE

**Proposal:** Single storey rear extension

**Comment:** No objections

6.4. **Case No:** 24/01675/HOU

**Location:** The Spinney Hundred Acres Road Wickham Fareham Hampshire PO17 6HY

**Proposal:** New two-storey porch. Two new gable dormers to front elevation of the existing house and garage roof; one new flat roof dormer to rear elevation garage roof.

**Comment:** Parish Council to **OBJECT** on grounds of over development, overbearing and loss of privacy. To flag that current and previous planning conditions have not been honoured and no confidence in any future planning conditions will be followed. EO to request a copy of SDNP response.

Proposed Councillor Nic Holladay

Seconded Councillor Robert Broad

All in favour

## 7. Conrad Energy for a 50MW Solar Farm on Titchfield Lane Proposal

**RESOLVED:** The Parish Council are sympathetic to the project; however, it would be contingent of identifying and agreeing community benefits.

Proposed: Councillor Nic Holladay

Seconded Councillor Kathryn Holladay

5 In Favour

1 Against (Councillor Craig Manuel)

## 8. Hampshire County Councils pre-planning consultation on the proposal to build a new 900 place secondary school on land at North Whiteley due to open in September 2027: Noted

## 9. Proposed reforms to the National Planning Policy Framework and other changes to the planning system consultation: Noted

## 10. Recent correspondence/ reports from meetings attended of relevance to this committee:

10.1. **Grenergy – Titchfield Lane Battery Site** – Locum Clerk to arrange separate meeting for the Parish Council

10.2. **Hampshire County Council – Little Tapnagge Bridge** – Noted

10.3. **Resident – Noise Disturbance** – Noted



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## 11. WCC Planning Decisions: Noted

### Highways

12. **Community Speed Watch Update:** Noted. WRA to present Traffic Report at the next meeting

13. **Date of next meeting:** 17th October 2024

*The meeting was adjourned at 8.15pm and resumed at 9.45pm.*

### 14. Motion for confidential business

The following motion will be moved on the completion of the above business: "That in view of the confidential nature of the business about to be transacted involving sensitive business, the public and the press be temporarily excluded, and they are instructed to withdraw."

### 15. Winchester City Councils Proposed Local Plan Regulation 19

The Parish Council reviewed the advice given by Legal and Planning experts. Despite the arguments put forward to Winchester City Council (WCC) about the additional 100 house allocation, it appears that the challenge to have this reduced would be untenable.

There are numerous concerns on the two sites WCC has selected, in particular the Mill Lane site and its significant access issues.

Following the presentation from Macra Ltd, there appears to be considerable community benefits to site WI24, including football pitches and substantial open space which would act as a buffer between Wickham and Welborne. The development area already has previously been built on, and Macra Ltd confirmed that the access for this development would be off Hoads Hill and Hoads Hill is being improved as part of the Welborne development.

The parish council were in agreement that they would support this site if Macra Ltd confirm and amend the masterplan to show a maximum of 100 houses and the associated open space land, which would be transferred to the Parish Council.

Meeting Closed, 10.10pm

Signed.....

Date.....