

Wickham Parish Council

Planning Committee

Minutes of a meeting of the above Committee held at Wickham Community Centre on Monday 27th April 2009 at 7pm.

Present: Justin Gamblin (Chairman), Mike Bennett, Angela Clear, Di Frost, Justin Gamblin, Michael Sadler-Forster

Parish Councillor Sue Roger-Jones, Parish Clerk Nicki Oliver

1. **To elect chairman:** Justin Gamblin took the Chair.
2. **To receive apologies for absence** Mike Carter
3. **To receive declarations of interest on agenda items:** none.
4. **To adjourn meeting to allow participation by members of the public:** not required.
5. **To consider the following recent planning applications:**

5.1 Ref No: WLDC/329/01 **Case No:** 09/00532/ **Case Officer:** Legal **Applicant:** Miss A Pike **Proposal:** Existing use of a building as a residential dwelling for over a four year period on part of the property known as Ashlyn Farm **Location:** Ashlyn Farm Fontley Road Titchfield PO15 6QY **Object:** *granting permission would set an unwelcome precedent for similar applications in the Meon Gap.*

5.2 Ref No: W14097/62 **Case No:** 09/00571/FUL **Case Officer:** Mrs Julie Pinnock **Applicant:** Berkley Homes (Southern) Ltd **Proposal:** Development of 64 dwellings comprising of; 6 no. one bed flats, 27 no. two bed flats, 2 no. two bed houses, 20 no. three bed houses, 9 no. four bed houses with associated parking and landscaping (RESUBMISSION) **Location:** Knowle Village Knowle Avenue Knowle

Strongly object for the following reasons:

1. The proposed density of development on the rural fringe of Knowle Village is too high: the number of apartments and three storey buildings are inappropriate in this semi rural location and inconsistent with the rest of the development which is characterised by high density in the centre, reducing in density towards the outer perimeter.
2. There is insufficient parking proposed for the development. Knowle Village is in an unsustainable location with a very limited bus service and no local facilities or work opportunities that can be reached without a car. (Evidence that providing minimum parking provision does not reduce car ownership may be seen throughout the village. The result is excessive on street parking and widespread problems due to inconsiderate parking.)
3. There is a perception from local residents that there is an oversupply of apartments and a need for more family housing to broaden the social mix of the village and improve its current 'dormitory' nature. The proposed

overprovision of apartments and affordable homes threatens the ability of the community at Knowle to develop both its social infrastructure: the vital volunteer and support networks and daytime economy it urgently needs.

The Parish Council wishes to register a strong objection to the proposed tenure of the development which is 100% affordable: 53 social rented and 11 intermediate.

1. The concentration of affordable housing in one area is contrary to WCC's Affordable Housing SPG Adopted February 2008 which states:

Policy 3: Affordable housing should be well integrated with market housing, in a way which results in different kinds of housing being in close proximity to each other. Large groupings of single tenure dwellings or dwelling types should be avoided.

2. Placing a large number of affordable homes in an unsustainable location lacking in education, social, transport and economic infrastructure is unacceptable. Access to extended school provision, sports clubs, leisure facilities, health care, shops, services and employment is only realistically available to those with private transport.

Residents of Knowle without private transport are in a situation of rural isolation, this has resulted in some social problems and pockets of deprivation within the development which will be exacerbated by this proposal.

3. Wickham Parish already has a much higher percentage (20%) of social rented housing in comparison to the rest of Winchester District (Whiteley 3%, Bishops Waltham 14%, Alresford 12%, Winchester District 16% - 2001 census figures see extract from Wickham MTHC below) During the five years to 2006, 82 new housing association houses have been built in the Parish, (see extract from CAH Housing Needs Survey April 2007) This represented a quarter of the total number of affordable homes built in Winchester District during this time.
4. The Parish has a need for modest market housing and intermediate housing to address the current social imbalance, this application does not address this need which has been repeatedly raised by the Parish Council through the LDF process – for example the copy letter attached.

The Parish Council requests that this application be heard by Committee if the delegated decision is to grant permission.

Extract from Wickham Market Town Health Check

Wickham has a much higher percentage of social rented housing (20%) than the other Key Hubs, (Whiteley 3%; Bishops Waltham 14%; Alresford 12%;) Winchester District (16%) and the South East (14%) similar to national figures (19%) as the table below shows:

2001 Census: Tenure (KS18)		Wickham	Whiteley	Bishops Waltham	Alresford	Winchester	South East	England
All Households	Count	1123	916	2649	2575	43132	3287489	20451427
Owner occupied: Owns outright	Count	395	113	833	983	13989	1028194	5969670
Owner occupied: Owns outright	Percentage	35.17	12.34	31.45	38.17	32.43	31.28	29.19
Owner occupied: Owns with a mortgage or loan	Count	377	683	1207	980	16298	1377520	7950759
Owner occupied: Owns with a mortgage or loan	Percentage	33.57	74.56	45.56	38.06	37.79	41.9	38.88
Owner occupied: Shared ownership	Count	3	3	11	18	130	25745	133693
Owner occupied: Shared ownership	Percentage	0.27	0.33	0.42	0.7	0.3	0.78	0.65
Rented from: Council (local authority)	Count	215	20	284	267	5047	241767	2702482
Rented from: Council (local authority)	Percentage	19.15	2.18	10.72	10.37	11.7	7.35	13.21
Rented from: Housing Association / Registered Social Landlord	Count	15	6	98	49	1841	217198	1238246
Rented from: Housing Association / Registered Social Landlord	Percentage	1.34	0.66	3.7	1.9	4.27	6.61	6.05
Rented from: Private landlord or letting agency	Count	71	79	138	168	3692	288190	1798864
Rented from: Private landlord or letting agency	Percentage	6.32	8.62	5.21	6.52	8.56	8.77	8.8
Rented from: Other	Count	47	12	78	110	2135	108875	657713
Rented from: Other	Percentage	4.19	1.31	2.94	4.27	4.95	3.31	3.22

Note: Since 2001 Knowle Village has been developed.

Extract from Community Action Hampshire Wickham Parish Housing Needs Survey April 2007

Current Housing Situation – Key Features

The Housing Market and Stock

- 4.2 There are 344 properties in the social rented sector in Wickham Parish, 120 owned by Registered Social Landlords (RSL) and 224 by Winchester City Council (WCC).
- 4.4 Over the past five years to 2006, 82 new housing association houses have been built

5.3 Ref No: W18646/01 **Case No:** 09/00579/FUL **Case Officer:** Not stated **Applicant:** Mr Grant Ashley **Proposal:** Single storey rear extension **Location:** 18 Dairymoor Wickham PO17 5JR 2HP **No objections.**

Trees:

5.4 Case No: 09/00526/TPO **Case Officer:** Thomas Gregory **Applicant:** Mrs Kay M Barrett **Proposal:** Fell 2 no. Silver Birch trees **Location:** Oakridge Biddenfield Lane Shedfield SO32 2HP **Refer to Arboriculturalist.**

Recent applications, agreed response to be delayed until end of consultation period:

5.5 Case No: 08/02903/FUL **Case Officer:** Lisa Booth **Applicant:** Ivan Keld **Proposal:** Change of use of part of existing greenhouse to tea rooms with creation of kitchen facilities and erection of new toilet block; repositioning of existing office building and creation of staff parking area **Location:** Park Place Nurseries Titchfield Lane Wickham

5.6 Case No: 08/02905/FUL **Case Officer:** Lisa Booth **Applicant:** Ivan Keld **Proposal:** Erection of detached three bedroom agricultural workers dwelling **Location:** Park Place Nurseries Titchfield Lane Wickham

5.7 Case No: 09/00594/FUL **Case Officer:** Megan Birkett **Applicant:** Mr Y L Yannaros **Proposal:** Two storey side extension **Location:** 4 Meonside Court Wickham PO17 5AJ

6. Recent correspondence: application for footpath diversion at Oakridge **No objections.**

7. Questions and comments from Councillors

Status of A334 and B2177 as part of the strategic lorry network to be challenged particularly with reference to planning permission granted to TJ Waste at Charity Farm.

Meeting closed 7.30pm