

Whiteley Parish Council

Planning Committee

Minutes of a meeting of the above Committee held at Meadowside Leisure Centre, Whiteley on Wednesday 18th November at 7pm.

Parish Council Committee members present David Jenkins (Chairman), Al Menzies (Vice-Chairman), Roland Diffey, Mike Evans, Kairen Goves, Brenda Hatch, Brian Hughes

Parish Councillors: Paul Beaumont, Pat Thew, arrived at 7.30pm: Vivian Achwal and Colin Bielckus, one member of the public, Parish Clerk Nicki Oliver

1. **To receive apologies for absence** None.
2. **To receive declarations of interest regarding agenda items** None.
3. **To adjourn meeting to allow participation by members of the public** Not required.
4. **Meeting resumed to consider the following agenda items:**

4.1 Ref No: W11433/73 **Case No:** 09/02083/REM **Case Officer:** James Jenkison
Applicant: Bellway Homes **Proposal:** Reserved matters application pursuant to outline permission W11433 for 55 dwellings comprising 2 x 1 bedroom flats, 11 x 2 bedroom flats, 15 x 2 bedroom houses, 14 x 3 bedroom houses, 13 x 4 bedroom houses and associated garaging, car parking and landscaping. Provision of cycleway and vehicular accesses from Bluebell Way and pedestrian linkages to Kingswood Close and recreation ground. Approval sought for access, appearance, scale, layout and landscaping.
Location: Bluebell Way Whiteley

Object: no further residential development should be permitted in Whiteley until the settlement has sufficient primary school places to serve the population and the road infrastructure is complete. Residents with children living here are unlikely to secure places at Whiteley Primary School and will have to travel some distance to access alternative schools.

The Parish Council appreciates that this application is for reserved matters but requests it is heard by the Planning Development Control Committee in order that it be made aware that it is unsustainable to increase the number of houses in Whiteley until an additional primary school is provided.

4.2 Ref No: W00818/76 **Case No:** 09/02088/REM **Case Officer:** James Jenkison
Applicant: David Sarson **Proposal:** Reserved matters application pursuant to outline permission W00818/37 comprising 2 B1 office buildings with a combined gross floor area of 6,303 square metres and associated car parking and landscaping. Approval sought for access, appearance, scale, layout and landscaping. **Location:** 4300 Parkway Whiteley

Object: no further development should be permitted in Whiteley until the road infrastructure is complete.

4.3 Ref No: WTPO/1612/35 **Case No:** 09/02178/TPO **Case Officer:** Thomas Gregory
Applicant: John Bosworth **Proposal:** Fell 2no. Ash trees. 1no. Ash tree - remove overhanging limbs to give a 2m clearance from house. **Location:** Woodland Adjacent Gibson Close Whiteley **Refer to arboriculturalist**

Ref No: W00818/77 **Case No:** 09/02227/FUL **Case Officer:** **Applicant:** N Coltman
Proposal: Two storey side and rear extension; and alterations **Location:** 8 Hyssop Close Whiteley PO15 7JS **No objections**

5. **To consider any recent applications** None.
6. **To report on unauthorised development** Chairman to follow up reports with WCC.
7. **To consider committee budget requests for 2010/11** No precept request required for this committee.
8. **To identify any unmanaged risks within this committee's remit** None.
9. **To 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.
10. **Recent correspondence / reports from meetings of relevance to this committee**
Cllr Menzies attended WCC Planning Forum 6.30pm Tuesday 17th November a report is appended to the minutes for information.

Meeting closed 7.38pm

Notes from WCC Planning Forum 17th November 2009

I attended the Parish Forum Meeting, which is a new initiative that has been created in the interests of improving relationships between the City and Parish/Town Councils regarding planning matters. It took the form of an informal discussion based upon topics of interest to the Parish/Town Councils. They are hoping to make it an annual event. It was very well attended with over 40 attendees.

There were two short presentations by Neil March (enforcement) and Simon Finch (planning), but it was mostly dealing with issues raised by attendees.

Here are some notes I took on the discussions - they dot about a bit, but that was the way the meeting went:

- When commenting on planning applications, make good use of the pro forma to say **why** you have made the recommendation. Use the form to request that the application goes to committee if you aren't happy with any aspect. Put down anything you think is relevant.
- You can ask the case officer to keep you informed.
- If you can't attend the meeting, send a written submission.
- Current planning policy is hard to find - it is not all in one place!
- There are not enough resources to monitor breaches of conditions. We should keep an eye out locally to see that conditions on planning consent are met. Big problem - not enforcing conditions. Some councils have properties that should have been demolished as part of the consent, but these are still up years later.
- There is little joined-up thinking between permissions and enforcement. They blame lack of resources.
- Enforcement policy can be found on the government websites.
- Enforcement is discretionary.
- Unauthorised development **must be harmful** in order for enforcement action to be taken.
- It is not against the law to build without planning permission!
- They are trying to clear up old enforcement issues. If we have any we can arrange a meeting with Neil March to deal with them.
- Lawful Development Certificates - these are based on evidence rather than planning grounds. For example, if a building has been up for ten years and they apply for a Lawful Development Certificate, the challenge is for them to prove that they have been there for ten years, not whether planning would have been given for the building in the first place.
- Planning appeals - three types:

- Written representation - PC can send written representation.
- A hearing - PC can send written representation and attend the hearing, and speak.
- Public enquiry.
- Householders' Fast-track Appeal. This is new, and has only been around since April. The planning description will say whether this is relevant for any particular application. In this case, the only comments you can make are as a response to the planning application itself, so you need to be sure to say everything you want upfront, as you will not be able to send any further representations if they appeal.

I raised the question that there should be a mechanism to meet with planning officers where there is a conflict (we couldn't speak about individual planning applications, but this is linked to the problems we had with the Tesco wind turbine). Their suggestion was to keep in touch with the case officer for exchange of information.

After the meeting I spoke to Simon Finch about our lack of permitted development rights. He agreed that it was a pain - removing these rights was something that they were doing ten years ago, and they don't do it now. They don't like it as they have to do the work for all these applications that would normally be covered by the permitted development rights, and to make it worse, they have to do it for nothing! He said it would be almost impossible to put this right now, as it involves so many individual properties. He mused that they could try to do them in batches, but didn't think it would be possible legally.

Al Menzies