



Planning Committee Report for 2007-08

The past year

Between April 2007 and March 2008 the Planning Committee met a total of 25 times. During this time we dealt with a total of 141 planning applications at an average of 5.64 applications per meeting.

This figure is a significant increase upon last year's total of 115. One possible reason for this is the continuing rise of property prices relative to income. As before the majority of applications relate to the provision of domestic extensions and conservatories to properties.

We have also dealt with a number of applications relating to agricultural buildings and stables. Whilst this council has a policy of supporting local farmers who wish to farm their land it would appear that not everybody shares this view if one takes account of the number of objections to such developments.

There have also been a number of applications for the development of back gardens into housing. Three such developments dealt with this year are planned to provide 30 dwellings between them. We have also noted the completion of developments where permissions were sought in previous years. Despite great pressure being brought on central government to reduce the number of such schemes it remains a fact that brown field development of back gardens remains at the centre of current housing policies.

The West Of Waterlooville Major Development Area.

It should be noted that the West Of Waterlooville Major Development Area has now gained outline permissions and we are currently dealing with the detailed plans as they are presented to us. Recently we have had a number of submissions concerning the area closest to Denmead now being developed in part by both George Wimpey and Bryant Homes. The Parish Council continues to take an active part in the hearing because this is the area that would most affect us being bounded by the Denmead Local Gap and the B2150.

We also continue to express our concerns that the country lanes of the civil parish should be protected from construction traffic and the effect of heavy vehicles accessing the commercial units and the proposed new Household Waste Re-cycling Unit. The detailed planning application for the rest of the MDA that is to be constructed by the Grainger Trust has also been received. Whilst we have not commented specifically on any of the detail so far we remain committed to doing our utmost to limit the impact of the MDA on the existing community.

The Local Development Framework.

The government has introduced a new planning system to manage how development takes place in towns and the countryside. This system will eventually replace the current Winchester District Local Plan from about 2012 onwards. This system is made up of two core elements as follows:



The regional planning bodies such as the South East England Regional Assembly (SEERA) prepare the Regional Spatial Strategy. These set out a broad spatial planning strategy for how a region should look in 15 to 20 years time and possibly longer. So far SEERA have suggested that the region of South Hampshire (including Denmead) could accommodate somewhere in the region of 80,000 dwellings between 2006 and 2026. We continue to argue that such a figure is both impractical and unsustainable without significant investment in the existing infrastructure.

Local Development Frameworks (LDF) - a folder of local development documents prepared by district councils, unitary authorities or national park authorities that outline the spatial planning strategy for the local area. The planning authority for this area (Winchester City Council) will produce our LDF.

Many of you will be aware that there was a series of meetings held by Winchester City Council in order to consult with communities most affected by any changes to regional and local development policies. Such was the response from communities like us that WCC have been inundated with replies to their questionnaire. The net result of this is the next stage of the LDF will not be complete and available for inspection until the autumn of 2008. Please rest assured that we will be giving this document our fullest attention when it appears.

Brendan Gibbs.

Chair of Denmead Parish Council's Planning Committee.

March 2008