



Fair Oak & Horton Heath Parish Council

2 Knowle Park Lane, Fair Oak, Eastleigh, SO50 7GL

Telephone: (023) 8069 2403 email: enquiries@fairoak-pc.gov.uk

SUMMONS

Dear Member

26 March 2019

You are hereby summoned to attend a meeting of PLANNING & HIGHWAYS COMMITTEE at the Parish Offices, 2 Knowle Park Lane, Fair Oak on **Monday, 1 April 2019 at 7.00 p.m.** *or at the conclusion of the public participation period.

Melanie Stephens

Melanie Stephens
Clerk

PUBLIC PARTICIPATION:

*If required, the meeting will be preceded by a public participation period of up to 15 minutes, where members of the public can address the Committee on issues relevant to the business of the Parish Council.

AGENDA

1 APOLOGIES

To note any apologies for absence.

2 DECLARATIONS OF INTEREST

To note any declarations of interest made by members in connection with an agenda item. The nature of the interest must also be specified.

3 MINUTES (PAPER A)

To note the minutes of the meeting held on 18 March 2019 (previously approved at Full Council on 25 March 2019)

4 IMPERIAL HOMES PRESENTATION

To receive a brief presentation from Imperial Homes on their proposals for development on land adjacent the Brigadier Gerrard Public House in Horton Heath.

5 CLERK'S VERBAL REPORT

To consider any matters which the Clerk may wish to raise with the Committee.

6 HIGHWAYS

To discuss any highways issues.

7 PLANNING APPLICATIONS

Application No: [H/19/85040](#)

Site Address: Oak Cottage, Winchester Road, Fair Oak, SO50 7GQ

Description: Erection of a double garage in front garden.

Application No: [F/19/85120](#)

Site Address: Horton Heath Service Station, Botley Road, Horton Heath, SO50 7DN

Description: Demolition of existing service station and removal of existing above and below ground infrastructure, remediation works, and construction of replacement service station, including installation of new fuel tanks, erection of 4 pump (8 space) petrol filling station forecourt, canopy, retail kiosk, and associated infrastructure.

Application No: [T/19/85088](#)

Site Address: 97 Stoke Heights, Fair Oak, SO50 8AH

Description: 1 no. Hazel (T1) and 1 no. Hawthorn (T2) on side boundary between footpath and rear garden - reduce overhang back to property boundary .

LIST OF DECISIONS MADE

Application Details: RM/18/84037 Reserved matters

Decision: 13 Mar 2019 Approve The Reserved Matters Delegated Decision

Proposal: Reserved matters application pursuant to outline planning permission O/17/79837 for four dwellings. Matters of landscaping, layout, scale and appearance to be considered. Also Conditions 14 (Construction Environmental Management Plan), 15 (Badger Mitigation Strategy) and 16 (Bin and Cycle Storage).

Location: Land rear of Waratah, Winchester Road, Fair Oak, Eastleigh, SO50 7HD

Application Details: F/18/84518 Full planning

Decision: 11 Mar 2019 Refuse Planning Permission For Delegated Decision

Proposal: Detached two storey dwelling with associated landscaping, amenity areas and new access off Anson Road

Location: Land east of Anson Road, Horton Heath

Application Details: H/18/84360 Householder planning

Decision: 12 Mar 2019 Permit Delegated Decision

Proposal: Two storey side extension and single storey rear extension

Location: 12 The Beeches, Fair Oak, SO50 7NS

Application Details: H/19/84806 Householder planning

Decision: 15 Mar 2019 Permit Delegated Decision

Proposal: Retention of single storey front extension (amended description)

Location: Nakuru Root, Botley Road, Fair Oak, SO50 7AN

Application Details: H/19/84810 Householder planning

Decision: 14 Mar 2019 Permit Delegated Decision

Proposal: First floor extension above garage & conversion of garage to habitable accommodation

Location: 30 Camelia Grove, Fair Oak, SO50 7GR

Application Details: H/19/84806 Householder planning

Decision: 15 Mar 2019 Permit Delegated Decision

Proposal: Retention of single storey front extension (amended description)

Location: Nakuru Root, Botley Road, Fair Oak, SO50 7AN

The plans and documents for the above applications can be accessed via the Eastleigh Borough Council Planning Portal by clicking on the links above.

To: Committee Members

Cllr P Barrett
Cllr H McGuinness
Cllr T Mignot
Cllr P Spearey (Chairman)

Cllr J Noel
Cllr D Scott

Officer

Mrs L Greenslade (Deputy Clerk)



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Minutes of the Planning & Highways Committee meeting
held on Monday 18 March 2019 at 6.00 pm
at 2 Knowle Park Lane, Fair Oak

Present: Cllrs Barrett, McGuinness, Scott & Spearey (Chairman)

Others Present: Cllr Bird & Mrs Douglas

Apologies: None received.

Officers in attendance: Mrs L Greenslade, Deputy Clerk

PUBLIC PARTICIPATION

None present.

86 DECLARATIONS OF INTEREST

None received.

87 MINUTES

RESOLVED

That the minutes of the meeting held on 4 March 2019 be signed by the Chairman as a correct record.

88 CLERK'S VERBAL REPORT

The Deputy Clerk advised that Imperial Homes wished to make a presentation of their proposed development in Horton Heath, prior to them submitting a formal application to the Planning Authority.

RESOLVED

That Imperial Homes be invited to the Planning meeting on 1 April 2019.

89 HIGHWAYS

Members highlighted the following issues:-

- Burnetts Lane – several pot holes
- Botley Road – two loose manhole covers, one adjacent White Tree Close and one outside the Parish Offices.

- Horton Heath Crossroads – reports of motorists jumping the lights while school children are crossing.

RESOLVED

That the Deputy Clerk would report the above issues.

90 PLANNING APPLICATIONS

Cllrs discussed planning applications, and made the following comments: -

Application No: [H/19/84998](#)

Site Address: 414 Fair Oak Road, Fair Oak, SO50 7AD

Description: Two and single storey rear extension

Comments: No objection in principle, but concerns raised regarding the impact on the visual amenity for the neighbours.

Application No: [H/19/85019](#)

Site Address: Stroudwood Farm, Winchester Rd, Lower Upham, SO32 1HH

Description: Proposed Triple oak framed detached garage

Comments: No objection

Application No: [F/19/84958](#)

Site Address: Victoria Farmhouse, Fir Tree Lane, Horton Heath, SO50 7DF

Description: Change of use of land and building from use class C3 (Residential) to use class B1 (offices) and creation of additional parking area

Comments: No objection

Application No: [PN/19/85033](#)

Site Address: Hall Lands Farm, Hall Lands Lane, Fair Oak, SO50 7EF

Description: Construction of an extension to an existing agricultural building.

Comments: No objection

Application No: [H/19/84916](#)

Site Address: 1 Sandy Lane, Fair Oak, SO50 8EG

Description: Drop kerb

Comments: Object on safety grounds on the highway

Application No: [T/19/84986](#)

Site Address: 19 Michaels Way, Fair Oak, SO50 7NR

Description: 1 no. Beech (T3) - remove young growth on previously cut stem. Tree located on land at rear of property.

Comments: No objection subject to the guidance of the Tree Officer

Application No: [T/19/84989](#)

Site Address: 19 Michaels Way, Fair Oak, SO50 7NR

Description: 1 Oak (T2) – remove 2 lower limbs over the garage

Comments: No objection subject to the guidance of the Tree Officer

Application No: [F/18/83986](#)

Site Address: Land north of Mortimers Lane and west of Hall Lands Lane, Fair Oak

Description: Erection of 26 no. dwellings, public open space, landscaping, car parking and associated works.

Comments: Object as nothing has fundamentally changed, however, if EBC were of a mind to permit the application the Parish Council request the following be considered:-

- 1) A crossing be installed in Mortimers Lane
- 2) Concerns on overlooking into bungalows – request obscure glass be used
- 3) Request mature landscaping as a buffer rather than new young foliage.

Application No: [F/19/85028](#)

Site Address: Site 2, Allington Lane, Fair Oak, SO50 7DB

Description: Full planning application for the construction of 35 dwellings including 12 affordable, with associated public open space, landscaping, ecological mitigation, car parking and cycle storage.

Comments: No objection – The plans indicate 10 plots for affordable housing, whereas the brief states 12 dwellings.

Application No: [H/19/85084](#)

Site Address: Plum Tree Cottage, Durley Road, Horton Heath, SO50 7DY

Description: 2 storey side extension with pitched roof and erection of a detached carport/garage.

Comments: No objection

LIST OF DECISIONS MADE

Application Details: H/18/84533 Householder planning

Decision: 20 Feb 2019 Permit Delegated Decision

Proposal: Two storey side extension and installation of 4no. roof lights. Enlargement of vehicular access to create 2no. additional parking spaces and replacement of brick boundary wall with timber fence with concrete posts plus metal gates with brick pier

Location: 5 Elland Close, Fair Oak, SO50 7JY

Application Details: H/19/84703 Householder planning

Decision: 1 Mar 2019 Permit Delegated Decision

Proposal: Two storey side extension with single storey rear extension following demolition of existing conservatory

Location: 69 Stubbington Way, Fair Oak, SO50 7LQ

Application Details: F/19/84748 Full planning

Decision: 6 Mar 2019 Permit Delegated Decision

Proposal: Construction of a new agricultural access from Mortimers Lane

Location: Pembers Cottage, Pembers Hill Farm, Mortimers Lane, SO50 7EA

Application Details: H/19/84749 Householder planning

Decision: 7 Mar 2019 Permit Delegated Decision

Proposal: Retention of Detached Garage/Store

Location: Nakuru Root, Botley Road, Fair Oak, SO50 7AN

Application Details: H/19/84789 Householder planning

Decision: 6 Mar 2019 Permit Delegated Decision

Proposal: Proposed two storey side and single storey rear extension following demolition of existing conservatory.

Location: 7 Newmarket Close, Horton Heath, SO50 7LJ

Application Details: H/19/84745 Householder planning

Decision: 7 Mar 2019 Permit Delegated Decision

Proposal: First floor side extension linking house to garage, conversion of existing garage to habitable accommodation including front dormer windows

Location: Nakuru Root, Botley Road, Fair Oak, SO50 7A

The plans and documents for the above applications can be accessed via the Eastleigh Borough Council Planning Portal by clicking on the links above.

RESOLVED

- a) That the comments, as set out above, be submitted to the Borough Council; and
- b) That the planning decisions be noted.

This was all the business and the meeting closed at 6.40 pm.

Signed Chairman