



## Fair Oak and Horton Heath Parish Council

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

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### SUMMONS

Dear Member

9 October 2018

You are hereby summoned to attend a meeting of PLANNING & HIGHWAYS COMMITTEE at the Parish Offices, 2 Knowle Park Lane, Fair Oak on **Monday, 15 October 2018 at 6.00 p.m.** \*or at the conclusion of the public participation period.

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 are entitled to address the Committee on issues relevant to the business of the Committee.

### 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, PAGES 3-4)**

To approve the minutes of the meeting held on 1 October 2018.

#### **4 CLERK'S VERBAL REPORT**

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

#### **5 HIGHWAYS**

To discuss any highways issues.

#### **6 PLANNING APPLICATIONS**

To determine the planning applications set out below and to note decisions made: -

**Application No:** [T/18/84016](#)

**Site Address:** 14 ASCOT ROAD, HORTON HEATH, EASTLEIGH, SO50 7JQ

**Description:** 1 no. Oak (T1) - Crown reduce the south and east sides by 3m and north side by 2m. Prune to clear garage roof by up to 2m.

**Application No:** [F/18/84082](#)

**Site Address:** STEADING, WINCHESTER ROAD, FAIR OAK, SO50 7HD

**Description:** Proposed new dwelling to rear of Steadings

**Application No:** [T/18/83933](#)

**Site Address:** 1 COTSALLS, FAIR OAK, EASTLEIGH, SO50 7HP

**Description:** 1 no. Lime T1 - Pollard to 300mm above previous vertical pollard points

and 100mm short of previous lateral branch prune points. 1 no. Lime T3 – Fell. 1 no. Horse Chestnut T4 - Prune to clear utilities by 2m. 1 no. Lime T5 - Pollard to 300mm above previous vertical pollard points and 100mm short of previous lateral branch prune points. 1 no. Lime T7 - Pollard to 300mm above previous vertical pollard points and 100mm short of previous lateral branch prune points.

**Application No:** [T/18/83966](#)

**Site Address:** FLAT 20, ANFIELD COURT, ANFIELD CLOSE, FAIR OAK, EASTLEIGH, SO50 7LF

**Description:** Multiple no. Sycamore. Shorten the overhanging lateral branches by up to 4 metres.

**Application No:** [F/18/83954](#)

**Site Address:** Land east of Knowle Lane, Knowle Lane, Horton Heath, SO50 7DX

**Description:** Construction of three (3) office buildings (B1a Use Class) including access, parking, landscaping, pumping station and associated works following demolition and clearance of site (partial amendment to application F/17/80640)

***The plans and documents for the above applications can be access via the Planning Portal by clicking on the links above.***

#### **LIST OF DECISIONS MADE BETWEEN 24 SEP 2018 – 28 SEP 2018**

Ward - Fair Oak & Horton Heath

[Application Details](#) - H/18/83850 Householder planning

[Decision](#) – 24 Sep 2018 Permit Delegated Decision

[Proposal](#) – single and two storey rear with single storey side extension

[Location](#) - 3 NEWMARKET CLOSE, HORTON HEATH, EASTLEIGH, SO50 7LJ

Ward - Fair Oak & Horton Heath

[Application Details](#) - F/18/82480 Full planning

[Decision](#) - 28 Sep 2018 Permit Delegated Decision

[Proposal](#) - Extension of existing car park to include re-siting of existing cabin

[Location](#) - UNIT 2B, DEER PARK FARM INDUSTRIAL ESTATE, KNOWLE LANE, FAIR OAK, SO50 7DZ

#### **LIST OF DECISIONS MADE BETWEEN 1 OCT 2018 – 5 OCT 2018**

Ward - Fair Oak & Horton Heath

[Application Details](#) - O/17/81864 Outline planning

[Decision](#) - 5 October 2018 Grant Outline Permission for Delegated Decision

[Proposal](#) - Outline planning application the demolition of the existing dwelling; the erection of up to 50 no. dwellings, landscaping, open space, parking, highways works, alterations to the existing access and other associated infrastructure. Detailed matters for consideration access (all other matters reserved - scale, appearance, landscaping & layout).

[Location](#) – FAIR OAK LOGDGE, ALLINGTON LANE, FAIR OAK, SO50 7DB

Ward - Fair Oak & Horton Heath

[Application Details](#) - F/16/79704 Full planning

[Decision](#) - 5 October 2018 Permit Delegated Decision

[Proposal](#) -Construction of 37 dwellings with associated landscaping, open space, parking with access from Anson Road.

[Location](#) - PHASE 2 LAND AT HAMMERLEY FARM, BURNETTS LANE, HORTON HEATH, SO50 7DJ

#### **To: Committee Members**

Cllr P Barrett  
Cllr H McGuinness  
Cllr T Mignot

#### **Officers**

Cllr D Scott  
Cllr P Spearey (Chairman)  
Cllr J Sorley  
Ms M Stephens (Clerk)



**Minutes of the Planning & Highways Committee meeting  
held on Monday 1 October 2018 at 6.00 pm  
at 2 Knowle Park Lane, Fair Oak**

**Committee Councillors Present:** T Mignot, H McGuinness and P Spearey (Chairman)

**Other Councillors present:** Mrs H Douglas & J Noel

**Apologies:** Cllrs Scott and Sorley

**Officers in attendance:** Ms M Stephens, Clerk

## **PUBLIC SESSION**

There were no members of the public present.

### **32 DECLARATIONS OF INTEREST**

There were none.

### **33 MINUTES**

#### **RESOLVED**

That the minutes of the meeting held on 3 September 2018 be signed by the Chairman as a correct record.

### **34 CLERK'S VERBAL REPORT**

The Clerk reported that Hampshire County Council had appointed a School Patrol Officer at the Allington Lane Crossing.

The Clerk informed members of Eastleigh Borough Council's scheme of delegation which enabled officers to determine applications, rather than Committees, when applications had been in receipt of objections.

### **35 PLANNING REGIME**

Members discussed the format and timings of meetings.

#### **RESOLVED**

That the Chairman of the Committee approach members to determine their availability for meetings and that this inform any future decisions regarding the format of meetings going forward.

### **36 HIGHWAYS**

Members raised issues of concern which would be investigated by the Clerk with the relevant responsible authorities.

### **37 PLANNING APPLICATIONS**

Cllrs discussed planning applications, and decisions that had been received to week ending 21 September 2018, as previously circulated at Appendix 1.

**Application No:** T/18/83686

**Site Address:** 351A FAIR OAK ROAD, FAIR OAK, EASTLEIGH, SO50 8AA

**Description:** 1 no. Pine. Remove lateral branch to trunk collar.

Crown lift north-east canopy 4 meters above ground level and crown reduce by 1 meter.

**Comment:** No objection subject to the recommendations of the Tree Officer.

**Application No:** F/18/83945

**Site Address:** CHALCROFT BUSINESS PARK, BURNETTS LANE, WEST END

**Description:** Hybrid Planning Application consisting of:

1) Full Planning Application for the demolition of Units 10 -15 (1,860m<sup>2</sup> of Commercial floorspace), security lodge and store building and the development of 3,013m<sup>2</sup> of B1b, B1c, B2 and B8 floorspace, a cafe and site maintenance store; (Phase 1 using existing Burnetts Lane access); and

2) Outline Planning Application for up to 7,528m<sup>2</sup> of B1b, B1c and B8 storage and distribution floorspace. (All matters other than access reserved) (Phase 2 within access to new link road).

**Comment:** The Parish Council object on the grounds that the increase movement of traffic from heavy goods vehicles will have a detrimental impact on the noise and air pollution for nearby residents. The Parish Council have concerns about the lack of clarity regarding the positioning and timing of the new link road and whether a transport impact assessment has been undertaken. Should the application be granted the Parish Council request that a condition be imposed restricting the movement of heavy goods vehicles, in a southerly direction only, from 7.00pm-7.00am in order to limit noise disturbance for nearby residents.

**Application No:** T/18/83801

**Site Address:** FLINTSTONE, MICHAELS WAY, FAIR OAK, EASTLEIGH, SO50 7NJ

**Description:** 1 no. Oak T1 - Fell.

1 no. Oak T2 - Reduce lowest northern facing lateral branch by up to 4 metres.

**Comment:** No objection subject to the recommendations of the Tree Officer.

**Application No:** H/18/84048

**Site Address:** NAKURU ROOT, BOTLEY ROAD, FAIR OAK, EASTLEIGH, SO50 7AN

**Description:** First floor side extension with dormer windows linking house to garage, conversion of existing garage to habitable accommodation and addition of front dormer window to front roof slope

**Comment:** No objection but seek clarification as to whether all residents at the boundary of the property, namely Pavilion Close, have been consulted.

## DECISIONS

**T/18/83512** Consent under Tree Preservation Orders Decision 10 Sep 2018 Consent To Tree Works For Delegated Decision Proposal 2 no. Birch. Crown reduction by up to 3-4 metres. Location: 15 Athena Close, Fair Oak, SO50 8QP

**F/17/80565** Full planning Decision 10 Sep 2018 Dismissed at Appeal Delegated Decision Proposal Erection of 1 no. detached 3 bed dwelling, following the removal of mobile home and change of use of open countryside to the north and east to residential domestic curtilage. Location: Land adjacent to Hillview Manor Park, Fair Oak, SO50 7HD

## 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 6.47 pm.

Signed ..... Chairman