



**Minutes of the Planning & Highways Committee meeting
held on Monday 3 December 2018 at 6.00 pm
at 2 Knowle Park Lane, Fair Oak**

Present: Cllrs McGuinness & Scott (Vice Chairman)

Also in attendance: Cllrs Bird Mrs Douglas & Noel

Apologies: Cllrs Barrett, Sorley & Spearey

Officers in attendance: Mrs L Greenslade, Deputy Clerk

55 DECLARATIONS OF INTEREST

Cllr Mrs Douglas declared a non-pecuniary interest in minute number 60, being a member of the Wyvern Academy Trust. She concluded that under common law there were no issues to prevent her from speaking.

56 MINUTES

RESOLVED

That the minutes of the meeting held on 19 November 2018 be signed by the Vice Chairman as a correct record.

57 ALINGTON LANE, ADJACENT TO ST SWITHUN WELLS CHURCH

Members received a brief introduction on proposals and ideas for development of the above site, by Linden Homes. The site falls adjacent to their present permitted development.

RESOLVED

That the presentation be noted.

58 CLERK'S VERBAL REPORT

There were no issues to raise.

59 HIGHWAYS

Members raised the following highway issues:-

- Blocked drain in Mortimers Lane
- Dirty road at the Stubbington traffic lights

The Deputy Clerk was requested to report these matters to the relevant authority.

60 PLANNING APPLICATIONS

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

Application No: [F/18/84437](#)

Site Address :Wyvern Technology College, Botley Road, Fair Oak, SO50 7AN

Description: Replacement curtain walling system on maths block including

proposed PPC aluminium frames with double glazed windows and solid insulated PPC aluminium low level panels.

Comments: No Objection

Application No: [H/18/84410](#)

Site Address: Avon Rise, Glebe Court, Fair Oak, SO50 7BE

Description: Erection of detached double garage

Comments: No Objection

Application No: [RM/18/84037](#)

Site Address: Land rear of Waratah, Winchester Road, Fair Oak, SO50 7HD

Description: 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 11 (Land Contamination), 15 (Badger Mitigation Strategy) and 16 (Bin and Cycle Storage).

Comments: No Objection. Members highlighted the proximity of several trees directly adjacent the properties, which could cause concern in later years.

Application No: [H/18/84451](#)

Site Address: 133 Sandy Lane, Fair Oak,, SO50 8GF

Description: Single storey rear extension and associated raised patio.

Comments: No Objection

Application No: [F/18/84480](#)

Site Address :Land East of Knowle Lane,, Fair Oak, SO50 7DZ

Description: Construction of office building (B1a Use Class) including car parking, landscaping, bin enclosure, cycle store and associated works following demolition of existing structures and clearance of site.

Comments: Object – the proposed location is in the countryside and therefore is contrary to Planning Policy. However, should EBC be of a mind to permit, Members requested the building be moved back as far as possible away from Knowle Lane. They also noted that there were no landscaping plans and would like to see a soft edge included. They suggested giving the building a moss roof in keeping with a countryside location.

List of decisions made

Application: H/18/84173

Decision: 15 Nov 2018 Permit Delegated Decision

Proposal: Conversion of attached garage/workshop into living accommodation and installation of new windows

Location: 17 Grangewood Gardens, Fair Oak, SO50 8ER

Application: LDC/18/84382 Lawful Development Certificate (LDC)

Decision: 12 Nov 2018 Withdrawn Delegated Decision

Proposal: Change of use from residential flat (Use Class C3) to shop (Use Class A1)

Location: 5 Campbell Way, Fair Oak, SO50 7AX

Application: T/18/84133

Decision: 16 Nov 2018 Consent to Tree Works for Delegated Decision

Proposal: 1 no. Sycamore - Crown reduce the west- north- west side by up to 2 metres. **Location:** St Swithun Wells Church and adjacent land, Allington Lane, Fair Oak, SO50 7DB

Application: H/18/84148

Decision: 15 Nov 2018 Withdrawn By Applicant Delegated Decision

Proposal: Single Storey Rear Extension

Location: 133 Sandy Lane, Fair Oak, SO50 8GF

The plans and documents for the above applications can be access 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 7.05 pm.

Signed Chairman