



# Fair Oak & Horton Heath Parish Council

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

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## SUMMONS

Dear Member

29 January 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, 4 February 2019 at 6.30 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 approve the minutes of the meeting held on 21 January 2019.

### **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:** [H/19/84703](#)

**Site Address:** 69 STUBBINGTON WAY, FAIR OAK, EASTLEIGH, SO50 7LQ

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

**Application No:** [H/19/84745](#)

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

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

**Application No:** [F/19/84748](#)

**Site Address:**PEMBERS COTTAGE, PEMBERS HILL FARM, MORTIMERS LANE, FAIR OAK, EASTLEIGH, SO50 7EA

**Description:** Construction of a new agricultural access from Mortimers Lane

**Application No :** [H/19/84749](#)

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

**Description:** Retention of Detached Garage/Store

**Application No:** [F/18/84202](#)

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

**Description:** Retention of 1no. five bed detached dwelling, double garage and landscaping, (revision to R/14/75202).

**Application No:** [H/19/84789](#)

**Site Address:**7 NEWMARKET CLOSE, HORTON HEATH, EASTLEIGH, SO50 7LJ

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

**Application No:** [H/19/84806](#)

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

**Description:** Retention of front porch/garden room

## LIST OF DECISIONS MADE

**Application Details:** RM/18/84195 Reserved matters

**Decision:** 14 Jan 2019 Approve The Reserved Matters Delegated Decision

**Proposal:** Reserved matters for the construction of 49 dwelling units pursuant to outline permission O/17/81864 for residential development of up to 50 dwellings. (Details of appearance, landscaping, layout and scale of development only for consideration).

**Location:** Fair Oak Lodge, Allington Lane, Fair Oak, SO50 7DB

**Application Details:** V/18/84000 Other

**Decision:** 16 Jan 2019 Permit Delegated Decision

**Proposal:** Pursuant to planning application F/17/82099 Land on the North side of Mortimers Lane, Fair Oak this is a variation to the S106 Agreement dated 03/07/2018. The variation seeks to amend Affordable Housing clauses.

**Location:** Land to the north of Mortimers Lane, Fair Oak, Eastleigh, SO50 7BD

**Application Details:** F/05/55841 Full planning

**Decision:** 16 Jan 2019 Dismissed BFOHH

**Proposal:** Construction of 3 no. 1 bed flats following demolition of existing bungalow

**Location:** By The Way, Burnetts Lane, Horton Heath, Eastleigh SO50 7D

**Application Details:** H/18/84442

**Decision:** 2 Jan 2019 Permit Delegated Decision

**Proposal:** Front porch

**Location:** 227 Fair Oak Road, Fair Oak SO50 8JU

**Application Details:** H/18/84410 Householder planning

**Decision:** 2 Jan 2019 Permit Delegated Decision

**Proposal:** Erection of detached double garage

**Location;** Avon Rise, Glebe Court, Fair Oak, SO50 7B

**Application Details:** H/18/84451 Householder planning

**Decision:** 8 Jan 2019 Permit Delegated Decision

**Proposal:** Single storey rear extension and associated raised patio.

**Location:** 133 Sandy Lane, Fair Oak, SO50 8GFF

**Application Details** T/18/84553 Consent under Tree Preservation Orders

**Decision:** 10 Jan 2019 Consent To Tree Works For Delegated Decision

**Proposal:** 1 no. apple (G2) - fell G25, G20, G16 (mixed species) - fell

**Location:** Fair Oak Load, Allington Lane, Fair Oak, SO50 7D

**To: Committee Members**

Cllr P Barrett

Cllr H McGuinness

Cllr T Mignot

(Chairman)

Cllr J Noel

Cllr D Scott

Cllr P Spearey

**Officers**

Mrs L Greenslade (Deputy Clerk)



Minutes of the Planning & Highways Committee meeting  
held on Monday 7 January 2019 at 7.00 pm  
at 2 Knowle Park Lane, Fair Oak

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

**Officers in attendance:** Mrs L Greenslade, Deputy Clerk

**Apologies:** Cllr Mignot.

## **PUBLIC PARTICIPATION**

One member of the public was present but did not speak.

### **66 DECLARATIONS OF INTEREST**

None received.

### **67 MINUTES**

#### **RESOLVED**

That the minutes of the meeting held on 17 December 2018 be signed by the Chairman as a correct record.

### **68 CLERK'S VERBAL REPORT**

There were no issues raised.

### **69 HIGHWAYS**

Cllr Noel asked for an update on the unauthorised parking along Botley Road as he had noticed that it was still taking place. He also said that a van was parking on the pavement outside the row of cottages which was very dangerous for pedestrians.

The Deputy Clerk reported that a resident from Cherry Drove had requested the Council's support in applying for yellow lines at the bottom of the road around the passing point. She had said that it was very dangerous for vehicles trying to overtake the parked cars, and an accident was waiting to happen. The Chairman said it was important that the resident inform the Highway Authority themselves of their concerns.

#### **RESOLVED**

a) That the Deputy Clerk follow up on the unauthorised parking along Botley Road;

- b) That Cllr Noel would take photos of the offending van for the Deputy Clerk to report to the Police; and
- c) That the Parish Council would write to the Highway Authority saying they had received concerns from a resident regarding parking at Cherry Drove and ask if this complaint could be looked at.

## 70 PLANNING APPLICATIONS

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

**Application No:** [F/18/84534](#)

**Site Address:** Stroudwood Nursery, Stroudwood Lane, Lower Upham

**Description:** Extension to glasshouse and erection of barn and water storage tank

**Comments:** No objection

**Application No:** [H/18/84533](#)

**Site Address:** 5 Elland Close, Fair Oak, SO50 7JY

**Description:** 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.

**Comments:** No objection

**Application No:** [H/18/84542](#)

**Site Address:** 21 Camelia Grove, Fair Oak, SO50 7GZ

**Description:** Erection of single storey rear extension and raised decking area

**Comments:** No objection

**Application No:** [RM/18/84657](#)

**Site Address:** Chalcroft Farm, Burnetts Lane, West End, SO30 2HU

**Description:** Reserved Matters pursuant to outline planning permission O/14/75735 (as amended by permission X/18/84413) for Phase 1A footway/cycleway for the development of up to 950 dwellings and associated infrastructure

**Comments:** Members queried the purpose of the path, where it was going and what it is for. They also asked for clarification on how it fits in with the larger plan.

### List of decisions made

**Application Details:** T/18/84143 Consent under Tree Preservation Orders

**Decision:** 6 Dec 2018 Refuse Tree Consent For Delegated Decision

**Proposa:** 1 no. Maple - Fell.

**Location:** 50 Ormond Close, Fair Oak, SO50 8FG

**Application Details** F/18/84461 Full planning

**Decision:** 6 Dec 2018 Withdrawn By Applicant Delegated Decision

**Proposal:** Change of use of upper floor flat from residential (C3 use) to retail (A1 use).

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

**Application Details:** H/18/84142 Householder planning

**Decision:** 4 Dec 2018 Permit Delegated Decision

**Proposal:** Dropped kerb

**Location:** 7 Pyle Hill, Winchester Road, Fair Oak, SO50 7GX

**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 7.30 pm.

Signed ..... Chairman