



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

1 October 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, 7 October 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

APOLOGIES

1 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.

2 MINUTES (PAPER A)

To note the minutes of the meeting held on 2 September 2019, previously approved at Full Council on 16 September 2019.

3 EXAMINER'S HEARING SUBMISSION (PAPER B)

To consider the draft Examiner's hearing submission.

4 PLANNING APPLICATIONS

To discussion planning applications received to w/e 23 August, note comments made to applications received during the summer recess (Appendix 4) and note decisions made.

Application No: [H/19/86330](#)

Site Address: 8 Knowle Lane, Horton Heath, SO50 7DZ

Description: Retention of a front porch.

Application No: [F/19/86328](#)

Site Address: Brigadier Gerard, Botley Road, Horton Heath, SO50 7DQ

Description: Construction of 4No. three bedroom semi-detached dwellings and 1No. four bedroom detached dwelling with associated amenity space, parking, landscaping and new access from Botley Road.

Application No: [F/19/85753](#)

Site Address: Ashborune Stables, Mortimers Lane, Lower upham, SO32 1HF

Description: Change of use of existing gym ancillary to equestrian centre (D2) to a mixed use comprising ancillary gym and personal training gym unconnected to Ashbourne Stables.

Application No: [H/19/86372](#)

Site Address: Maltings, Chapel Drove, Horton Heath, SO50 7DL

Description: Single storey rear extension

Application No: [T/19/86307](#)

Site Address: 15 Burnetts Fields, Horton Heath, SO50 7DH

Description: 1 no. Oak - T4327 - Prune to clear adjacent building by up to 3m, pruning wounds not to exceed 50mm diameter.

Application No: [H/19/86369](#)

Site Address: 103 Sandy Lane, Fair Oak SO50 8GF

Description: First floor and two storey side and rear extension, addition of front and rear roof lights

Application No: [X/19/86475](#)

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

Description: Variation of conditions: 1, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 20 and 32 of planning permission X/18/84413 (For residential development of up to 950 dwellings and associated infrastructure and facilities) to amend the phasing parameter plan details to include Phase 1B for access infrastructure, comprising roundabouts on Tollbar Way/Bubb Lane and Burnetts Lane Roundabouts and associated Link Road, and to amend the pre-commencement requirements in respect of Phases 1A and 1B.

Application No: [H/19/86494](#)

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

Description: Erection of detached garage, with storage space above incorporating rooflights (Amended garage design approved under planning permission H/19/85084)

Application No: [H/19/86496](#)

Site Address: 7 Crispin Close, Horton Heath, SO50 7QA

Description: Retention of garden pergola

LIST OF DECISIONS MADE

Application Details H/19/85019 Householder planning

Decision 20 Aug 2019 Dismissed Delegated Decision

Proposal Proposed triple oak framed detached garage

Location Stroudwood Farm, Winchester Road, Lower Upham, SO32 1HH

Application Details H/19/85929 Householder planning

Decision 11 Sep 2019 Permit Delegated Decision

Proposal Conversion of conservatory to orangery. Loft conversion and new roof over entrance porch

Location 41 Mortimers Lane, Fair Oak, SO50 7BH

Application Details H/19/85786 Householder planning

Decision 9 Sep 2019 Permit Delegated Decision

Proposal Two storey side extension

Location 30 Latham Road, Fair Oak, SO50 8EZ

Application Details H/19/86116 Householder planning

Decision 13 Sep 2019 Permit Delegated Decision

Proposal First floor front extension, front porch, addition of chimney to side elevation and detached garage

Location Mayfield, Botley Road, Fair Oak, SO50 7AP

Application Details T/19/86123 Consent under Tree Preservation Orders

Decision 19 Sep 2019 Consent To Tree Works For Delegated Decision

Proposal 1 no. Beech and 1 no. Oak in rear garden to crown lift to 6 metres and remove the epicormic growth on the oak stem.

Location Lorrean, 4 Rustan Close, Fair Oak, SO50 7BL

Application Details T/19/86125 Consent under Tree Preservation Orders

Decision 19 Sep 2019 Consent To Tree Works For Delegated Decision

Proposal 1 no. Oak tree - Reduce lowest lateral branch to last growing point and remove epicormic growth from main trunk.

Location Twin Oaks, 5 Rustan Close, Fair Oak, SO50 7BL

Application Details F/19/85173 Full planning

Decision 20 Sep 2019 Refuse Planning Permission For Delegated Decision

Proposal Demolition of existing dwelling and erection of 7no. two storey dwellings and detached carport

Location Orchard Close, 79 Mortimers Lane, Fair Oak, SO50 7BT

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

Committee

Cllr D Abbott

Cllr K Forfar

Cllr M Jermy

Cllr H McGuinness (Vice Chairman)

Cllr T Mignot

Cllr Scott (Chairman)

Officers

Melanie Stephens, Clerk

Linda Greenslade, Deputy Clerk



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

P – present, Ab – absent, Ap – apologies.

Committee:

P	Cllr Abbott	P	Cllr McGuinness (Vice Chairman)
P	Cllr Forfar	P	Cllr Mignot
Ab	Cllr Jermy	P	Scott (Chairman)

Others Present: Cllrs Douglas & Spearey up to item 17.

Officers in attendance: Ms M Stephens, Clerk & Mrs L Greenslade, Deputy Clerk.

PUBLIC PARTICIPATION

Two members of the public were present who voiced their concerns on the amount of development round the Parish, particularly Horton Heath.

13 DECLARATIONS OF INTEREST

Cllr Douglas – application number RM/18/83278 – Pembers Hill Farm. Cllr Douglas had left the meeting for this item.

14 MINUTES

RESOLVED

That the minutes of the meeting held on 24 June 2019 (previously approved at Full Council on 15 July 2019) be noted.

15 HIGHWAYS

RESOLVED

- a) That the Parish Council write to Hampshire Highways Authority requesting consideration of speed limit reduction on Knowle Lane.

16 EASTLEIGH BOROUGH COUNCIL LOCAL PLAN EXAMINATION

The Chairman welcomed Graham Tuck, Senior Planning Policy Officer from EBC). Graham gave a factual update on what EBC's proposed modifications to the Local Plan were and what they meant. He did not discuss the content of the Local Plan as this had already been submitted to the Inspector.

Members discussed whether to make representation at the hearing and what submissions should be

made to the Inspector.

RESOLVED

That the Chairman and Clerk draft a submission document for consideration by the Inspector and present this at the next Planning meeting.

17 PLANNING APPLICATIONS

Cllrs discussed planning applications received to week ending 23 August and made the following comments: -

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 construction of a two storey industrial building for a commercial butchery (2,064 m² of Use Class B1(c)), development of 767m² of B1b/B1c floorspace (including a first floor extension to the existing security building), construction of a cafe and site maintenance store and the demolition of building 17 and a water tank; and
2. Outline Planning Application for the demolition of Units 10 -15 (1,860m² of Commercial floorspace), and store building and the development of 6,420m² of B1b, B1c, B2 and B8 storage and distribution floorspace (All matters other than access reserved).

Comment: Objection, as the timing of the application is premature. The roads infrastructure must be put into place before Members accept any development on the site.

Application No: [RM/18/83278](#)

Site Address: Pembers Hill Farm, Mortimers Lane, Fair Oak, SO50 7EA

Description: Reserved matters for the construction of 242 dwelling units and retention of 2 dwellings pursuant to outline permission O/15/77190 for residential development of 250 dwellings. (Details of appearance, landscaping, layout and scale of development only for consideration).

Comment: Members asked for this application to be deferred for consideration at Full Council on 16 September.

Clerk's note: The Planning Officer had subsequently clarified, as follows: "this is a request for a Non Material Amendment to the approved reserved matters only, not a reconsideration of all the reserved matters. The NMA is to swap around 4 of the affordable housing plot tenures (from/to rented or shared ownership) so that they can be more easily managed. The deadline for comments on this NMA is 13/9/19". Following this information, the Chairman raised no objection.

Application No: [H/19/86211](#)

Site Address: 6 Camelia Grove, Fair Oak, SO50 7GR

Description: Two storey side extension to provide independent living space/annex for disabled daughter.

Comment: No objection

Application No: [H/19/86160](#)

Site Address: 51 Scotland Close, Fair Oak, SO50 7BR

Description: Proposed ground floor rear extension

Comment: No objection

Application No: [H/19/85998](#)

Site Address: 40 Brendon Gardens, Fair Oak, SO50 7GG

Description: To replace and extend existing wooden fence with 1 m high metal railings to front of property along the boundary line

Comment: No objection

Application No: [H/19/86097](#)

Site Address: 46 Sandy Lane, Fair Oak, SO50 8ET

Description: Dropped kerb

Comment: No objection

Application No: [T/19/86207](#)

Site Address: 14 Sandy Lane, Fair Oak, SO50 8EQ

Description: 1 no. Yew Tree - Reduce crown by 2 metres

Comment: No objection subject to a satisfactory report from the Tree Officer.

Application No: [T/19/86220](#)

Site Address: 2 The Hedges, Botley Road, Horton Heath, SO50 7QJ

Description: 1 no. Oak (T1) - Remove the lowest lateral limb that extends over the gardens of 2 and 3 The Hedges back to the main stem.

1 no. Scots Pine (T2)- Located in neighbours garden. Remove the overextending lateral over the garden of 2 The Hedges back to the main stem, reduce the remainder of the overhang by up to 50cm.

Comment No objection subject to a satisfactory report from the Tree Officer.

Application No: [H/19/86245](#)

Site Address: The Tamarisk, 8 Barley Fields, Horton Heath, SO50 7FD

Description: Proposed single storey rear extension with balcony extension over, provision of additional car park space to the front following removal of existing tree.

Comment: No objection

Application No: [X/19/86303](#)

Site Address: Fir Tree Farm And Victoria Farm House, Fir Tree Lane Horton Heath, SO50

Description: VARIATION OF CONDITIONS 1, 4, 7, 8, 9, 10, 12, 13, 14, 15, 16, 17, 18, 19, 22, 23, 24 and 39 of planning permission O/16/79354 (For residential development of up to 450 dwellings with new road and access onto

Fir Tree Lane and Allington Lane and associated infrastructure and facilities) to amend the phasing parameter plan details to include a phase A1 for a public right of way between Fir Tree Lane and Quobleigh

Woods and sub Phase A2 for the Allington Lane access infrastructure, and to amend the pre-commencement requirements in respect of Phase A1 and Phase A2.

Comment: No objection

Application No: [T/19/86251](#)

Site Address: The Mazels, Knowle Lane, Horton Heath, SO50 7DZ

Description: 1 no. Weeping Beech - Crown lift over house and shed by 2m, reduce 3m over extended branches.

Comment: No objection subject to a satisfactory report from the Tree Officer.

Application No: [T/19/86253](#)

Site Address: Oak House, 5 Cotsalls, Fair Oak, SO50 7HP

Description: 1 no. Oak – Fell

Comment: No objection subject to a satisfactory report from the Tree Officer.

DECISIONS

The following list of “decisions made” were noted:-

Application details: H/19/85476

Proposal Detached single storey outbuilding

Decision: refused delegated

Location 1 Highbury Close, Fair Oak, Eastleigh, SO50 7JG

Application Details T/19/85495 Consent under Tree Preservation Orders

Decision: 10 Jul 2019 Part Consent Part Refuse Trees Delegated Decision

Proposal: 1 no. Oak (T1) - Crown reduce overall by 3 metres to leave a finished height of 10 metres.

Location: 8 Newmarket Close Horton Heath, SO50 7LJ

Application Details: F/19/85060 Full planning

Decision: 11 Jul 2019 Permit Delegated Decision

Proposal: Retention of log-burner flue and wooden safety guttering to existing property **Location:** East Horton Golf Centre, Mortimers Lane, Fair Oak, SO50 7EA

Application Details: L/19/85186 Listed building

Decision: 11 Jul 2019 Grant Listed Building Consent Delegated Decision

Proposal: Listed Building Consent: Retention of log-burner flue and wooden guttering to existing property

Location: East Horton Golf Centre, Mortimers Lane, Fair Oak, SO50 7EA

Application Details: T/19/86062 Consent under Tree Preservation Orders

Decision: 19 Jul 2019 Withdrawn Delegated Decision

Proposal: There is an oak tree in our back garden that has died. We believe there is a risk it may fall as it is rotting .

Location: Oaklands, Winchester Road, Fair Oak, SO50 7H

Application No: [V/19/85818](#)

Address: Pembers Hill Farm, Mortimers Lane, Fair Oak, SO50 7EA

Description: Deed of variation to vary the Pembers Hill Farm S106 Agreement dated 11 May 2018 so that 15% Affordable Housing is secured by the Planning Agreement O/15/77190 and 25% by other contractual means under the Council's control (overall total to remain at 35% Affordable Housing). Also, amendment to Mortgagee in Possession clauses to meet with the Registered Providers requirements.

Town and Country Planning Act 1990 The Town and Country Planning (Development Management Procedure) (England) Order 2015.

Letter from EBC "Thank you for your recent letter containing your comments about the above application. I am writing to inform you that it has now been withdrawn"

Application Details H/19/85308 Householder planning

Decision 29 Jul 2019 Permit Delegated Decision

Proposal Two storey infill rear extension

Location Stroudwood Farm, Winchester Road, Lower Upham, SO32 1HH

Application Details L/19/85821 Listed building

Decision 29 Jul 2019 Grant Listed Building Consent Delegated Decision

Proposal Listed Building Consent: Two storey infill rear extension

Location Stroudwood Farm, Winchester Road, Lower Upham, SO32 1HH

Application Details: H/19/85831 Householder planning

Decision 5 Aug 2019 Refuse Planning Permission For Delegated Decision Proposal

Extension to front of garage and the creation of a new second floor with small dormer windows

Location 43 Ascot Road, Horton Heath, SO50 7JP

Application Details H/19/85688 Householder planning

Decision 9 Aug 2019 Permit Delegated Decision

Proposal Erection of a single-storey rear extension

Location 5 Selhurst Way, Fair Oak, SO50 7JX

Application Details F/19/85829 Full planning

Decision 5 Aug 2019 Permit Delegated Decision

Proposal Construction of first floor extensions to existing care home and new window to west elevation.

Location **Home Park, Knowle Lane, Horton Heath, SO50 7DZ**

Application Details **H/19/85798 Householder planning**

Decision **8 Aug 2019 Permit Delegated Decision**

Proposal **Single storey rear and side extensions following demolition of existing detached garage.**

Location **395 Fair Oak Road, Fair Oak, SO50 7AB**

Application Details **H/19/85956 Householder planning**

Decision **16 Aug 2019 Permit Delegated Decision**

Proposal **Single storey front and side extensions and alterations to roof**

Location **The Mount, Winchester Road, Fair Oak, SO50 7HD**

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 set out above, be submitted to the Borough Council;
- b) That the planning decisions be noted; and
- c) That the comments made to applications received during the summer recess, as set out in Appendix 4, be noted.

This was all the business and the meeting closed at 8.35 pm.

Signed Chairman