

Curdridge Parish Council

2 Berkeley Gardens, Hedge End, Southampton, Hampshire, SO30 0QW

Tel: 01489 786557 or mobile 07858 491919

Email Parish Council Manager: clerk@curdridge-pc.org.uk



PLEASE NOTE THAT DUE TO THE CORONAVIRUS THE FULL COUNCIL MEETING OF CURDRIDGE PARISH COUNCIL SCHEDULED FOR 16 APRIL 2020 WAS CANCELLED (IN ACCORDANCE WITH GOVERNMENT GUIDELINES)

SCHEDULE OF PLANNING APPLICATIONS AND PLANNING DECISIONS
CONSIDERED BY CURDRIDGE PARISH COUNCIL

(Please note should you wish to make any comments on any of these planning applications you are able to respond directly to Winchester City Council within the deadline period)

Planning Applications received from Winchester City Council, Hampshire County Council, Eastleigh Borough Council or River Hamble Harbour Authority for decision/response

1. Poplars Farm Curdridge Lane Curdridge SO32 2BH – Change of use of land to equestrian, erection of 11 looseboxes with ancillary structures and associated parking area (retrospective). Case Officer: Rose Lister. Case No: 20/00700/FUL.
Members discussed this application electronically.

Resolved TO OBJECT on the grounds that:

- i) Should WCC be minded to permit this application it should demand that extensive Environmental and Ecological studies are carried out on this site in association with this application. Members advise that the woodland (that has been cut down to enable these stables to be built and which is currently being cut down/cleared still further) is locally known as Cuckoo Copse, due to the fact that Cuckoos regularly breed and nest there; Cuckoos are on the red list of endangered species. Councillors who live locally have also regularly witnessed Bats and Owls within this woodland, which are also protected species. Therefore, it is felt that WCC's Planning Officer should investigate this matter further, to ensure that strict mitigation measures are put in place (as has been demanded by WCC in similar situations on other sites within the district).***
- ii) There are no bridleways within Curdridge, which results in horse riders being forced to use local village roads, which are already extremely dangerous (as they are constantly used as a rat run by speeding traffic); Curdridge Lane particularly is an extremely dangerous high speed road and is not suitable for further business traffic and/or the horse riders that the evident business expansions will create, especially as there has already been a fatality on Curdridge Lane that resulted in a reduction of the speed limit. Members have counted 28 'field horses' in the existing equestrian fields on Poplars Farm within the last week, which are believed to live out***

all year. Additional horses associated with the expansion of this business with the 11 stables would probably amount to up to 40 horses on site. 40 horses being visited once per day by their owners would amount to 280 vehicular visits per week; keen horse owners will probably visit twice per day, increasing this figure substantially. When the newly created fields south of the Footpath grow, there could be an additional 20+ horses put into these fields, which would amount to an additional 140 vehicular visits per week (approximately). Council has received multiple complaints from neighbours/local residents about the traffic this business already creates, together with the continual operation of the business outside of the permitted business hours.

- iii) Council has also received multiple complaints from residents that this business is allowing their tenant horse riders to use the "Footpaths" across Poplars Farm and onto adjoining land. Horses from this business have already been witnessed using and damaging the boardwalk on Curdridge Footpath 5, as well as foot bridges. The Scouts Association at Lyons Copse have also raised the fact that horse riders from Poplars Farm are using their Shedfield Footpath 1 and are likewise causing damage. These matters have been reported to HCC Rights of Way who have been trying to resolve these issues with the owners of Poplars Farm (without much success). Residents are convinced that the equestrian business expansion at Poplars Farm will increase the abuse of these footpaths further. NB residents are also upset about the uncharitable actions of the landowners in trying to block access to a well-used historical (foot) path across their land, given that they expect residents to accept the impact to parishioners of their business expansions.*
- iv) Council's objection to this application is clearly not just associated with these stables, but the continual unauthorised expansion of the multiple businesses on Poplars Farm, which have consistently required retrospective planning applications on multiple occasions. This is noted to be setting an extremely bad precedent with parishioners (including local farmers) who have commented that it is apparently very easy to expand businesses without planning and then apply for planning if challenged.*
- v) Members have requested WCC's Planning Officer carries out a site visit to establish the precise extent of the proposed equestrian business/fields (and other current businesses on site). The applicant claims that some agricultural land will remain on site, but Council believes that the proposed equestrian business (which will soon include the newly created fields in the other woodland area cleared), the commercial units and other businesses previously given retrospective planning permission, as well as the extremely high number of shipping containers (which have been placed on Poplars Farm without having been granted planning permission) and a car transporter will take up the majority of Poplars Farm. Members feel that WCC should use this opportunity to map precisely what businesses, buildings, shipping containers and vehicle storage are currently on site, to ensure that planning is sought where required and that no further business*

expansions and retrospective planning applications associated with this site are allowed.

- vi) *Having reported the clearance of the woodland within the SINC on Poplars Farm and infilling to create the new fields to WCC (again following multiple complaints from residents), WCC advised that this does not represent a breach of planning. Consequently, this matter was reported to the Environment Agency by a resident and the Environment Agency has apparently ordered the owners to stop the infilling and are reported to be monitoring the site (due to the potential flooding and pollution risk to the River Hamble associated with this infilling).*
- vii) *There is also a stream through the western SINC area (adjacent to these stables) which also flows into the River Hamble and any run-off from manure and possible chemical waste from this stable complex could also pollute the River Hamble. ACTION: PCM.*

2. Tamarind House The Plantation Curdridge SO32 2DT – Removal of existing conservatory and replacement with single storey extension to provide living accommodation. Case Officer: Rose Lister. Case No: 20/00703/HOU.
Members discussed this application electronically.

It was decided to respond DO NOT OBJECT. ACTION: PCM.

3. Lake House Lake Road Curdridge SO32 2HH – Two storey rear extension with mezzanine sleeping level in roof space. Case Officer: Cameron Finch. Case No: 20/00656/HOU.

Members discussed this application electronically.

It was decided to respond DO NOT OBJECT. ACTION: PCM.

Planning Decisions and Appeals notified by Winchester City Council/HCC - to be noted

- 1. Home Farm Reading Room Lane Curdridge SO32 2HE - Construction of two houses following demolition of equestrian business. Removal of Equestrian tie. Case Officer: Rose Lister. Case No: 20/00185/FUL. ***REFUSED.***
- 2. South Winds Wickham Road Curdridge Southampton Hampshire SO32 2HG – Detached garage with office. Case Officer: Nicola Clayton. Case No: 20/00049/HOU. ***PERMITTED.***
- 3. Land To The Rear Of Pinewood Cottage Curdridge Lane Curdridge Hampshire - Erection of an agricultural building to be used as livestock housing. Case Officer: Cameron Finch. Case No: 20/00309/FUL. ***PERMITTED.***
- 4. Bridge House Botley Road Curbridge Southampton Hampshire SO30 2HB - Extensions and alterations. Case Officer: Nicola Clayton. Case No: 20/00459/HOU. ***PERMITTED.***