

Curdridge Parish Council

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**MINUTES OF THE PLANNING, HIGHWAYS & LICENSING COMMITTEE
MEETING OF CURDRIDGE PARISH COUNCIL
HELD AT 7 PM, ON THURSDAY, 3 SEPTEMBER 2015
IN THE BILLIARD ROOM AT THE READING ROOMS, CURDRIDGE**

Present:

Cllr K Bundell (Chairman)
Cllr E Bodger (Vice Chairman)
Cllr C Cross
Cllr J Furby
Cllr L Newton
Cllr C Weaver

Apologies:

Cllr R Kemp

In attendance:

Jenny Whittle (Parish Clerk)
Cllr R Humby
Cllr L Ruffell
2 members of public

Public Session

There were no matters arising.

P1. Apologies for absence

Apologies had been received from Cllr Kemp.

P2. Declarations of Interest

There were no declarations of interest.

P3. Proposed development - land at the junction of Maddoxford Lane/Crows Nest Lane, Boorley Green – presentation by Dominic Lawson Bespoke Planning Ltd (agents acting on behalf of the applicant)

Alexandra Rook introduced herself and Clare St Martin a partner at JTP Architects and Tim Wall, an associate at itransport, who together advised that Dominic Lawson Bespoke Planning Ltd were in the process of submitting an Outline Planning Application on 6 fields at Maddoxford Lane/Crows Nest Lane to build 180 houses, with two play areas. To be policy compliant the development would include 55% 3 bed houses, 25% 4 bed houses, 20% 2 bed houses, 7 x 2 bed flats and 3 x 1 bed flats (an average of 23.5 houses per hectare) and provide affordable housing, to be policy compliant.

It was proposed to keep a strong mature tree boundary around the site (where possible) and to keep some mature hedges within the site; it was also intended to add additional screening to the South and to build only single or one and a half storey houses on the South boundary. The scheme works with the Botley Park Golf Course site which has been committed.

The scheme would include two vehicular T junction accesses onto Maddoxford Lane and 3 pedestrian accesses and 3 pedestrian accesses onto Crows Nest Lane, with further links possibly being implemented through the Botley Park Golf Course development if/when it proceeds.

The draft Transport Assessment estimates that most of the traffic from this site would travel West (towards Southampton), with an estimated 20% going East and that there would be approximately 100 vehicle movements during peak period, based on 0.6 movements per household.

Members raised concerns about these statistics and had concerns about the already dangerous roads, especially onto the B3035 (where most fatalities in the parish had occurred); they felt there was a need for traffic calming measures (especially in Crows Nest Lane). Members were also concerned for the safety of pedestrians and were keen to see links to existing public footpaths implemented. Tim Wall advised that their Traffic Assessment statistics had been based on data from the TRIPS Data System (which gathers statistics from on average 20 larger developments) and it did not identify the need for any traffic calming measures (although this may be something the developers might consider contributing towards if the district council highlighted the need for traffic calming). He had also used the 2011 Census Data to gather information about householders, i.e. where they live and work. Tim also understood that some of the developer's contributions from the Botley Park development were being used to investigate the possibility of closing the Southern end of Crows Nest Lane. Having regard to pedestrians an informal crossing to the current highway footpath would be included in the scheme to improve links to bus services etc and there would hopefully be improved bus services, but at this stage there was no possibility of linking this development to existing public footpaths as there was other land between.

Members queried whether this development would link into the Botley by pass in any way; it would not.

Drainage problems had also been identified on the site and these were to be accounted for by installing ponds, to drain the surface/storm water into.

Members raised concerns about traffic levels if all the proposed developments took place; Tim Wall advised that this scheme and associated Traffic Assessment could only consider the here and now and could only take into account "committed" development schemes, i.e. Botley Park Golf Course.

Cllr Furby enquired what the catchment school for this development would be, if it proceeded and was advised that the new primary school proposed for the Botley Park development would hopefully be used.

Cllr Bodger advised Tim Wall that the Wangfield Lane Action Group is seeking for HCC to implement a traffic restriction order in Wangfield Lane to stop lorries using the road, except access only. Tim advised that he would be happy to recommend a Traffic Management Plan in this Traffic Assessment, which would allow HCC to set traffic routes, deal with mud and spoil on the road and possibly even control the routes and times of lorry movements.

Cllr Humby advised Tim that he had requested HCC to carry out surveys to establish the impact on ALL sites in Hampshire, having regard to any developments taking place at any one time, i.e. lorry movements, etc. He also felt it would be an extremely good idea for Tim (whilst in the process of finalising this Traffic Assessment) to place the concerns regarding additional traffic onto Wangfield Lane at the top of his agenda and to use this opportunity to recommend Section 106 funding to put in place traffic calming measures.

Cllr Humby enquired whether this development was supported by Eastleigh Borough Council's draft Local Plan in relation to EBC's 5 year supply. It was confirmed this site had been put forward, but was not currently an allocated site.

P4. To approve Planning, Highways & Licensing Minutes of 6 August 2015

Cllr Bundell proposed to approve and sign the Minutes as drafted, Cllr Weaver seconded and Members voted unanimously in favour. ACTION: CHAIR/CLERK.

P5. Winchester City Council Planning Appeal Notification - Bowen Farm Wangfield Lane Curdridge Hampshire - Change of use of land to a private gypsy and traveller caravan site consisting of 3 no pitches (Planning Application Number 14/02404/FUL - Case No: APP/L1765/W/15/3017453)

The Chair read Curdridge Parish Council's objection to the original planning application that had been sent to WCC. Members discussed this matter.

Cllr Bundell proposed, Cllr Bodger seconded and it was unanimously resolved that Curdridge Parish Council would send its objection to the original planning application to the Planning Inspectorate, subject to the amendment of paragraph 3 to read ".....there was no evidence in the application of the family's existing links....." and to the objection being amended (where applicable) to make the context relevant to the Planning Inspectorate. ACTION: CLERK.

P6. Planning Applications received from Winchester City Council for decision/response

P6.1 Hawthorn House, Curdridge Lane, Curdridge, SO32 2BJ - (HOUSEHOLDER) Single storey rear extension to form an orangery. The new extension provides additional floor space to the existing property and includes removal of the existing dining room wall which will open the room up into the proposed rear addition creating an open plan orangery / dining room. Case No: 15/01717/FUL. Case Officer: Mrs Katie Nethersole.

Cllr Furby read her email previously circulated to Members "...The proposed room will protrude beyond the current outer wall but not significantly, as two existing small conservatory rooms will be removed during the development and their footprint will be well over half the total area of the new room. There will be a low pitched glass roof over the room but it will not create any visual intrusion to neighbours and indeed is not as high as the existing garage roof next to it. The plot is large and easily accommodates the extra building and the style of building is much more in keeping with the original house than the 2 small lean-to style rooms it will replace. I recommend we support this application."

Cllr Furby proposed TO SUPPORT this application, Cllr Newton seconded and Members voted unanimously in favour. ACTION: CLERK.

P6.2 Braeside, Lockhams Road, Curdridge, Southampton, Hampshire, SO32 2BD - 1 no. Cypress to fell and grind stump. Case No: 15/01788/TPO. Case Officer: Mr Thomas Gregory.

Members discussed this application.

Cllr Newton proposed to MAKE NO COMMENT, Cllr Bodger seconded and Members voted unanimously in favour.

P7. Planning decisions notified by Winchester City Council to be noted

P7.1 The Coach House, Curdridge Lane, Curdridge, Southampton, Hampshire, SO32 2BH - (MINOR AMENDMENT to Planning Permission 13/02356/FUL) Rear elevation slightly amended shape (roof lines) addition of dormers to side elevations. Case No: 15/01692/NMA. Case Officer: Michelle Thomson. **REJECT Non-Material Minor Amendment.**

P7.2 The Granary, Calcot Lane, Curdridge, Southampton, Hampshire, SO32 2BN – Variation of condition no. 6 of planning permission 14/01330/FUL (AMENDED DESCRIPTION). Case No: 15/01408/FUL. Case Officer: Michelle Thomson. **Application Permitted.**

The planning decisions were noted.

P8. North Whiteley Development - Update Report from Curbridge Preservation Society – for information purposes only

Duncan Murray spoke to represent Curbridge Preservation Society and advised Council that Ned Westaway's Preliminary Opinion had been received. He circulated a hard copy of the document to all Members and requested that Council please allow Curbridge Preservation Society to have full use of Ned Westaway's final Opinion (when received), particularly should this matter proceed to Judicial Review. Members discussed this matter.

It was resolved that:

- i) Curbridge Parish Council would permit Curbridge Preservation Society a licence to use the information contained in Ned Westaway's final Opinion (when received) as it sees fit (subject to any use not bringing Curbridge Parish Council into disrepute);***
- ii) the Clerk would email a copy of Ned Westaway's final Opinion (when this was received on Monday) to the relevant officer at WCC marked "FOR URGENT ATTENTION" - ACTION: CLERK;***
- iii) Cllr Bundell and Duncan Murray would meet to finalise Council's representation at WCC's Special Planning Committee Meeting for North Whiteley on 10 September 2015; this would focus mainly on objecting to the additional lighting and the design changes encroaching further onto Curbridge, together with using any relevant information from Ned Westaway's final Opinion to support Council's former resolution on this item. ACTION: CLLR BUNDELL.***

P9. Clerk's action update report for noting (previously circulated to Members)

Members noted the Clerk's update report.

P10. To move Exempt Business

To consider passing a resolution under Section 100A(4) of the Local Government Act 1972 in respect of the following items of business on the grounds that it is likely to involve the disclosure of exempt information as defined in paragraph 3 of Part 1 of Schedule 12A of the Act

P11. Planning Enforcement

An update of Planning Enforcement matters was discussed.

The meeting closed at 8.55 pm.