

Curdridge Parish Council

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**MINUTES OF PLANNING, HIGHWAYS & LICENSING COMMITTEE
MEETING OF CURDRIDGE PARISH COUNCIL
HELD AT 7 PM, ON THURSDAY, 4 AUGUST 2016
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 R Kemp

Cllr L Newton

Cllr C Weaver

In attendance:

Jenny Whittle (Parish Clerk)

Public Session

There were no members of the public in attendance.

P107. Apologies for absence

There were no apologies.

P108. Declarations of Interest

Cllr Furby – item P114.

P109. To approve the Planning, Highways & Licensing Minutes of 2 June 2016

Resolved to approve the Minutes as drafted for signing. ACTION: CLERK.

P110. To consider pre-planning plans submitted by Robert Tutton Town Planning Consultants regarding proposed development at Fairthorne Grange Farm, Botley Road, Curdridge, Winchester, SO30 2HB - Proposed renovation and conversion of existing dilapidated agricultural buildings to a dwelling, following demolition of several dilapidated agricultural buildings.

Members discussed the plans.

Resolved that in the absence of detailed plans Council felt unable to comment on the overall scheme at this stage, but recommended that the applicant consults with the Heritage Department at HCC to ensure that where possible the scheme retains as many of the older buildings as possible (to retain the ancient rural character of the site).

P111 Planning Applications received from Winchester City Council for decision/response

P111.1 Brantwood Stables Brantwood Orchard Wangfield Lane Curdridge Southampton Hampshire – Continued use of a dwelling house C3 without conditions of occupancy (LAWFUL DEVELOPMENT CERTIFICATE). Case Officer: Legal Team. Case No: 16/01507/LDC.

Resolved to make NO COMMENT, although Members wished it to be noted that they were disappointed that residents not complying with agricultural conditions

attached to properties (for a period in excess of 10 years) were in essence being rewarded by their agricultural clauses being lifted. ACTION: CLERK.

P112. Planning decisions notified by Winchester City Council - to be noted

P112.1 High House Netherhill Lane Botley Southampton Hampshire SO32 2BP - Erection of a building to enclose existing swimming pool. Case Officer: Russell Stock. Case No: 16/00716/FUL. ***Permitted.***

P112.2 The Old Post Office Church Lane Curdridge Southampton Hampshire SO32 2DR - Extensions and re modelling, New Garage, Fence and boundary gate enclosures. Case Officer: Liz Marsden. Case No: 16/00859/FUL. ***Permitted.***

P112.3 West View Outlands Lane Curdridge Southampton Hampshire SO30 2HD - (HOUSEHOLDER) Rear two storey flat roof extension. Case Officer: Megan Osborn. Case No: 16/00549/FUL. ***Permitted.***

P112.4 Beggars Roost Gordon Road Curdridge Southampton Hampshire SO32 2BE - Two storey side extension (minor elevational changes from previous approval 16/00212/FUL) and erection of double garage in front garden area. Case Officer: Russell Stock. Case No: 16/00949/FUL. ***Permitted.***

The planning decisions were noted.

P113. To receive an update from Cllr Kemp in relation to the proposed re-development of the Reading Rooms

Cllr Kemp has been approached by several residents who are unhappy about the Reading Rooms being demolished and redeveloped; he has been advised that there is a covenant attached to Skinners Field, stating that no development is allowed on that field. Cllr Bundell advised that once any plans are finalised the Reading Room Committee intends to consult all Curdridge before deciding whether or not to go ahead with such plans. Members noted this and would advise any residents who approached them of this.

P114. HCC/CPC Highways Road Safety Improvements – Junction Curdridge Lane/Lockhams Road, road safety improvements – to receive update and decide action required

Cllr Furby had met with Cllr Rob Humby and Chris Evans from HCC Highways in relation to this project and the proximity of the proposed pavement to their property. She advised that HCC had provided registration documents that identified that very little (if any) of Cllr Furby's land would be required to install a pavement (for the safety of pedestrians). HCC are now going to carry out an arboriculture survey and prepare a report to ensure that no mature tree roots would be damaged by the proposed works and once this had been carried out they will then do a topographical survey. Funding was available for this project and even if the pavement is not feasible the improvement to the junction to slow traffic will proceed, with the possibility of installing a pavement on the opposite side of the road to ensure the safety of pedestrians using the bus stops in Curdridge Lane.

Cllr Furby had advised HCC that granite edging to the pavement would be more in keeping.

Resolved that the Clerk would chase up HCC Highways regarding the “pedestrians in the road” sign requested and also enquire whether temporary inter-locking kerb stones could be installed to sharpen the corner in the interim and to protect pedestrians (as there had been several near misses) and this would also get drivers used to the proposed scheme. Members requested that the Clerk copy Cllr Humby, District Councillors, Chris Evans and her colleague Matt Scott in on this email. ACTION: CLERK.

P115. Footpath 11 and adjacent track – to receive update report from Cllr Newton and decide action required (if applicable)

Cllr Newton has been in discussion with HCC Rights of Way regarding some fallen trees which are blocking the track and has been advised that this track is not currently registered as a formal right of way. Having researched further Cllr Newton has identified that the track was part of HCC's Unclassified Road (U198), which was originally a cart track down to the original railway line, railway cottage and halt. James Gibbons owns the land on both sides of the track has registered his land, but not the track itself, as he would not appear to own this.

Resolved that the Clerk would write to HCC Highways to establish what the position is with regard to this section of Unclassified Road (U198) and establish whether there has ever been a "Stopping Up Order" (which Members believed not to be the case) and whether HCC would be prepared to clear the tree for the safety of the many pedestrians who use this track and have been doing so for over 20 years and proceed to register the path as a Right of Way. If HCC are not prepared to maintain this Unclassified Road then Council will consider the possibility of claiming the track for public use and dedicating it as a formal public footpath. ACTION: CLERK.

P116. To consider River Hamble Valley Forum's request to write letter of support for Coastal Path

Members discussed this matter and felt that the recommendation put forward was commendable.

Resolved that Curdridge Parish Council will support the inclusion of the River Hamble in the English Coastal Path, with the A27 Road Bridge (and not the Hamble-Warsash Ferry) as the first (and preferred) crossing point. ACTION: CLERK.

P117. Correspondence

P117.1 HCC Hampshire Minerals and Waste Newsletter. ***Noted.***

P117.2 Hampshire ALC – notification of September Workshops for Parish and Town Councils: 'The Future of Local Government in Hampshire'. ***Noted; Cllrs Bodger and Bundell had been registered to represent Council.***

P118. Clerk's action update report for noting (previously circulated to Members) – *Noted.*

P119. Councillors' Reports (on Planning, Highways & Licensing matters)

Botley Station (leak in road) – Cllr Bundell reported that HCC had confirmed they are currently investigating this matter.

Kings Corner Bench – Members requested that the Clerk writes to HCC (the landowner) to request that the bench and surrounding grass are maintained, as Council has received complaints from users. ***ACTION: CLERK.***

Affordable Housing – Cllr Bundell advised that he has spoken to both Mr Medway and Mr Gamblin (the British Legion's representative) to advise them that Mags Wylie will be contacting them regarding this scheme.

Mrs Manship's Funeral – Cllr Bundell confirmed that he and Cllr Furby would be attending. The Clerk would notify Mrs Manship's daughter and would also give apologies for Cllr Bodger.

ACTION: CLERK.

Parish Quay – Cllr Kemp advised that the Harbour Master has repaired and washed off the quay; he will now paint the quay (and the steps) with an anti-slip paint. ***ACTION: CLLR KEMP.***

P120. 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

P121. Planning Enforcement

Planning enforcement matters were discussed.

The meeting closed at 8.42 pm.