

**Curdridge Parish Council**  
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**MINUTES OF PLANNING, HIGHWAYS & LICENSING COMMITTEE MEETING OF  
CURDRIDGE PARISH COUNCIL HELD AT 7 PM, ON THURSDAY, 5 OCTOBER 2023  
IN THE BILLIARD ROOM AT THE READING ROOMS, CURDRIDGE**

**Present:**

Cllr Paul Haskins (Chairman)

Cllr Eric Bodger

Cllr Larry Burden

Cllr Jonathan Carkeet

Cllr Philip Hedger

Cllr Sian Townsend

**In attendance:**

Jenny Whittle (Parish Council Manager - PCM)

19 members of the public

**NB: ALL PLANNING, HIGHWAYS & LICENSING COMMITTEE MEETING MINUTES WILL BE APPROVED AT THE FOLLOWING FULL COUNCIL MEETING.**

**Public Session**

Marianne Small requested the Chair to consider changing the order of business. The Chair felt unable to do this as he believed it could be detrimental to the outcome of Council's consideration of item P23.4.1 on the Agenda. After debate it was agreed by all Councillors present at the meeting that the order of the Agenda would remain unchanged. Marianne Small advised the Chair of Full Council had spoken to her and had quoted some information; Cllr Bodger clarified that the information quoted had been mis-quoted to him and was not accurate. Marianne Small left the meeting.

**P23.1 To receive apologies for absence**

Apologies had been received from Cllr Lynne Newton

**P23.2 Declarations of Interest**

There were no declarations of interest.

**P23.3 Planning training session by Steve Tilbury Planning Consultant in response to Curdridge Parish Council's adoption of the Curdridge Parish Council Local Plan 2019-2039 Guide (time slot allocated for this training approximately 90-120 minutes)**

Steve Tilbury presented his planning training via a slideshow.

Cllr Carkeet queried what the status of a Neighbourhood Plan was if adopted by a parish council in view of the fact that Council is currently doing a Vision Statement Consultation to decide the way forward for the parish?

Steve Tilbury advised that a Neighbourhood Plan must be consistent with the District Local Plan, but a Neighbourhood Plan gives parishes a chance to think about aims and how a parish might evolve; what it would hold on to; what it would change. Things such as this can be outlined in the Neighbourhood Plan, as well as things that the parish council would like to consider in addition to those items outlined in the Local Plan. What more does the parish council want to achieve?

**Council resolved that Steve Tilbury's Planning Training slideshow would be displayed on the parish council website (to be removed when it is no longer time sensitive). It was noted that the Curdridge Parish Council's Local Plan 2019-2039 Guide (which will now need revised dates) is also displayed on the website. ACTION: PCM.**

**P23.4 Planning Applications received from Winchester City Council, Eastleigh Borough Council, Hampshire County Council or the River Hamble Harbour Authority for decision/response**

P23.4.1 Land Opposite Lockhams Hill Lockhams Road Curdridge Hampshire - Erection of 7 Affordable Homes with private amenity space, off-road parking and associated works. Case Officer: Rose Chapman. Case No: 23/02098/FUL.

Cllr Haskins introduced this item. For the benefit of all present he asked for those present to support any comments made by others, but not to repeat objections previously made.

The majority of residents in attendance at this meeting were here to object to this application.

They did so on the grounds that the top of Gordon Road and the junction with Lockhams Road (which is a very dangerous and fast road) are already extremely dangerous and cannot take the additional traffic associated with such a big scheme; although more affordable housing might be required within the parish this location is not suitable for affordable housing, particularly as it is not on a bus route or near a local train station; it was felt that this location also sets a bad precedent to other landowners. The land is woodland and is too wet for development and would adversely impact wildlife. Residents felt that the 'referendum' carried out by the developers had not been correctly carried out and that the applicant has provided insufficient evidence of demand and supporting documents for the application (such as the eco survey) were now out of date.

Cllr Carkeet advised residents that WCC had emailed today to say that there was sufficient demand for affordable housing within the parish, although their advice did not outline whether the affordable housing at St Peter Close and Sherecroft had been included.

Members discussed this application in detail.

**Resolved to object to planning application 23/02098/FUL for the following reasons, which are based on the requirements of MTRA 4 of the Local Plan and WCC Core Policy 4:**

- the Applicant's failure to adequately demonstrate the need for the proposed affordable homes.**
- the Applicant's failure to reconcile the need for the proposed affordable homes with those approved at St Peter's Close, Curdridge or those at Sherecroft Farm which is under construction. The combined number of homes being delivered at these two sites will more than fulfil the stated need for affordable homes in the village.**
- the Applicant's failure to demonstrate that there is any community support for the proposals. We note that there are no details from the Applicant detailing support from any members or organisations within the Parish. At the Parish Council meeting to discuss this application, there was strong representation from numerous members of the parish who raised concerns about the proposals and the lack of meaningful engagement with them.**
- the absence of any previous engagement with the Parish Council about these proposals.**
- the absence of a Registered Provider supporting the scheme and demonstrating that it is deliverable and viable. ACTION: PCM.**

P23.4.2 Land opposite Lockhams Hill Lockhams Road Curdridge Hampshire (market housing) – **PLEASE NOTE** following the Applicant's pre-planning presentation to Council it is anticipated that a further Planning Application relating to market housing on this site will be submitted to Winchester City Council imminently. If that is the case and the application for market housing is received by Council prior to this meeting Council will be considering both applications at this meeting, so that residents are not forced to attend two separate meetings to make any representations to Council.

**Resolved to defer this item as this Planning Application had not yet been received.**

**THE MEETING CLOSED AT 9.34 PM.**