

## Curdridge Parish Council

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MINUTES OF **PLANNING, HIGHWAYS & LICENSING COMMITTEE**  
**MEETING OF CURDRIDGE PARISH COUNCIL**  
HELD AT 7 PM, ON THURSDAY, 6 APRIL 2017  
IN THE BILLIARD ROOM AT THE READING ROOMS, CURDRIDGE

### Present:

Cllr E Bodger (acting as Chairman)

Cllr J Furby

Cllr R Kemp

Cllr L Newton

### In attendance:

Jenny Whittle (Parish Clerk)

### Public Session

No matters arose.

### P170. Apologies for absence

Apologies had been received from Cllrs Bundell, Bull and Cross.

### P171. Declarations of Interest

There were no declarations of interest.

### P172. To approve the Planning, Highways & Licensing Minutes of 5 January 2017

**Resolved to approve the Minutes, as drafted, for signing. ACTION: CHAIR/CLERK.**

### P173. Planning Applications received from Winchester City Council and Hampshire County Council for decision/response

P173.1 Little Heathers Outlands Lane Curdridge Southampton SO30 2HD – Single new dwelling – slightly split level – three bedrooms at the very bottom of the garden with own drive following the removal of the dining room from the host dwelling. Case Officer: Lindsay McCorkell. Case No: 17/00512/FUL.

The applicant advised that they are proposing to live in the new property and sell their current property to assist their children with buying homes. A neighbour spoke to advise that he was concerned about the house overlooking surrounding bungalows. Cllrs Cross and Furby had carried out a site visit and their observation notes had been circulated to all Members. Cllr Furby read these out to all present.

#### **Resolved to object on the grounds that:**

- ***the new driveway will be long, narrow and steep and therefore cars will have to accelerate over a long distance, causing excessive noise pollution;***
- ***the house will be on elevated on back land and so will be visible from the road and from the open countryside and so will adversely affect the street scene and current nature of the open countryside;***
- ***the immediate surrounding properties are bungalows and therefore this house will overlook all neighbouring properties, especially in view of the balconies proposed and will affect the light and views of neighbouring properties;***
- ***the biodiversity notes with the application state that there are no large broad leaf trees with a trunk circumference of greater than 1 metre within 3 to 4 metres of the***

**new house. However, there is a large mature broad leaf tree (belonging to a neighbouring landowner) which is on the boundary of this property and would incur substantial root damage from the building works proposed. ACTION: CLERK.**

P173.2 Jasmine Cottage Hillside Kitnocks Hill Curdridge SO32 2HJ – All weather riding arena. Case Officer: Lindsay McCorkell. Case No: 17/00513/FUL.

Cllr Kemp had visited this site; he was extremely concerned that some nearby neighbours were not aware of this application.

**Resolved to APPROVE the application, subject to any permission having a condition attached restricting the future use of the arena to non-commercial and to it not having any flood lighting, as this would be visible from neighbouring properties, due to the elevated nature of surrounding land. ACTION: CLERK.**

Members also requested the Clerk to ensure that WCC had notified adjoining neighbours of this planning application, in view of the fact that nearby neighbours were unaware of it. **ACTION: CLERK.**

P173.3 Bury Farm Botley Road Curbridge Southampton Hampshire SO30 2HB – T1 Ash (Fraxinus excelsior) – Re-coppice due to significant decay within the bole; cavity can be probed to c.82 cm. Case Officer: Stefan Kowalczyz. Case No: 17/00536/TPO.

**Resolved to APPROVE this application. ACTION: CLERK.**

#### **P174. Planning decisions notified by Winchester City Council/HCC - to be noted**

P174.1 Kitnocks House Wickham Road Curdridge SO32 2HG - Extension to existing residential care home. Case Officer: Liz Marsden. Case No: 16/03137/FUL. **PERMITTED. Noted.**

P174.2 Street Record Calcot Lane Curdridge Hampshire - Erection of new single storey business unit for use class B1 within existing industrial estate. Case Officer: Lisa Booth. Case No: 16/02733/FUL. **PERMITTED. Members requested that the Clerk write to WCC to ensure that the permission granted had intended to allow development in the agricultural field adjacent to the main site, as is actually the case. ACTION: CLERK.**

P174.3 Oakwood Curdridge Lane Curdridge SO32 2BH - Demolition of existing garden store and erection of replacement garden store. Case Officer: Curtis Badley. Case No: 16/03506/HOU. **PERMITTED. Noted.**

P174.4 Lower Lockhams Kitnocks Hill Curdridge SO32 2HJ - Single storey side and rear extension, swimming pool and pool house construction. Case Officer: Robert Green. Case No: 17/00324/HOU. **PERMITTED. Noted.**

P174.5 Foster Yeoman Ltd, Station Hill, CURDRIDGE, SO30 2DN - Installation of a portable building at the entrance of the site. The building will be used to house the weighbridge office serving the rail fed asphalt depot. Case Officer: Judith Smallman. Case No: PLAN/JS/WR081. **GRANTED. Noted.**

#### **P175. Correspondence**

175.1 WCC regarding Gypsy and Traveller Local Plan Initial Consultation - The consultation can be accessed at <https://winchester.citizenspace.com/policy-and-planning/traveller-local-plan> and all responses should be returned by **midday 8 May 2017**. This will help the Council to be in a position to draft a local plan for further consultation in June.

**Members requested this item to be placed on the Agenda for 4 May, to allow Members to respond to the consultation. ACTION: CLERK.**

175.2 WCC regarding Statement of Community Involvement Refresh Survey - as part of the update, WCC are seeking views on the best methods to engage with individuals and organisations regarding planning issues and it would be most helpful if you were able to answer the brief survey on this matter. The survey will be open on the City Council's website from 9<sup>th</sup> March - 24<sup>th</sup> April 2017 and can be accessed via the following link - <https://winchester.citizenspace.com/policy-and-planning/sci-update/>.

**Members requested this item to be placed on the Full Council Agenda for 20 April 2017, to enable all Members to look at the consultation and identify comments CPC should make. It**

*was felt that this item would also be of interest to any members of the public present for the Annual Assembly to be held afterwards. ACTION: MEMBERS/CLERK.*

175.3 WCC – letter regarding Bury Farm permitted development application enquiring whether Council had any knowledge of the history of this site. **Members requested the Clerk to respond to WCC that Council had no knowledge of the history of this site. ACTION: CLERK.**

**P176. Clerk's action update report for noting (previously circulated to Members)**

Village Gates – Members felt this item needed to be discussed very briefly to consider the alternative option of using post-crete; item to be placed on the Agenda for 20 April 2017. **ACTION: CLERK.**

**P177. Councillors' Reports (on Planning, Highways & Licensing matters)**

Station Hill Flooding – Cllr Furby advised that Marianne Small had raised the continuing flooding. Members requested the Clerk to write to HCC again reminding them of the information that a previous water supply to two properties had been reduced to one property when it had replaced them both. Members requested that HCC liaise with Southern Water regarding this information also please. **ACTION: CLERK.**

Junction Plantation/Curdrige Lane – Cllr Furby advised that Marianne Small had reported a large pothole in the road. Cllr Newton believed this may have been repaired, but would check and advise the Clerk if it needed to be reported to HCC. **ACTION: CLLR NEWTON.**

Cricketer's Pond – Members reported that there was a large pothole next the metal hydrant that needed reporting to HCC Highways for repair, as it was usually submerged in water and dangerous. **ACTION: CLERK.**

Curdrige Lane – Members requested the Clerk to write to HCC to advise that the road on the way to Nations Farm is being damaged by heavy lorries, which are causing the edges of the road to crumble and collapse, causing the road to become dangerous. **ACTION: CLERK.**

Parish Quay – Rory had visited the landlords of the Horse & Jockey to establish whether they would be prepared to make a contribution to the possible improvement works. They have given him the contact details of a gentleman to speak to. He had been unable to contact him as yet, but would continue trying and report back to Council when he had. **ACTION: CLLR KEMP.**

Curdrige Lane/Lockhams Road Junction – Members had received Cllr Newton's pictures showing that a vehicle had mounted the new kerb up to the new pavement and requested that the Clerk write to Mr Evans/HCC again, sending this email and requesting bollards be installed. Council would incur the cost of purchasing these bollards for public safety, if HCC would not provide them, as long as HCC would authorise them being installed. **ACTION: CLERK.**

**P178. 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

**P179. Planning Enforcement**

Planning Enforcement matters were discussed.

**The meeting closed at 8.10 pm.**