



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

Present:

Cllr K Bundell (Chairman)
Cllr E Bodger (Vice Chairman)
Cllr J Furby
Cllr R Kemp
Cllr L Newton
Cllr Sian Townsend
Cllr S Wallin

In attendance:

Jenny Whittle (Parish Council Manager - PCM)
6 members of the public

Public Session

There were no matters arising.

P236. Apologies for absence – there were no apologies for absence.

P237. Declarations of Interest

Cllr Wallin declared a non-pecuniary interest in item P239.1.

P238. To approve the Planning, Highways & Licensing Minutes of 2 November 2017

Resolved to approve the Minutes of 2 November 2017, as drafted, for signing. ACTION: CLLR BUNDELL.

P239. Planning Applications received from Winchester City Council, Eastleigh Borough Council, Hampshire County Council or the River Hamble Harbour Authority for decision/response

P239.1 Lower Lockhams Kitnocks Hill Curdridge SO32 2HJ - Change of use to private equestrian, the construction of stables, tack room and yard, and necessary ground levelling required (PARTRETROSPECTIVE). Case Officer: Robert Green. Case No: 17/02713/FUL.

The applicant advised Members that he had used the excavated ground from his recently permitted planning for his dwelling to level off his paddock to the rear of his property and was now applying for a stable, tack room etc, to enable his young daughter and his mother to have two horses. WCC had visited the site and were happy with the works carried out to the paddock. The Chair had visited the site and concurred with the Environmental Officer's Report recommendations regarding having low level lighting, the removal of manure from site regularly and hours of operation. The applicant advised that the previously permitted new driveway would be extended by an informal gravel/grass drive to the stables to enable deliveries and the removal of manure. Members raised concerns with regard to the loss and protection of trees. The applicant confirm a tree survey had been carried out and although some trees would be affected they were considered to be insignificant and the Applicant proposed to do some re-planting of trees to the

rear of the paddock to replace these and also screening behind the stables; he also confirmed that manure would be removed from site on a regular basis.

Cllr Wallin said that it appeared that some agricultural land would be converted to domestic garden within this scheme.

Resolved DO NOT OBJECT and to support this application, subject to the Environmental Health Report recommendations being enforced to have low level lighting, remove manure from site regularly and (if applicable) limit the hours of operation and to the Applicant planting bush screening to the rear of the stable block to screen it from neighbours and to new trees being planted within the paddock to replace the trees being removed from site. Members also noted that under this application a small section of agricultural land might require to be converted to domestic land. ACTION: PCM.

P.239.2 1 South View Kitnocks Hill Curdridge Southampton Hampshire SO32 2HJ - Single Storey Side Extension. Case Officer: Nicola Clayton. Case No: 17/02766/HOU.

Cllr Wallin advised Members that this property originally had planning for a double storey extension, but only a single storey extension had been installed, which the Applicants wish to make formal, in order to sell it.

Resolved DO NOT OBJECT and to support this application. ACTION: PCM.

P.239.3 Bowen Farm Wangfield Lane Curdridge Hampshire - Variation of Conditions 3 and 4 of 14/02404/FUL to allow 4 caravans to be stationed on the site and to allow a revised site layout. Case Officer: Robert Green. Case No: 17/02504/FUL.

The Applicants attended this meeting to advise Members that the installation of the fourth caravan was to enable their parents, who both had ill health, to move to this site for family support. The three caravans on site would be relocated side by side, to enable the fourth caravan to be installed alongside and within the current area of hard-standing. The Applicants said that this caravan was the final addition to the site and would later be used by other members of the family currently on site to meet their future housing needs.

Members felt this application was acceptable, given that it should not incur additional traffic.

Resolved DO NOT OBJECT and to support this application. ACTION: PCM.

P.239.4 Acorn Lodge The Plantation Curdridge SO32 2DT – Front Boundary Wall. Case Officer: Curtis Badley. Case No: 17/02769/HOU.

Cllr Bundell advised Members that the proposed pillars would be 1.66m, with the walls being a maximum of 0.83m. Members were concerned that the various boundary walls being created within this vicinity would encourage other residents to do likewise. Council deplores the proliferation of boundary walls within the parish that are ruining the rural nature of the village, but planning legislation does not allow for Council to object.

Resolved to make no comment.

P.239.5 The Barn Harmsworth Farm Botley Road Curbridge Southampton Hampshire - Proposed erection of a rear two-storey extension. Case Officer: Nicola Clayton. Case No: 17/02816/HOU.

Cllr Bundell introduced this item and felt that this application was for a modest and unobjectionable alteration.

Resolved DO NOT OBJECT. ACTION: PCM.

P.239.6 The Barn Harmsworth Farm Botley Road Curbridge Southampton Hampshire - Proposed erection of a replacement 'C'-shaped stable building, following removal of existing equestrian buildings/structures. Case Officer: Nicola Clayton. Case No: 17/02811/FUL.

Cllr Bundell introduced this item and raised concerns with regard to drainage, particularly having regard to the proximity to the River Hamble and in relation to trees and wildlife, having regard to the proximity of the RAMSAR site.

Resolved DO NOT OBJECT, subject to a sufficient drainage scheme being put in place to ensure that contaminated run off from the site does not drain in the River Hamble next to it

and also to the trees and wildlife on site being protected, due to the proximity of this site to the RAMSAR site; in this regard Members recommend that WCC requests that a Tree Specialist Report and Ecological Report be undertaken by the applicant. ACTION: PCM.

P240. Planning Decisions notified by Winchester City Council/HCC - to be noted

There were no new Planning Decisions received for the Parish of Curdridge.

P241. To note the Planning Conditions applied in relation to the Planning Consent for Planning Application: Able Piling And Construction Main Build Engineering Ltd Wangfield Nursery, Wangfield Lane, Curdridge, Southampton - Change of use of land from use as a paddock to car parking, together with associated works. Case No: 12/02558/FUL.

Cllr Bundell advised Members that about 10-15 years ago Abel Piling bought this domestic site and started up a commercial business. Neighbours objected to this and the matter proceeded to Court. Permission for the business was granted, with strict conditions that the permission granted related solely to Abel Piling and that the permission would lapse when the business was sold. Council had been advised by residents that this property may be for sale requested Council to note the planning conditions and monitor the site. Members noted the planning conditions.

P242. Correspondence

P.242.1 Mags Wylie, Action Hampshire – update from landowner following meeting relating to Affordable Housing. **Cllr Bundell advised Members that he has a meeting with Mr Medway and WCC Planning Department to discuss this project and hopefully move it forward. Members requested the Chair to note that Council does not wish to have any more than 6-10 low cost properties on this site. The Chair noted this.**

P.242.2 Chairman of the Hampshire Police and Crime Panel, inviting members to provide written evidence to the Panel's forthcoming proactive scrutiny session, which will focus on cyber-enabled fraud. The deadline for comments is the 13th December 2017. **Noted.**

P.242.3 Access Team South regarding Rights of Way Vegetation Priority cutting lists 2018.

Cllr Newton requested that only Curdridge Footpath 3 be added to this schedule, as she is currently maintaining the other parish footpaths. ACTION: PCM.

P.242.4 Hampshire ALC - Funding Update - Waste Prevention Grants. **Noted.**

P.242.5 Ben Clifton, HCC – North Whiteley Development – updated on lighting regulations in relation to street lighting A3035.

Ben Clifton's response regarding lighting policies had been circulated to Members. Cllr Bundell would go back to him to enquire whether these policies were HCC policies, or national policies; he would keep Members updated. Members thanked him for his work on this matter. ACTION: CLLR BUNDELL.

P.242.6 WCC - Public Consultation on draft Central Winchester Regeneration Supplementary Planning Document. All comments must be received by 12 noon on 5 February 2018. **Noted; Members were encouraged to respond independently should they wish to do so.**

P.242.7 Email from Cllr Newton regarding proposed new sewage treatment plant opposite the Botley Park Hotel where the outfall will be piped to the River Hamble.

Cllr Newton advised that she is concerned about the proposed sewage plant, due to the outfall being piped into the River Hamble, which already floods in the area. She is also concerned that the sewage plant must be monitored by the relevant authorities and maintained properly. Cllr Bodger confirmed that following Members' emails raising concerns about the sewage treatment plant that he had included these concerns within Council's planning consultation response to Eastleigh Borough Council. Cllr Bodger also raised concerns about the general lack of forward planning for the developments within this area, as the sludge from Botley Park also had to be carried out by lorries driving right through the whole estate.

P243. Parish Council Manager's action update report for noting (previously circulated to Members)

Village Gates – Members were pleased with the village gates and positive responses had been received from residents and other parish councils. Cllr Bundell requested the PCM to query with John Clements why the gate at Silverlake had not been installed at one foot wide, as requested by Council. Cllr Newton wanted “Please Drive Carefully” signs to be attached to the gates, but Members were divided and wished to monitor and reconsider this suggestion in a few months. **ACTION: PCM.**

P244. Councillors’ Reports (on Planning, Highways & Licensing matters)

Noisy/Speeding Motorbikes – Cllr Huxstep had recommended that Cllr Kemp attend a public meeting set up by West Meon Parish Council to discuss speeding/noisy motorbikes. Cllr Kemp had attended this meeting, which 160 members of the public attended. Their Chair told the public that those speaking were not to complain about the problem, but to offer solutions. The most common suggestion had been to change legislation, to enable Police to make on the spot fines for motorbikes where silencers had been removed and noise violations occurred.

George Hollingbery MP’s Parish Visit – whilst at the above meeting Cllr Kemp spoke to George Hollingbery’s Personal Assistant, who had attended on behalf of George Hollingbery (as he was at a parliament meeting), to advise her that George Hollingbery had never attended a Curdridge Parish Council Meeting. She later wrote to advise that George Hollingbery could attend a meeting with Council on Friday, 19 January 2018 at 1.15pm for one hour. Members asked the PCM to write and confirm this appointment and to book a room at the Reading Rooms. Members would consider Agenda items for this meeting, which could include Speeding/Noisy Motorbikes, Speeding Traffic, Local Bus Service, Winchester City Council/Eastleigh Borough Council Local Plan developments - lack of supporting infrastructure. **ACTION: PCM/ALL.**

Local Council Conference 27 November – Cllr Bodger had attended this and had raised the fact that the five key priorities they highlighted only related to central Winchester and not the surrounding rural areas. He had been informed that HCC/WCC are looking at ways to improve health and leisure facilities in the rural areas. Parish Councils generally said that they were grossly dissatisfied with the Enforcement process and again the matter of speeding/noisy motorbikes was raised and attendees were informed that the Police had advised that this matter was almost unenforceable, as there was a Court process and offenders caught tended to replace the silencers on their motorbikes before proceedings were finalised. Again it was suggested that legislation needed to change to allow on the spot fines for offenders.

WDALC Meeting 27 November – Cllr Bodger had attended this, but had not found the meeting very informative.

District Councillors – Cllr Achwal advised that the District Councillors generally get invited to Planning Meetings by other parishes. Members were happy for Curdridge Parish Council to do likewise. **ACTION: PCM.**

Pound – Cllr Newton had finished the hedge cutting and Members thanked her for her hard work. She said the metal fencing on site needed straightening and some plants should also be budgeted for. Members agreed to discuss this when budget setting on 21 December. **ACTION: PCM.**

Excessive External Lighting – Members raised the fact that several residents have excessive external lighting on their houses that shines into neighbouring properties. Cllr Bundell would put another article in the newsletter and next year Council would consider doing a parish leaflet to all households to include information about external lighting, roadside hedge cutting, ditches etc. **ACTION: CLLR BUNDELL/PCM.**

Hedge Cutting – it was noted that several household hedges are still overgrowing onto the highway. The PCM would put the article in the newsletter again and would print off some more letters for Members in time for the next Full Council Meeting. **ACTION: PCM.**

Allotment Recreation Fence – Cllr Bundell queried whether this fence had been knocked over or was rotten. The PMC advised Members that the fence had been in place for many years and had rotted. John Clements was arranging a quotation and the cost would have to come from reserves. Council then needs budget for bi-annual staining and future replacement. To be discussed at Full Council on 21 December. **ACTION: PCM.**

P245. 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

P245.1. Planning Enforcement – New Cases Arising and Updates were discussed.

P.245.2 Lord Mayor's Award – a nomination was discussed and decided upon.

The meeting closed at 8.26 pm.