

## Curdridge Parish Council

2 Berkeley Gardens, Hedge End, Southampton, Hampshire, SO30 0QW

Tel: 01489 786557 (mobile 07858 491919 )

Email: [clerk.curdridge@parish.hants.gov.uk](mailto:clerk.curdridge@parish.hants.gov.uk)



MINUTES OF THE **PLANNING, HIGHWAYS & LICENSING COMMITTEE**  
**MEETING** OF CURDRIDGE PARISH COUNCIL  
HELD AT 7 PM, ON THURSDAY, 7 APRIL 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)  
1 member of the public

### Public Session

There were no matters arising, other than those on the Agenda.

### P77. Apologies for absence

No apologies had been received.

### P78. Declarations of Interest

There were no declarations of interest.

### P79. To approve the Planning, Highways & Licensing Minutes of 3 March 2016

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

### P80. Planning Applications received from Winchester City Council for decision/response

P80.1 Lake House Lake Road Curdridge Hampshire SO32 2HH – Replacement summer/pool house with raised terrace in rear garden. Case Officer: Liz Marsden. Case No: 16/00431/FUL.

Cllr Cross introduced this application; it was generally felt that the scheme was acceptable, but there were concerns about noise/light pollution to neighbouring properties.

**Resolved to SUPPORT this application, subject to downward lighting and substantial fencing being incorporated into the scheme, to reduce the impact of light and noise pollution to neighbouring properties (as the elevation of the land indicate that this would be a problem). ACTION: CLERK.**

P80.2 Durley Mill Netherhill Botley Southampton SO32 2BP – Minor modifications to existing permissions: case no: 13/00582/LIS, W Ref No W22808/03LB, granted consent in June 2013, and case no: 14/00182/LIS and W Ref No W22808/05LB, granted consent in March 2014. There are eight elements, 1 Amendments to screen in water wheel room; 2 New glass floor panel to make the water channels visible; 3 New ceiling in library; 4 Harmonisation of garden room and sitting room windows; 5 Minor amendment to line of corridor wall on second floor; 6 Removal of pine cladding concealing mill hoist; 7 Change

of roof for store room to clay tiles from sedum; 8 Change to garden retaining wall to render from brick and flint. Case Officer: Liz Marsden. Case No: 16/00459/LIS.

Cllr Weaver introduced this application; it was felt that the majority of items were internal and that the scheme was for a sympathetic restoration.

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

P80.3 West View Outlands Lane Curdridge Southampton SO30 2HD – (HOUSEHOLDER) Rear two storey flat roof extension. Case Officer: Planning Team. Case No: 16/00549/FUL.

Cllr Bundell introduced this item; this was a rear extension that was not visible from the road and did not appear to impact overly on neighbouring properties.

**Resolved to SUPPORT this application. Action: CLERK.**

### **P81. Planning Application received from Eastleigh Borough Council**

P81.1 Botley Flour Milling Company Ltd, Botley Mills, Mill Hill, Botley, Southampton, SO30 2GY – Alterations to existing parking and access arrangements including works to an existing lightwell to provide additional parking spaces (West of River Hamble) and Change of Use of land to the East of the River to provide 36 no. additional parking spaces and amenity area, including provision of a new bridge over the river to provide access. Case Officer: Kitty Budden. Case No: C/15/77725.

Cllr Furby introduced this application; several Members had visited the site and having researched the history of the site and parking issues consistently arising, it was felt that the scheme was generally acceptable, subject to additional screening being implemented to protect neighbouring properties from loss of visual amenity and light pollution from car lights.

**Resolved to SUPPORT the application, subject to a substantial planting scheme being implemented to help protect neighbouring properties from loss of visual amenity (particularly reinforcing the screening between Waterford House and the proposed car park at the gate in the fence and around the car park), together with the installation of an attractive flatter/reduced height bridge appropriate to the conservation area, which would reduce light intrusion to neighbouring properties when cars cross over the bridge at night. ACTION: CLERK.**

### **P82. Notification of new Harbour Works Consent application**

Riverside Boatyard, Blundell Lane, Bursledon SO31 1AA - Pontoon works including additional pontoons.

The Chair referred to the Hamble River Valley Forum's letter of objection, which had been circulated to Members. Members had concerns about various issues, such as the disturbance of the water fowl and the public right of way, the safety of small boats (which would effectively be pushed out into the middle of the river) and the additional traffic from foot fall, vehicles and boats.

**Resolved to STRONGLY OBJECT to this application and fully support the written objection submitted by the Hamble River Valley Forum, insofar as this response affects parishioners. ACTION: CLERK.**

### **P83. Planning decisions notified by Winchester City Council - to be noted**

P83.1 St Michaels The Plantation Curdridge Southampton Hampshire SO32 2DT - (HOUSEHOLDER) Conversion of loft space to 3 bedrooms, with 3 dormers, 1 velux, porch roof. New ground floor rear window and internal room layout changes. Case Officer: Nicola Martin. Case No: 15/02939/FUL. **PERMITTED.**

A neighbour attended to advise that she had been in correspondence with Winchester City Council prior to this application to advise them that clear first storey windows had been installed and that the structure of the attic indicated future development. She had also been in contact with WCC with regard to this application to advise that the planning

application should have been retrospective, as the building had already been completed and first storey clear windows installed and that the application had been completed incorrectly with regard to trees in the vicinity, which had now been destroyed, affecting the biodiversity of the area.

Members discussed this matter and were extremely disappointed to note that it appeared the planning officer had ignored Council's planning response with regard to this application. WCC had also advised that first storey windows overlooking would be obscure glass, which they are not.

**Resolved that Council would write to Julie Pinnock the Head of Planning to raise the following concerns:**

- i) Council cannot understand how the decision to permit this application has been given, having regard to the Planning Inspectorate's comments at the time of the original appeal (which comments had been referred to the Planning Officer in CPC's planning response to this application) and requesting WCC to kindly explain why they had permitted this application;**
- ii) Council is concerned that there appears to be no reference within the Planning Permission online to the history of the site (and in particular the appeal decision);**
- iii) Council cannot understand why this application had been allowed to proceed under the incorrect address, as this property is not in the Plantation and the plans clearly identify it as "Capers End";**
- iv) Council is also very concerned that this application was not made as a retrospective application, as the development had already been carried out and the first floor windows installed (which are not obscured glass, as WCC believed to be the case);**
- v) Council wished for Julie Pinnock to be aware of the volume of correspondence to Planning/Planning Enforcement regarding this property and application, which they feel should have had an impact on the decision made.**

**Members requested Cllr Humby and Cllr Ruffell to be copied in on correspondence to Julie Pinnock. ACTION: CLERK.**

P83.2 Applewood Chapel Lane Curdridge Southampton Hampshire SO32 2BB - (HOUSEHOLDER) Proposed single storey front extension and two storey side extension. Case Officer: Anna Hebard. Case No: 16/00034/FUL. **PERMITTED. Noted.**

P83.3 Beggars Roost Gordon Road Curdridge Southampton Hampshire SO32 2BE - (HOUSEHOLDER) Two storey side extension. Case Officer: Katie Nethersole. Case No: 16/00212/FUL. **PERMITTED. Noted.**

#### **P84. Vicarage Lane parking issues – update/decision and approval of draft letter to be placed on vehicles**

The Chair updated Members with regard to the formal requests made to WCC/HCC for a Traffic Regulation Order being turned down by them, on the basis that funding for TRO's has been vastly reduced and TRO's are only being considered where there is a recorded history of dangerous incidents having occurred. Cllr Bundell informed Members that having monitored Vicarage Lane the cars parked had been vastly reduced, as the residents had prepared their own letter, which was being placed on the windscreens of cars. Members felt it was no longer appropriate for Curdridge Parish Council to prepare a letter to vehicle owners. Members noted that HCC had confirmed that repairs to the road would be carried out shortly.

**RESOLVED not to pursue the TRO application any further (given the unlikelihood of achieving a TRO) and no longer to prepare a letter to vehicle owners. The Chair to liaise with residents to update them on the outcome of this matter. ACTION: CHAIR.**

## **P85. Affordable Housing**

The Chair had placed this item on the Agenda, as it had been considered previously and deferred until after the results of the Parish Plan Questionnaire were available. The Parish Plan indicated that a majority of residents felt that affordable housing under the rural exception site scheme was required within Curdridge. The Chair advised Members that WCC had indicated that they would be looking for a site that could accommodate up to six properties and that it would be necessary for WCC to approve the site and for the landowner to be prepared to sell the land at the exception site scheme rate.

***Resolved that Council would write to WCC to advise that although it accepted that there was a need for affordable housing within the parish, it needed updating on the current criteria for such a scheme and advice on what would be required of the parish council. The Chair would confirm who CPC's former contact had been at WCC, so that the Clerk could write to them. ACTION: CLERK/CHAIR.***

## **P86. Correspondence**

P86.1 HALC and DCLG - notification of Dept. for Communities and Local Government technical consultation on implementation of planning changes. Consultation period closes on 15 April 2016.

The Chair advised Members that the main changes that would affect parish councils appeared to be the fact that there would now be two stages to planning applications. The first stage would be "in principle" (similar to outline planning), where there would be public consultation and the second stage would involve consideration of the technical details of application, for which there would be no consultation.

***Resolved that the Clerk would respond to the consultation to advise the Curdridge Parish Council was against the changes to the planning system, as it appeared that parish councils would no longer be consulted on the technical details of planning applications, such as the aesthetics of schemes, impact on the environment (i.e. trees/nature), noise/light pollution and highways impact, which are all issues that greatly affected local people. ACTION: CLERK.***

P86.2 Hampshire County Council regarding launch of ten week public consultation on future changes to Hampshire's Household Waste Recycling Centres (HWRCs). The consultation is seeking residents' views on how they think savings can best be made in the cost of running Hampshire's Household Waste Recycling Centres to help meet the County Council's savings targets which are required to address ongoing reductions in Government funding. Hampshire County Council currently operates a network of 24 sites which are open seven days a week, except for Christmas Day, Boxing Day and New Year's Day. Residents will be asked their views on a number of options, including changes in opening hours - an hour less each day, weekend only opening, winter closures, and the full closure of some sites. The consultation is open until midday on Wednesday 25th May 2016.

Members discussed this matter and were extremely concerned that fly tipping had already increased substantially since the last service cuts and they felt that fly tipping would increase further if measures to further restrict who could make free use of the sites were imposed.

***Resolved that Cllr Bodger would have delegated powers to respond to this consultation on behalf of CPC. ACTION: CLLR BODGER.***

P86.3 Winchester City Council – notification of Submission of Winchester District Local Plan Part 2 - Development Management and Site Allocations to the Secretary of State on the 23 March 2016. ***Noted.***

P86.4 Eastleigh Borough Council notification of draft Corporate Plan and opportunity to comment. ***Noted.***

P86.5 Hampshire ALC notification of intent to hold a Lobby Day in Parliament on 12 April 2016 to raise the profile of parish and town councils and invite for parishes to support this by signing a draft letter requesting a surgery meeting with their MPs on Friday, 15 or Saturday, 15 April.

***Noted – Chair to complete letter. ACTION: CLERK/CHAIR.***

**P87. Clerk's action update report for noting (previously circulated to Members)**

Broadlands – Cllr Kemp advised that some residents were still concerned that the developer was breaching the planning permission. The Chair advised that any concerns should be reported to Winchester City Council Planning Enforcement.

Duck Signs – Cllr Newton advised Members that Cllr Bundell had collected the ducks signs/clips from HCC and that off-ride locations had been identified for two signs. The Clerk was now going to consult WCC Planning to ensure that planning was not required to install these signs and it was then hoped they could be installed at the weekend, as there were 11-12 ducklings on the pond, which kept crossing the road. **ACTION: CLERK/CLLR NEWTON.**

**P88. Councillors' Reports (on Planning, Highways & Licensing matters)**

Wickham Vineyard Footpath - Cllr Furby advised that the disrepair of the footpath was still an issue. **Resolved that Council would write to Shedfield Parish Council once again, to establish what had been resolved and to enquire whether they would consider both parishes (and HCC and the owner?) contributing towards the replacement of the walkway by volunteers, if this was achievable and the owner was agreeable. ACTION: CLERK.**

Toad Sign – Cllr Furby requested the Clerk to thank Darren Lewis for the installation. **ACTION: CLERK.**

Reading Room AGM – Cllr Furby would represent CPC; Cllrs Bodger and Bundell would also be in attendance. Cllr Newton informed Members that the faulty heating in the Billiard Room had been reported and would be inspected by an engineer shortly.

Botley Railway Bridge - Cllr Kemp raised concerns that the crack in the roadside bridge is worsening. **Resolved that Council would write to Rail Track once again to inform them of the cracks in the bridge. ACTION: CLERK.**

Drain/road repairs Kitnocks Hill – Cllr Kemp advised that Highways have marked the road ready to carry out the repairs.

Junction improvements Curdrige Lane/Lockhams Road – Cllr Bundell updated Members that he is co-ordinating the site meeting to be attended by WCC, Cllr Humby and Members to discuss the proposed scheme.

Joint Parishes Meeting Monday, 9<sup>th</sup> May – Cllr Bundell is unable to attend and queried who could represent CPC, as the police would be in attendance and it would be an opportunity for CPC to raise concerns. Cllrs Kemp and Weaver advised they could attend.

Cllr Newton reminded Cllr Bundell that he was going to speak to Mr Barker with regard to the clearance of a blocked ditch on his farm.

**P88. 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

**P90. Planning Enforcement**

Planning Enforcement matters were discussed.

The meeting closed at 9.09 pm.