



**MINUTES OF PLANNING, HIGHWAYS & LICENSING COMMITTEE MEETING OF  
CURDRIDGE PARISH COUNCIL WILL BE HELD AT 7 PM, ON THURSDAY, 7 JUNE  
2018 IN THE COMMITTEE ROOM AT THE READING ROOMS, CURDRIDGE**

**Present:**

Cllr Kevan Bundell (Chairman)  
Cllr Eric Bodger (Vice Chairman)  
Cllr Rory Kemp  
Cllr Lynne Newton  
Cllr Steve Wallin

**In attendance:**

Jenny Whittle (Parish Council Manager - PCM)  
Mags Wylie (HARAH) and Bev Harding-Rennie (Rural Housing Enabler – Action Hampshire)  
2 Members of the public

Public Session

There were no matters arising.

P18.37 Apologies for absence

Apologies had been received from Cllrs Caister and Townsend.

P18.38 Declarations of Interest

There were no declarations of interest.

P18.39 To approve the Planning, Highways & Licensing Minutes of 3 May 2018

**Resolved to approve the Minutes of 3 May 2018, as drafted, for signing. ACTION: CHAIR.**

P18.40 Affordable Housing Project Curdridge – update following Affordable Housing Drop-In Event

Mags Wylie gave a brief update following the Public Consultation Drop-In Event regarding the proposal for Affordable Housing within Curdridge, on Botley Road. She had previously circulated the Summary of Report Findings and Final Report to Members and highlighted the following:

- Two different site layouts have been drafted for the land next to St Peters Close (on Botley Road). One site layout has a wider road frontage and does not go so far back on the site and one has a narrower road frontage and goes further back on the site.
- 14 people had responded to the Consultation Questionnaire (a large percentage of whom currently lived in St Peters Close). There were a broad range of comments.
- Residents of St Peters Close naturally preferred the option with the wider road frontage, with access from Botley Road (rather than through St Peters Close), as it would not impact on St Peters Close so much. However, it was noted that this was not the preferred option of the Parish Council or District (who preferred a far more minimal road frontage than either site layouts currently provided).
- WCC had confirmed that as of this week there are 8 applicants from Curdridge in need of local housing on the housing register and 10 local residents on the register for Help to Buy South.

- There were a number of positive comments regarding the design layouts generally.

Members advised Mags that they had been very concerned that both options presented at the Drop-in event did not mirror their recommendation of having a far more linear design with a very narrow road frontage and going further back on the site. Council requested Mags to liaise with the architect once again to request that he draws up two further site layout plans for such an option, one with access from St Peters Close and a version of the deeper layout with access from Botley Road. Members advised Mags that Council will be pressing for a more linear design than has to date been presented to preserve as much of the site road frontage as possible, thus impacting less in open countryside. Mags confirmed she would do this and would then consult Curdridge Parish Council again to discuss the way forward.

Cllr Bundell advised that WCC is currently considering parking and access issues at St Peters Close caused by roadside parking and may introduce additional parking bays where there are currently very wide verges.

It was agreed that the PCM would put the Summary of Report Findings and Final Report on the parish website. **ACTION: PCM.**

P18.41 Brief presentation by Max Easton the owner of land at the top of Gordon Road regarding proposals for development of the site.

Max Easton presented Council with a copy of his draft plan for the land at the top of Gordon Road. The draft scheme proposed four oblong buildings, comprising 8 semi-detached houses, with limited off-road parking. He had previously consulted HARAH with a view to having Affordable Housing on this site (which along with elderly accommodation has been the housing need identified within the parish). However, this is not a feasible option for him, due to the decreased value of the site. He had added this land on WCC's Call for Sites for sites of 5 units or above, where the demand is for 2-3 bedroom houses.

Members raised the following concerns:

- The four buildings are not aesthetically pleasing. Members would prefer to see each individual building not being uniform, so as to be more in keeping with the random nature of houses currently in Gordon Road.
- 8 semi-detached houses seemed to be an over-development of the site. Members would prefer to see a vastly reduced scheme with between 3 and 5 houses, incorporating more off-road parking and larger gardens. This would be more aesthetically pleasing.
- The off-road parking currently provided in the draft scheme is not enough, given that Gordon Road cannot absorb any additional roadside parking (and will have less roadside parking).
- The top of Gordon Road is currently used for parking cars when there is snow and residents cannot drive down the steep hill to their homes. Members felt that the applicant and WCC need to ensure that any resolution proposed would not displace roadside parking onto other roads (which are already dangerous), given that this roadside parking would no longer be available at the top of Gordon Road.

Max Easton confirmed he would consider the above comments when finalising the finalised draft plans and consulting WCC.

#### **P18.42 Planning Applications received from Winchester City Council, Eastleigh Borough Council, Hampshire County Council or the River Hamble Harbour Authority for decision/response**

P18.42.1 Beggars Roost Gordon Road Curdridge SO32 2BE – Extension of the existing garage. Case Officer: Curtis Badley. Case No: 18/01058/HOU.

Members discussed this application.

**Resolved DO NOT OBJECT. ACTION: PCM.**

P18.42.2 Harmsworth Farm Botley Road Curbridge SO30 2HB – Application 17/03103/HOU. Date of Decision: 11/3/2018. Condition Number(s) 3. Condition(s) Removal: Condition 3 states: - The materials to be used in the construction of the external surfaces of the hereby permitted development shall match those used in the existing building. The existing dwelling is built in brick and the extension which is to be built first is to be rendered. Subsequently the remaining part of the dwelling will be rendered to match the extension. The wording of the condition is such that by constructing the extension first with a render finish will result in a development (until the house is rendered) in breach of the condition. By removing the condition there would be no breach of the condition N/A.

Members discussed this application.

***Resolved to make no comment.***

P18.42.3 Summerlands Cottage Botley Road Curbridge Southampton Hampshire SO32 2DS – Additional floor space to the rear of the building via a small two storey infill extension together with a single storey extension in to the rear garden. Case Officer: Marge Ballinger. Case No: 18/00856/HOU.

***This item was deferred, as WCC have not advised that Tree Report has been received.***

#### **P18.43 Planning Decisions notified by Winchester City Council/HCC - to be noted**

P18.43.1 High Trees Botley Road Curbridge SO32 2DS - Garage with granny annex. Case Officer: Robert Green. Case No: 18/00514/HOU. ***PERMITTED. Noted.***

P18.43.2 Home Farm Reading Room Lane Curbridge SO32 2HE - Construction of a replacement dwelling and garage. Case Officer: Liz Marsden. Case No: 18/00656/FUL. ***PERMITTED. Noted.***

P18.43.3 Barons Court Curbridge Lane Curbridge Southampton Hampshire SO32 2BJ - New dwelling on garden to rear of Barons Court with access off private road. Case Officer: Liz Marsden. Case No: 18/00693/FUL. ***REFUSED. Noted.***

#### **P18.44 Correspondence**

P18.44.1 Hampshire County Council Highways Department – requirement under legislation for sand bags to be removed from drainage channel at Cricketers Pond (within 2 weeks), following Council's report of the road flooding next to Cricketers Pond.

Members discussed HCC's response, which they felt was not acceptable, as Council has previously consulted Hampshire Wildlife Trust who confirmed that the polluted water draining off of the road should not be allowed to go into the pond, as it would adversely affect the newts, frogs, toads and fish in the pond. Members felt that HCC may have misunderstood the situation, as the road has always flooded, but previously when the verge was in place the road water draining into the pond was first draining through the soil, which removed pollutants, in the same manner the sandbags are doing.

***Resolved that the PCM would draft an email to HCC asking them to reconsider their stance (given this information) and not enforce the removal of the sand bags (which are serving as a filter for the polluted road water draining into the pond. PCM to circulate draft email to Members for comment (if applicable) prior to forwarding it to HCC. ACTION: PCM.***

P18.44.2 Winchester City Council – notification of submission of Winchester District Gypsy, Traveller and Travelling Showpersons Development Plan Document 'Traveller DPD' under Regulation 22 of the Town & Country Planning (Local Planning) (England) Regulations 2012. ***Noted.***

P18.44.3 Email from Swanmore Parish Council recommending that parishes consider projects for CIL funding to refer to Winchester City Council.

WCC had previously advised Council that CIL funding was not available for Curbridge, but would become available to CPC once development commenced (when WCC would update Council).

***Resolved that the PCM would write to Paul Robinson at WCC to request an update on the current CIL funds position. ACTION: PCM.***

## **P18.45 Highways Matters**

P.18.45.1 To prioritise the funding of traffic calming measures under the Local Government and Rating Act 1997, s.30.

Members were still very concerned by the number of accidents continually being encountered at the Lockhams Road/Chapel Lane cross-roads/junction, due to speeding traffic along Lockhams Road and the lack of “cross-roads” warning signage at the cross-roads. They were also concerned that not all incidents/accidents are being reported to the Police and therefore the Police statistics used for imposing speed reductions are not accurate for this road/junction. Cllr Kemp advised a further accident had occurred this week, which had not been reported to the Police.

Members also discussed issues with speeding traffic along the Wickham Road. Council has previously written to HCC for a speed reduction on this road on several occasions, but is constantly advised that there have not been enough accidents to warrant a speed reduction.

Members then discussed the need for a crossing/refuge on Station Hill (particularly having regard to the new by-pass and additional traffic and danger for pedestrians this would create) and a 30mph speed limit. Both Councillor Bundell and Councillor Bentote had been advised that once the by-pass work had been completed this would become a priority for consideration.

### **Resolved that:**

- ***Speed Limit Reduction and signage on Lockhams Road/Chapel Lane would be the first priority for Council to try to address. The PCM would place this item on the Agenda of the September Full Council Meeting, to enable Members to have time to consider possible options to try and address these issues (bearing in mind Council's ear-marked funds for this purpose. ACTION: PCM / ALL MEMBERS;***
- ***The PCM will email Cllr Bentote to request an update on the current position with regard to the crossing at Station Hill. ACTION: PCM;***
- ***As a speed limit reduction on Wickham Road has previously been impossible to achieve, this item will be put on hold for the time being and reconsidered once a suitable outcome has been achieved for Lockhams Road/Chapel Lane.***

P18.46 Parish Council Manager's action update report – **Noted.**

P18.47 Councillors' Reports (on Planning, Highways & Licensing matters)

Cllr Kemp had been approached by a resident regarding his proposal to develop his back garden; Members referred Cllr Kemp to the planning decision in relation to the Barons Court application to develop backland, where WCC had refused the application on the grounds that backland development (which creates new buildings/properties) is not permitted within their policies.

Cricketers Pond (grass cutting) – Cllr Newton enquired who had cut the grass. Cllr Bundell advised that a resident had cut the grass, due to the junction becoming unsafe and an accident nearly occurring. It was agreed that Council would instruct the new Lengthsman to ensure this grass cutting is kept in hand, once he is in post. **ACTION: PCM.**

Pound (grass cutting) – Cllr Newton requested that the new Lengthsman make this grass cutting a priority once he is in post. **ACTION: PCM.**

North Whiteley Development (footpaths) – Cllr Newton had circulated Whiteley's Local Plan from 1987 and was keen to see the footpaths proposed within it being put in place. Cllr Bundell advised that this document has been overtaken by the North Whiteley Development and that is why it has been necessary for Cllr Newton to try to negotiate the proposed footpath from the Horse & Jockey to Curdridge. However, he felt this might be difficult to achieve, due to land owners and also WCC is not keen to encourage too much foot fall over the conservation site of the River Hamble.

Eastleigh Borough Council Local Plan Drop-In Events – Cllr Bodger and Cllr Newton would attend one of these events and would put forward Council’s request for funding to be made available for the Botley to Bishops Waltham Trail from CIL funding for the proposed development site for Botley. **ACTION: CLLR BODGER/CLLR NEWTON.**

Cemetery Site Meeting (with Leylandii & Lawns – Council’s new Grounds Maintenance Contractor) – Cllr Newton advised that quotes had been requested for the renovation and re-surfacing of the gravel path in the Cemetery (to include weeding and re-surfacing with Romsey gravel), together with a quote for new edging boards alongside the Yew Trees along the bottom boundary (to enable a mulch to be put around the base of the Yew Trees to look more tidy). The PCM enquired whether the grounds maintenance contractor had been requested to quote to top up the sunken grave notified to the PCM. Cllr Newton believes this grave has been dealt with and no longer requires topping up. The PCM advised that she is having another site meeting with the Grounds Maintenance Contractor tomorrow to discuss these and other matters further and will update Members further following this. **ACTION: PCM.**

Cemetery (sunken graves) – Cllr Bundell advised that this is a problem generally and queried whether there is a clause in Council’s Cemetery Rules and Regulations requiring funeral directors to arrange for sunken burial graves to be topped up after one year. The PCM would check this, although she was not sure how this rule could be enforced with funeral directors, as it is usual for parish councils to top up sunken graves on their sites (as and when required). *PCM to check Cemetery Rules and Regulations and place this item on a future Agenda to discuss further.* **ACTION: PCM.**

Parish Facilities – the PCM advised that she had introduced annual site visits for Parish Councillors at her former parish, which enabled them to consider any problems arising and budget more accurately when drafting their next year’s annual budget. Members thought that this was a good idea. PCM to arrange a mutually convenient date for all Members to attend a site visit to all parish facilities during the Summer and prior to the draft budget setting process. Cllr Newton will organise for the minibus to be used to transport everyone to the various parish facilities. **ACTION: PCM / CLLR NEWTON.**

2019 Schedule of Meeting Dates – Cllr Newton believes that the June 2019 Full Council Meeting date may need to be a week later to allow for the audit approval. **ACTION: PCM to check date.**

Roadside Hedge Cutting (Domestic Properties) – Members are aware it is bird nesting season, but are concerned about the number of roadside hedges within the parish that are overgrowing pavements and roads, making them dangerous for users. Members will inspect roadside hedges within the parish and either notify the PCM to send letters, or the PCM will print a batch of letters for Members to distribute accordingly. It was agreed that anyone sending hedge cutting requests will keep a list of the property name and date the letter was delivered to enable HCC to be instructed, if hedges are not cut accordingly. **ACTION: PCM / ALL MEMBERS.**

P18.48 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

P18.48.1 Planning Enforcement – New Cases Arising and Updates. ***There were no new cases.***

**The meeting closed at 9.17 pm.**