



**MINUTES OF PLANNING, HIGHWAYS & LICENSING COMMITTEE MEETING OF  
CURDRIDGE PARISH COUNCIL HELD AT 7 PM, ON THURSDAY, 7 SEPTEMBER  
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

**In attendance:**

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

Public Session

Steve Turner (the Landlord of the Horse & Jockey Pub) advised Members that he is experiencing difficulties with river users parking all day in their car park; at the weekend there were 16 cars parked early in the morning before the pub was open. He feels the pub is losing customers, as the car park is full and they are unable to park. Consequently, he informed Council that they would like to introduce moderate parking charges between 10am and 10pm of £1 for 2 hours parking and £4 for all day parking, with parking charges being refunded to people if they give the pub custom on the day the charges are incurred. Members requested the PCM to refer this item to the September Full Council Meeting, in order that Council could consider this and make a decision. **ACTION: PCM.**

P215. Apologies for absence

Apologies had been received from Cllr Bull.

P216. Declarations of Interest

Cllr Furby declared a non-pecuniary interest in item 218.5.

P217. To approve the Planning, Highways & Licensing Minutes of 6 July 2017

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

**P218. Planning Applications received from Winchester City Council, Hampshire County Council or the River Hamble Harbour Authority for decision/response**

P218.1 Construction of a bypass for Botley, providing a connection from Station Hill (A334/A3051 junction) to Woodhouse Lane together with associated improvements/enabling works to Woodhouse Lane at Land at Woodhouse Lane and to the North and East of Botley Village, Eastleigh. Case Officer: Rob Storey. Case Ref: PLAN/RS/EAH002 WRH008.

Members discussed the proposed plans.

**Resolved DO NOT OBJECT and to support this application, subject to the plans being revised to incorporate a "bridle" path from Winchester Street, Botley, across the railway (up and over) bridge at Newhouse Farm emerging onto Wangfield Lane (which will also serve the existing footpath to Maddoxford Lane also) having a "Pegasus" crossing at its junction with the by-pass (as at Woodhouse Lane), as it was felt that this is equally**

**important at this junction. Members requested Cllr Bodger to draft the consultation response incorporating these terms on behalf of Council. ACTION: CLLR BODGER.**

P218.2 Oaklands Lake Road Curdridge Southampton Hampshire SO32 2HH - Change of use of stables to stabling of miniature ponies and carriage horses and associated equestrian activities. Case Officer: Nicola Clayton. Case No: 17/01718/FUL.

Cllr Furby advised that permission is currently for a charity with planning restrictions imposed on usage, such as limited open days etc. It is now proposed to extend the business to include public riding lessons solely for very small children riding their Shetland Ponies, together with a small horse and carriage business.

**Resolved DO NOT OBJECT and to support, subject to WCC imposing restrictions on the future growth of the business, in view of the fact that access from Lake Road (which is a residential road) onto the Botley to Wickham Road is very dangerous and to restrict the number of vehicle movements on Lake Road. Council also fully supports the conditions put forward in the Environmental Health Report regarding lighting, business hours and particularly the manure recommendations, to avoid pollution of the neighbouring Shawfords Lake (which feeds into the River Hamble). ACTION: PCM.**

P218.3 Pinkmead Farm Botley Road Curbridge – Single storey side extension and double garage with room over. Case Officer: Robert Green. Case No: 17/02012/HOU.

Cllr Bundell introduced this application and Members discussed it.

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

P.218.4 Pinkmead Farm Botley Road Curbridge – Erection of an agricultural barn. Case Officer: Robert Green. Case No: 17/01822/FUL.

Cllr Bundell introduced this application and Members discussed it.

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

P.218.5 The Coach House Curdridge Lane Curdridge – First floor rear extension. Case Officer: Curtis Badley. Case No: 17/01881/HOU.

Cllr Bodger introduced this application and advised that this application appeared to be a reduced scheme to the previous planning application permitted. Members discussed it and noted that the biodiversity information was incorrect.

**Resolved DO NOT OBJECT, subject to a Biodiversity Study being carried out on the site, to ensure that the toads, great crested newts, bats and mature trees within the vicinity are fully protected throughout the construction process. ACTION: PCM.**

P.218.6 The Barn Harmsworth Farm Botley Road Curbridge – Proposed erection of a detached building for use as a fitness suite, that is incidental to enjoyment of the dwelling house. Case Office: Legal. Case No: 17/02085/LDP.

Members discussed this application.

**Resolved TO OBJECT on the grounds that this application represents further encroachment onto the open space within this property, which is near a Ramsar Site. ACTION: PCM.**

## **P219. Planning decisions notified by Winchester City Council/HCC - to be noted**

P219.1 1 Parklands Wangfield Lane Curdridge SO32 2DA - The erection of a 4 bay oak framed garage and oak framed pergola for uses incidental to the enjoyment of the dwelling house. Case Officer: Jane Burton. Case No: 17/00737/HOU. **PERMITTED.**

P219.2 Lower Lockhams Kitnocks Hill Curdridge SO32 2HJ - Single storey side and rear extension, garage relocation, pool house construction and relocation of driveway entrance. Case Officer: Robert Green. Case No: 17/01171/HOU. **PERMITTED.**

P219.3 Sprigg Cottage Calcot Lane Curdridge SO32 2BN - Change of use of approximately 138m<sup>2</sup> of land to garden with new fence and hedge planting. Erection of new double garage. Case Officer: Liz Marsden. Case No: 17/01221/FUL. **PERMITTED.**

P219.4 Woodpenny Chapel Lane Curdridge SO32 2BB - Rear two storey extension and single storey garden room to single family dwelling, with new open porch to side. Case Officer: Jane Burton. Case No: 17/01211/HOU. **PERMITTED.**

P.219.5 The White House Vicarage Lane Curdridge SO32 2DP - Erection of a dwelling to provide Care Manager's Accommodation for The White House. Case Officer: Lisa Booth. Case No: 17/00892/FUL. **PERMITTED.**

P.219.6 The Barn Harmsworth Farm Botley Road Curbridge Southampton Hampshire SO30 2HB - Relocation of manège within the site and change of use of existing manège land to residential garden. Case Officer: Russell Stock. Case No: 17/01446/FUL. **PERMITTED.**

P.219.7 Joymont Farm Curdridge Lane Curdridge SO32 2BH - Application Reference Number: 12/00547/FUL (Date of Decision: 30/04/2012): Removal of Conditions 1 (Personal and Temporary Consent) and 3 (Restoration). Case Officer: Robert Green. Case No: 17/00789/FUL. **PERMITTED.**

P.219.8 High Trees Botley Road Curdridge SO32 2DS - Timber spaced fencing with brick pillars, with additional plantation of shrubs and plants (part retrospective). Case Officer: Marge Ballinger. Case No: 17/01413/HOU. **PERMITTED.**

P.219.9 Calcot Mount Calcot Lane Curdridge Hampshire - (AMENDED DESCRIPTION) (NMA to 16/02733/FUL) - Addition of 3 new rooflights to south elevation and enlarge 2 windows on the south and north elevations. Case Officer: Lisa Booth. Case No: 17/01652/NMA. **ACCEPT Non-material Minor Amendment.**

P.219.10 Brambling Outlands Lane Curdridge SO30 2HD - 1st floor extension to existing dwelling. Case Officer: Robert Green. Case No: 17/01667/HOU. **PERMITTED.**

***The planning decisions were noted. Members requested the PCM to write to Julie Pinnock at WCC in relation to item P.219.8, to advise that Council is extremely disappointed to note that planning was permitted without imposing any conditions to reduce the height of the fence abutting the highway or to relocate the pillars adjacent to the Plantation junction to improve visibility for cars using this dangerous junction. ACTION: PCM.***

## **P220. Appeal decisions notified by Winchester City Council**

P220.1 The Barn Harmsworth Farm Botley Road Curbridge Southampton Hampshire - Proposed erection of a two-storey extension. Case No: 16/03301/HOU. **ALLOW.**

P220.2 Land Adjacent To South Winds Wickham Road Curdridge Hampshire - New Dwelling on the land adjacent to South Winds. Case No: 16/03003/FUL. **DISMISS.**

***The appeal decisions were noted.***

## **P221 Correspondence**

P221.1 HCC - National Highway and Transport Public Satisfaction Survey - Member Consultation. closing date for responses is Friday 20<sup>th</sup> October 2017.

Members discussed this consultation. It was agreed that the Chair would look at this survey and respond on behalf of Council if required. **ACTION: CHAIR.**

P222. Parish Council Manager's action update report for noting (previously circulated to Members) – **Noted.**

## **P223. Councillors' Reports (on Planning, Highways & Licensing matters)**

Plantation (commercial traffic problems) – Cllr Newton advised Council that the residents who attended the last Full Council Meeting had now set up a residents group and were liaising directly with HCC Highways regarding the commercial traffic problems being encountered. The Chair asked Cllr Newton to request that the residents group keeps Council updated. PCM would re-circulate the Nations Farm Planning Conditions. **ACTION: PCM.**

Road traffic accident on Botley to Bishops Waltham Road – Members were very concerned to note that there had been a recent fatality on this road.

Wangfield Lane (fallen tree) – Members noted that most, but not all of the fallen tree had been removed.

Lengthman – The Chair and Vice Chair advised that this matter had been discussed at a recent meeting they had attended and it was apparent that CPC was one of only two parishes not in this scheme. The PCM updated Members on her recent conversation with Durley Parish Council and it was agreed that the PCM would liaise with HCC regarding the current conditions of this scheme and place this item on the next Full Council Meeting Agenda for further consideration. **ACTION: PCM.**

Speeding and noisy motorbikes on the Botley to Bishops Waltham and Botley to Wickham roads – Cllr Kemp advised that he was experiencing difficulty monitoring incidents (as had been recommended by the PCSO). He enquired whether Council would investigate the recommendation by Cllr Humby to approach HCC to install their temporary recording/monitoring equipment which establishes vehicular speeds over a certain distance. Members requested the PCM to contact HCC to enquire whether it would be feasible for this equipment to be used on these two main roads. **ACTION: PCM.**

Parish Cemetery – Cllr Bundell had spoken to the Church Warden to establish how many vacant cremation plots they have available. He had confirmed that there were currently plenty of vacant cremation plots within the churchyard and therefore it was not necessary for Council to set up cremation plots within the Parish Cemetery at this stage.

WCC Planning Tour on 6 October – it was agreed that Cllr Kemp would check his diary ASAP and attend this tour if possible. **ACTION: CLLR KEMP.**

Southern Parishes Meeting – Cllr Humby had played a HCC presentation video at this meeting, which the Chair and Vice Chair felt would be useful and informative to be shown at CPC's next Annual Parish Meeting. Members agreed and requested the PCM to liaise with Cllr Humby for next year's Annual Parish Meeting. **ACTION: PCM.**

Area wide Traffic Projections for large developments – the Chair advised that Cllr Humby was hoping to introduce a scheme where area wide Traffic Projections had to be used for all large developments, rather than the current localised traffic surveys. Members supported this suggestion.

Bus Route – the Chair had spoken to the resident(s) who had objected to the proposed relocation of the bus stop on the Botley Bishops Waltham Road to Reading Room Lane. He had advised that Council had proposed this due to safety issues that had arisen in relation to the current bus route. He advised Members that there would be cost implications, if Council's request to re-route the bus was approved, as the current bus stop on the Botley to Bishops Waltham Road would have to be removed and possibly relocated to Reading Room Lane. Members noted this and it was agreed that Cllr Newton should continue to liaise with WCC/HCC and report the outcome back to Council.

P224. 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

P225. Planning Enforcement – New Cases Arising and Updates Planning Enforcement matters were discussed.

**The meeting closed at 9.05 pm.**