

Curdridge Parish Council

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**MINUTES OF FULL COUNCIL MEETING OF CURDRIDGE PARISH
COUNCIL HELD AT 7.00 PM ON THURSDAY 13 SEPTEMBER 2018
IN THE BILLIARD ROOM AT CURDRIDGE READING ROOM
CURDRIDGE**

Present:

Cllr Steve Wallin (acting as Chair)

Cllr Eric Bodger (arrived late – discussed items 18.132.2 & 18.133 onwards)

Cllr Kevan Bundell

Cllr Debbie Caister

Cllr Rory Kemp

Cllr Lynne Newton

Cllr Sian Townsend

In attendance:

Jenny Whittle (Parish Council Manager)

6 members of the public

Public Session

There were no general matters arising.

18.126 Apologies for Absence

Cllr Bodger would be late owing to another meeting.

The District & County Councillors had sent apologies.

18.127 To receive Declarations of Interest

Cllr Bundell declared a pecuniary interest in item 18.131.5 (as he is the applicant).

Cllr Caister declared a non-pecuniary interest in item 18.131.6.

18.128 To approve Minutes of Full Council Meeting of 16 August 2018

Resolved to approve the Minutes of 16 August, as drafted, for signing. ACTION: CHAIR.

18.129 To receive Planning Minutes – no Planning Meeting in September 2018.

18.130 To receive reports from the County Councillor, District Councillors and Hampshire Constabulary Representative (if applicable)

There were no update reports due to the August recess.

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

18.131.1 The Barn Harmsworth Farm Botley Road Curbridge Southampton Hampshire - Proposed erection of a replacement garage building, following removal of existing pool and garage buildings. Case Officer: Nicola Clayton. Case No: 18/01737/HOU.

Members discussed this application and were concerned about the number of planning applications made for this site, but felt there were no planning grounds to object to this application.

Resolved to make NO COMMENT. ACTION: PCM.

18.131.2 Land Rear Of West View Outlands Lane Curdridge Hampshire - Demolition of existing garage and hobby/snooker room and replacement with two storey dwelling (on same foot print as the hobby room). Case Officer: Robert Green. Case No: 18.01900/FUL.

Members of the public present were representing various residents of Outlands Lane and objected to this application on the grounds that it was over-development of the site and Outlands Lane. The Planning Application submitted has several inaccuracies, one of which is that the photograph submitted is over 10 years old and neighbouring properties have since been extended & the gravel track currently serves four properties and not two as quoted. Objectors felt that the local infrastructure does not support all of the additional extensions and houses being built in Outlands Lane.

Cllr Bundell advised that this is one of several properties to the rear of properties immediately fronting onto Outlands Lane. Two of these properties Lynnewood and Oakwood are owned by brothers who both installed outbuildings for use as billiards rooms (for which it is believed planning was not obtained). The billiard room at Oakwood was then converted to a domestic property on the grounds that someone had been living in it for over five years and now this property is doing much the same thing.

Members discussed this application.

Resolved TO OBJECT on the grounds that the proposed development represents over-development of this site and the general locality and does not meet the terms of WCC's current infill policies. The proposed development would also cause an unacceptable increase in traffic to Outlands Lane, which is an already very busy and narrow road. Members also wished the Planning Officer to note that objectors had pointed out that there were inaccuracies within the Planning Application submitted, one of which is that the track to this property already serves four properties (Oakham House; Lynnewood; Oakhampstead and Heathers), rather than just the two properties quoted within the planning application submitted. ACTION: PCM.

18.131.3 Renwood Outlands Lane Curdridge SO30 2HD - Change of use from Nil to Residential. Case Officer: Robert Green. Case No: 18/01942/FUL.

Members of the public present were representing various residents of Outlands Lane and objected to this application on the grounds that the proposed piece of land should not be listed as NIL, as it has always been well used for many years as a community open space that also provides additional parking within Outlands Lane to avoid the lane (which is very narrow) becoming congested. Objectors advised Council that there have been at least 38 objections to this application, with at least 15 objectors living within the immediate vicinity. Many objectors have raised concerns that WCC has entered into negotiations to sell this piece of land without first consulting the local community who regularly use the land or advertising the land for sale to the general public. Residents are also concerned that the applicants refer to their concern for the environment in their application, but have recently removed three mature trees from their rear garden on the basis of requiring space for a play area.

Cllr Bundell advised Members that historically when these council houses were built two long parking bays were incorporated along the roadside to provide additional parking and delivery bays. He also raised concerns that if this land was sold and fenced it would affect the access

to the fields at the rear of these properties, as this land is currently used as a turning splay for commercial vehicles gaining access to the fields at the rear of these properties.

Resolved TO OBJECT on the grounds that this piece of land is not “NIL” land, it is a valuable community open space, which has been used regularly by all local residents since it was installed (and in more recent years mainly for additional parking space to relieve congestion on Outlands Lane). Members feel that if this land were sold and fenced off it would also adversely affect access to the fields at the rear of these properties, as commercial vehicles entering the fields have always used this land as a turning splay to gain access into the fields. It is felt that the applicant’s argument that the land is constantly being used for vehicles turning could easily be overcome by placing a sign notifying drivers there is a turning head at the end of the road. Members are concerned that there have been at least 38 objections to this application and that many objectors have raised concerns that the local community was not consulted by WCC about the sale of this land and that the land was not advertised for sale on the open market. Council therefore requests that this application please be referred to WCC’s Planning Committee. ACTION: PCM.

18.131.4 Land adjacent to South Winds Wickham Road Curdrige SO32 2HG – Erection of detached dwelling and formation of access. Case Officer: Robert Green. Case No: 18/01775/FUL.

Members discussed this application and were concerned about the re-submission given the outcome of the earlier application.

Resolved TO OBJECT on the grounds that this application does not meet the requirements of WCC’s current infill policy, together with the fact that the previous application was rejected at appeal and Members feel that the objections raised at that time have not been resolved within this application. ACTION: PCM.

18.131.5 Tanglewood Outlands Lane Curdrige SO30 2HD - Replacement of existing garage and barn/shed with new garage and barn of the same area/footprint. Case Officer: Nicola Clayton. Case No: 18/01145/HOU.

Members discussed this application.

Resolved DO NOT OBJECT. Cllr Bundell advised Members about his application, then withdrew from discussions and abstained in conjunction with his declaration of interest. ACTION: PCM.

18.131.6 Imperial Homes Paddock View Calcot Mount Calcot Lane Curdrige Southampton - Erection of new single storey garage for use class B1 within existing industrial estate. Case Officer: Nicola Clayton. Case No: 18/01854/FUL.

Members discussed this application.

Resolved DO NOT OBJECT, subject to a condition being attached to any permission that the use of the garage shall be restricted to the same business hours previously imposed for the business on the remainder of the site by WCC. ACTION: PCM.

18.132 Finance

18.132.1 To approve the Finance Report dated 13 September 2018, cheque signing & payments.

Resolved to approve the Finance Report, cheque signing & payments. ACTION: PCM

18.132.2 To receive Radar Speed Limit Reminder Sign quotations update and decide upon action

The PCM updated Members on the new proposed location in Lockhams Road. The location suggested outside of Cllr Townsend’s house is not suitable, but HCC have recommended a

site between the Lawns and Beechcroft, which is owned by HCC and will not affect sight lines from these properties.

Members then discussed the additional information requested and provided by Elancity (and previously circulated to Members), together with the quotes for the four mounting posts circulated by Cllr Bodger, which were all very similar prices.

Resolved that:

- i) Council will order the Radar Speed Limit Reminder (SLR) Sign and additional items, as recommended by Elancity in their email dated 18 August 2018 (previously circulated to Members) ACTION: PCM;**
- ii) Council will purchase five additional mounting posts; Cllr Bodger to have delegated powers to choose the supplier of what he feels is the best product (as all four quotations provided were very similar in price) ACTION: CLLR BODGER;**
- iii) The PCM will advise HCC Highways that Council would like to proceed with the installation of an SLR ground socket outside of the Lawns & Beechcroft (as HCC has recommended) and undertakes to pay the associated costs for the purchase and installation of this ground socket ACTION: PCM;**
- iv) Cllr Townsend will visit the owners of The Lawns and Beechcroft, as a gesture of goodwill, to inform of the proposed new site for the speed limit reminder sign and the requirement for this to try to slow traffic down;**
- v) The PCM will make a County Councillor Grant Application to Cllr Huxstep (as previously recommended by Cllr Huxstep) towards the purchase of the SLR Sign ACTION: PCM;**
- vi) The Planning Committee will discuss and agree the circulation rota and locations at its next meeting. ACTION: PCM.**

18.132.3 To receive Cricketers Pond repairs & improvements works quotation update and decide upon action

Cllr Newton updated Members that Cllr Kemp's builder contact did not wish to install the posts to support the safety fencing around the bench at the Cricketers Pond. Cllr Newton had therefore approached a contact of Kevin Bull's for a quotation to replace the safety fencing only (without the decking and picket fencing), which had been passed to the PCM. The PCM was in the process of obtaining a quotation from Botley Fencing (who carried out the Allotment fencing and had been the most competitive).

Resolved that:

- i) Council would not install decking around the bench to reduce the repair costs;**
- ii) The PCM would obtain a quote from Botley Fencing to replace the safety fencing around the bench (as per Kevin Bull's quote);**
- iii) Once Botley Fencing's quote had been received the PCM would circulate both quotes to Members and Members would choose the most suitable quote by email, given the urgency of this matter, to ensure public safety.**
- iv) Botley Fencing would also provide a separate quotation for the picket fencing alongside the bench (in accordance with Council's previous resolution, which would also be circulated to Members by email for a decision. ACTION: PCM.**

18.132.4 To receive BT Phone Box (St Peters Close) proposed renovation works update and decide upon action

The PCM updated Members that no contact had been received following the newsletter article for volunteers. West Meon Parish Council had very kindly provided the details of the company they use to renovate their two notice boards, as only one company had responded to Council's requests for quotes.

Resolved that the PCM would approach the company recommended by West Meon Parish Council to obtain a quote from them for the renovation of the phone box and would then place this item on a future Full Council Agenda. ACTION: PCM.

18.133 To receive an update on Curdridge Parish Council's proposed traffic calming measures projects and to decide upon further action (if required)

Cllr Bodger had circulated an update report to Members following his meeting with HCC. HCC had agreed to investigate the possibility of increased signage for the Lockhams Road/Chapel Lane cross-roads to improve safety (following many accidents at this junction). HCC felt it was very unlikely that they would progress Council's request for a reduced speed limit along Lockhams Road, as they prioritised areas where dangerous/fatal accidents had occurred and Police reports indicated that accidents at this junction had not been speed related. Cllr Bodger then informed the officers that several residents had complained about nearly being hit whilst walking along Lockhams Road and that they felt in danger and intimidated, due to the high volume of speeding traffic. HCC said they would bear this in mind.

Resolved to place this item on the next Planning, Highways & Licensing Committee Agenda to enable it to be discussed in more detail and a decision to be made. ACTION: PCM.

18.134 To arrange Council's parish facilities inspection date (Members to bring diaries please)

Resolved to have this meeting on Wednesday, 10 September 2018 from 12 noon to 3 pm. Cllr Newton would arrange for the minibus to be used. ACTION: PCM/CLLR NEWTON.

18.135 Correspondence

18.135.1 Foreman Homes – notification that they have submitted a Planning Application (Ref. No. RM/18/83875) to Eastleigh Borough Council regarding Land off Crows Nest Lane, Boorley Green – reserved matters application for residential development of 50 dwellings, associated landscaping, amenity areas and a means of access from Maddoxford Lane pursuant to Outline Planning Permission O/16/78389. **Noted.**

18.135.2 WCC – notification of parish Planning Training Events:-

Tuesday 2nd October 2018 – Walton Suite, Guildhall, The Broadway, Winchester SO23 9GH

Monday 8th October 2018 – Jubilee Hall, Little Shore Lane, Bishops Waltham SO32 1ED

Tea, coffee and biscuits will be available from 5.45pm for a 6pm start. It is our intention to finish by 8.30 pm at the latest (previously circulated to Members). **PCM & Cllr Newton attending; Cllr Kemp may also be attending.**

18.135.3 Botley to Bishop's Waltham Bridleway Project Working Group – copy of their objection letter to Outline Planning Application O/18/83698 - Land North and East of Winchester Street. **Noted.**

18.136 To note Parish Council Manager's Update Report (previously circulated to Members) – Noted.

18.137 To receive reports from Parish Councillors

Rubbish Bin (Station Hill/Wickham Road) – the PCM reported to members that Joanne Furby had made a request on behalf of the litter volunteers for this bin to be reinstated, due to increased litter in this area. Cllr Bundell advised that WCC's officer who emptied the bins had reported that this bin was not used; he would report this to Joanne Furby and would report back to Council, if the bin still required to be reinstated. **ACTION: CLLR BUNDELL.**

Wangfield Ln (prospective purchaser) – Cllrs Bundell and Bodger had been called upon to answer some questions on the history of the area.

Village Gates (Wangfield Lane sign) – Cllr Bodger reported that he had installed the "slow down" sign on the village gate. Members thanked him.

Village Gates (damaged gate on Botley Road) – Members asked for this item to be placed on the next Planning Agenda, in order that a simple in house repair could be discussed. **ACTION: PCM.**

18.138 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.

18.138.1 To receive an update on open Enforcement cases and decide upon any action required.

The Enforcement Update Report was discussed. Members requested the PCM to write to WCC and query whether there are any plans to address the delays being encountered on several of their enforcement cases. **ACTION: PCM.**

The meeting closed at 9.18 pm.