

Curdridge Parish Council

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**MINUTES OF FULL COUNCIL MEETING OF CURDRIDGE PARISH
COUNCIL HELD AT 7.00 PM ON THURSDAY 17 SEPTEMBER 2020
VIA AN ONLINE ZOOM MEETING DUE TO THE CORONAVIRUS
LOCKDOWN MEASURES**

Present:

Cllr Steve Wallin (acting as Chairman)

Cllr Larry Burden

Cllr Debbie Caister

Cllr Rory Kemp (from item 20.181)

Cllr Lynne Newton

Cllr Sian Townsend

In attendance:

Jenny Whittle (Parish Council Manager - PCM)

Cllr Roger Bentote (District Councillor)

Public Session

There were no matters arising.

20.175 Apologies for Absence

Apologies had been received from Cllr Bodger.

20.176 To receive Declarations of Interest

Cllr Wallin declared a non-pecuniary interest in item 20.179.1.

20.177 To receive reports from the County Councillor, District Councillors and Hampshire Constabulary Representative, if applicable, usually given at the end of each month

There were no written reports. However, Cllr Bentote said that they are working on the Five Oaks Farm quarry application and there have now been over 300 objections submitted.

20.178 To approve the Minutes of Full Council Meeting on 3 September 2020

Resolved to approve the Minutes of 3 September for signing. Cllr Wallin would print & sign a copy of the Minutes to be passed to PCM ASAP. ACTION: PCM/CHAIR.

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

20.179.1 Land to the rear of 5 Hillside Kitnocks Hill Curdridge Southampton – Continued use of land as residential garden. Case Officer: Legal Dept. Case No: 20/01683/LDC.

Georgia (a neighbour from number 6 Hillside) spoke to reiterate their objections to this application. She advised that they had submitted further evidence the main item of which was a photograph taken in March 2011 (when they had viewed 6 Hillside), which clearly shows that the field (the subject of this application) was still being used solely as a field and not as a garden at that time. Members viewed this photograph and felt likewise that it was still a field in

the photograph. She advised Members of various contradictions and inconsistencies in the witness statements submitted to support this LDC application and the previous LDC application in 2019 and felt WCC should analyse these carefully prior to making their decision.

Members discussed this application.

Resolved TO OBJECT, on the grounds that:

- i) Council believes there is insufficient evidence to support the Applicants' claim that this land has been used for the last 10 years as garden land; a neighbour has provided photographic evidence from March 2011, which shows that the field in question was still being used as one whole open field at that time.**
- ii) Witness Statements provided to support both this application and the previous LDC Application in 2019 contain various contradictions and inconsistencies, which Council believes impact adversely on their accuracy and the applicant's case.**
- iii) Council feels that if this application were permitted it would set a bad precedent within the parish.**

If WCC is minded to permit this application Council requests that a condition be imposed limiting any lighting on the site to avoid visual intrusion onto neighbouring properties.

Councillor Wallin abstained in conjunction with his declaration of interest. ACTION: PCM.

20.179.2 Oakwood Curdridge Lane Curdridge Southampton SO32 2BH – Change of use of an agricultural building to a dwelling, including the installation of windows, doors and the replacement of roofs and exterior cladding and the installation of water, drainage, electricity.

Case Officer: Curtis Badley. Case No: 20/01771/PNACOU.

Councillor Newton advised that this is the third application to convert this building. She believes that this building is no longer used for agricultural purposes, as all this land is used for hay now, which contractors take away and so it is not stored on site.

Members discussed this application.

Resolved TO OBJECT to this application on the grounds that it is understood that this building is no longer used for agricultural purposes (given that the land has been used for hay for several years, which is dealt with by a contractor and taken away to be stored off site). WCC's previous objection likewise identified that this building is no longer used for agricultural purposes and Members believe that there has been no change to the material use of this barn since the last application and therefore this application should also be refused. ACTION: PCM.

20.179.3 The Willows Botley Road Curbridge Southampton Hampshire SO30 2HB –

Prune overhanging tree branches on several trees back to the boundary of my property (The Willows). The trees are in an area of woodland (believe known as Suttons Copse) adj to my property & covered by a TPO. The trees are not identified individually but the area is identified as W3. The TPO identifies the trees in this area as predominantly Oak, Ash, Birch and Hazel. The trees adj to my boundary have become overgrown This creates excessive shading and results in a lot of broken branches falling on my property. Case Officer: Lloyds Fursdon. Case No: 20/01857/TPO.

Members discussed this application.

Resolved DO NOT OBJECT, subject to Winchester City Council's Tree Officer approving these tree works. ACTION: PCM.

20.179.4 Land At Wangfield Lane And Vicarage Lane Curdridge SO32 2DP - Change of use from agricultural use to private equestrian use and construction of stables and store. Case Officer: Nicola Clayton. Case No: 20/01702/FUL.

Members discussed this application and raised several concerns regarding the location and size of the proposed development.

Resolved TO OBJECT on the grounds that:

- i) the proposed/reinstated access onto the B3035 is not safe and that a significant amount of natural hedgerow would have to be removed/destroyed to enable sufficient visibility splays to be installed.*
- ii) the proposed building is too large and would appear to be a commercial/industrial unit rather than a facility for private use.*
- iii) the size of the proposed building is not in keeping with surrounding properties and will have an adverse visual impact on the countryside.*
- iv) Members are extremely concerned that if permitted this development will be converted into a business in future and gradually expanded in a location which is entirely unsuitable for commercial traffic accessing and exiting the site.*

If WCC is minded to permit this application, Council would like a condition to be attached to any permission that this building cannot be used for business purposes given its unsuitable location for commercial traffic accessing/exiting the site.

ACTION: PCM.

20.180 Planning Decisions and Appeals notified by Winchester City Council/HCC - to be noted

20.180.1 Ridgeway The Plantation Curdridge SO32 2DT - extend garage roof. Case Officer: Cameron Finch. Case No: 20/01413/HOU. **PERMITTED. NOTED.**

20.180.2 Homelands Chapel Lane Curdridge Southampton Hampshire SO32 2BB - Erection of a new detached dwelling and detached garage with associated car parking along with alterations to existing access onto Chapel Lane. Case Officer: Rose Lister. Case No: 20/01158/FUL. **PERMITTED. NOTED.**

20.180.3 Homelands Chapel Lane Curdridge SO32 2BB - Creation of new vehicular access and driveway to existing house. Case Officer: Rose Lister. Case No: 20/01298/HOU. **PERMITTED. NOTED.**

20.181 Finance

20.181.1 Cemetery (mature fallen tree) – to ratify the informally approved invoices for emergency tree works and replacement of damaged church shed - MJC Tree Surgeons £400 plus VAT & Shed £249.15 plus VAT.

Resolved to formally approve the payment of the emergency tree works and replacement shed invoices. ACTION: PCM.

20.181.2 To approve the Finance Report dated 17 September 2020 and cheque signing & payments.

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

20.181.3 St Peters Close Bus Shelter (badly damaged/unrepairable) - to consider replacement quotations.

The PCM had circulated the quotations and information relating to the various bus shelter quotations. Members discussed these quotations and preferred the timber bus shelters, which are more in keeping with the parish; the previous bus shelter had been bought second hand and never really fitted in.

Resolved that:

- i) Council would instruct Botley Fencing (who had the most competitive price for a timber bus shelter of £2,780, based on them building the timber bus shelter up to roof height, to enable a roofing contractor to fit a tiled roof that will be more in keeping with the church roof and lychgate (on the opposite side of the road).*
- ii) The PCM will obtain quotations from local roofers for a dark red tiled roof to be supplied and fitted; Members will review these quotations by email (to*

enable the bus shelter to be replaced ASAP and will ratify this decision at a future Full Council Meeting.

- iii) The PCM will write to the Council's insurers to advise that HCC's supplier has inspected the bus shelter and has advised that it needs replacing and will provide them with the cheapest quotation for a like for like metal bus shelter to include the cost of removing the current destroyed bus shelter and installing a new one.*
- iv) The PCM will write to HCC Highways to notify them that Council is required to replace the bus shelter, which has been destroyed and to provide them with the relevant replacement details and dimensions, in order to obtain approval to proceed with this replacement.*

ACTION: PCM.

20.181.4 Allotment Recreation (rotten fence) - to consider replacement quotations.

Council had obtained a quote from Botley Fencing (as they had proven on several occasions to be the most competitive) to replace the rotten section of fencing on the inside of the gateway.

Resolved to approve the quotation from Botley Fencing in the sum of £350, to remove the old fence and supply and fit the new fence. ACTION: PCM.

20.181.5 Cricketers Pond (tree works) – to discuss action required in order to obtain the necessary quotations.

Cllr Newton advised Members that one of the oaks on the rear boundary of the pond was starting to become diseased and dangerous to neighbouring properties. It would need cutting down at some time in the future, but for the time being could be heavily pollarded to make it safe and to try to preserve it. She also felt that the various small trees to the front of the pond needed reducing in height and spread, as they were growing towards Botley Road and had recently hit into passing vehicles; they were also affecting visibility from Calcot Lane and light to the pond.

Resolved that Cllr Newton would liaise with MJC Trees (who had proven to be the most competitive company for recent tree works) to obtain a quotation for the necessary emergency tree works and this item would be referred back to Council for approval.

ACTION: CLLR NEWTON/PCM.

20.182 Correspondence

20.182.1 WCC – sending details of the Greening Campaign. **NOTED;**

20.182.2 WCC – sending details about Our Lives Our Future: Campaign by Winchester Action on Climate Change. **NOTED;**

20.182.3 Hampshire ALC – updating on the Ministry of Housing, Communities and Local Government's three planning consultations and providing a summary paper from their professional planning advisers, due to the extent of information and size of the consultation papers. Deadlines as follows:

Changes to the current planning system : **deadline:** will close at 23.45 on Thursday 1st October 2020.

Planning for the future - the planning white paper : deadline for responses 15 October)

deadline: approx. end of October 2020 (runs for 12 weeks from 6 August)

Transparency and competition: a call for evidence on data on land control **deadline:** 11:45pm on 30 October 2020. **NOTED; Cllr Wallin informed Members that Cllr Bodger was preparing a draft response for approval.**

20.182.4 Hampshire & Isle of Wight Trust – notifying that their AGM is on Tuesday 10 November and due to the impact of Covid-19 their Trustees have decided that the safest way to hold the meeting is online, and so the Trust's 2020 AGM will be held on Zoom as a digital meeting.

20.182.5 Live at Home Scheme Manager – notifying that their name has now changed to MHA Communities Winchester. Contact details **01962 890995**; email address winchester@mha.org.uk. **NOTED.**

20.182.6 HCC – advising that Hampshire County Council’s Climate Change Strategy was presented to Cabinet in mid-July. HCC would be grateful if you could complete this short survey: <https://www.surveymonkey.co.uk/r/CES3> by 28th September 2020. It should take around 5-10 minutes to complete. The Strategy provides a clear direction and framework for the County Council’s climate change programme and sets out the carbon baseline emissions and carbon budgets for meeting the agreed 2050 climate change targets. **NOTED; it was agreed that Members would respond independently to the survey, in accordance with Council’s resolution that all Councillors would represent Council for matters relating to climate change. ACTION: ALL.**

20.183 To note Parish Council Manager’s Update Report (previously circulated to Members) – NOTED.

20.184 To receive reports from Parish Councillors

Botley to Bishops Waltham Trail – Cllr Newton reported that Eastleigh Borough Council were trying to rescind their agreement to support the set-up of the Botley to Bishops Waltham Trail (for the Botley to Curdridge section), even though they had permitted a large number of new developments in Botley and Boorley Green that would depend on this valuable open space. It was agreed that Council would draft a formal letter to Eastleigh Borough Council strongly supporting the Botley to Bishops Waltham Trail Group and encouraging Eastleigh Borough Council to continue to support this project (based residents’ need) and advising that Curdridge Parish Council has ear-marked up to a maximum of £10,000 for this project, subject to all other agencies committing on a similar scale (and the trail being fully completed). This response will be approved via email if it becomes urgent or at the next Full Council Meeting if not. **ACTION: PCM/ALL.**

20.185 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

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

There were no new cases arising.

THE MEETING CLOSED AT 8.06 PM.