

## Curdridge Parish Council

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**MINUTES OF FULL COUNCIL MEETING OF CURDRIDGE PARISH  
COUNCIL HELD AT 7.00 PM ON THURSDAY 4 FEBRUARY 2021  
(HELD AS AN ONLINE ZOOM MEETING DUE TO THE CORONAVIRUS  
LOCKDOWN)**

### **Present:**

Cllr Eric Bodger (Chairman)  
Cllr Steve Wallin (Vice Chairman)  
Cllr Larry Burden  
Cllr Rory Kemp  
Cllr Lynne Newton  
Cllr Sian Townsend

### **In attendance:**

Jenny Whittle (Parish Council Manager - PCM)  
Cllr Roger Huxstep (County Councillor)  
Cllr Vivian Achwal (District Councillor)  
Cllr Roger Bentote (District Councillor)  
There were no members of the public in attendance.

### **Public Session**

There were no matters arising.

### **21.27 Apologies for Absence**

Apologies had been received from Cllr Debbie Caister.

### **21.28 To receive Declarations of Interest**

There were no declarations of interest.

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

Cllr Huxstep gave a brief update on Covid-19 measures; information can be found on Hampshire County Council's website.

Cllr Bentote advised that the District Councillors are still following up a couple of open planning and enforcement cases affecting the Curdridge area.

### **21.30 To approve the Minutes of Full Council Meeting on 21 January 2021**

***Resolved to approve the Minutes of 21 January 2021 for signing. ACTION: CHAIR/PCM.***

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

21.31.1 Poplars Farm Curdridge Lane Curdridge SO32 2BH - conversion of a listed barn to a dwelling and associated alterations; establishment of a residential curtilage; the demolition of a

barn; the erection of a new heritage carport and garden room/office; and associated works.

Case Officer: Rose Lister. Case No: 20/02763/LIS.

Items 21.31.1 and 21.31.2 were discussed together.

Although Members felt that the proposed development was acceptable in principle and in line with the scheme for barn conversions, they were concerned that given the planning history of Poplars Farm and the lack of regard for planning legislation on this site the development would have to be monitored regularly by WCC to ensure that the listed building was duly protected.

**Resolved DO NOT OBJECT, subject to Winchester City Council's Planning Department ensuring that it strictly monitors this development throughout the entire project, to ensure that this Listed Building is duly protected, having regard to the repeated historical disregard for planning requirements and legislation at Poplars Farm.**

**ACTION: PCM.**

21.31.2 Poplars Farm Curdridge Lane Curdridge SO32 2BH - conversion of a listed barn to a dwelling and associated alterations; establishment of a residential curtilage; the demolition of a barn; the erection of a new heritage carport and garden room/office; and associated works.

Case Officer: Rose Lister. Case No: 20/02762/FUL.

See 21.31.1 above. **ACTION: PCM.**

21.31.3 Poplars Farm Curdridge Lane Curdridge SO32 2BH - change of use of land to equestrian, erection of 11 looseboxes with ancillary structures and associated parking area (retrospective) (resubmission). Case Officer: Rose Lister. Case No: 21/00078/FUL.

**Resolved TO OBJECT on the grounds that:**

- i) this development necessitated the destruction of a large section of semi-ancient woodland which should legally be protected by Government bodies. Winchester City Council should demand that this woodland is reinstated and duly protected for future generations. It should be noted that Curdridge Parish Council has received multiple complaints from residents about this woodland being destroyed and this needs to be taken on board and addressed. Should WCC be at all minded to permit this application it should demand that an extensive tree planting scheme is put in place on an alternative part of Poplars Farm to replace the large section of woodland lost. Strict future protection measures of the new woodland should also be put in place to ensure that the woodland habitat that has been lost to this development is duly replaced and protected for future generations.***
- ii) Winchester City Council should also ensure that in depth Highways, Environmental and Ecological studies are carried out on this site in association with this application. Members advise that the woodland (part of which has been cut down to enable these stables to be built) is locally known as "Cuckoo Copse" because Cuckoos regularly breed and nest there; Cuckoos are on the red list of endangered species. Councillors who live nearby have also regularly witnessed Bats and Owls within this woodland, which are also protected species. Therefore, it is felt that WCC's Planning Officer should investigate, to ensure that strict mitigation measures are put in place to protect wildlife (as have been demanded by WCC in similar situations on other sites within the district).***
- iii) There are no bridleways within Curdridge, resulting in horse riders being forced to use local village roads, which are already extremely dangerous (as they are constantly used as a rat run by speeding traffic). Curdridge Lane (which Poplars Farm is on) is an extremely dangerous high-speed road and is not suitable for further vehicular business traffic and/or pedestrians/horse riders that the evident business expansions have***

*created and will continue to create, especially as there has already been a fatality on Curdrige Lane that resulted in a reduction of the speed limit. Members have previously counted 28 'field horses' in the existing equestrian fields on Poplars Farm, which are believed to live out all year. It is believed there will be about 40 horses on site, each being visited once per day by their owner(s), which would amount to 280 vehicular visits per week. Keen horse owners will probably visit the site twice per day, increasing this figure substantially. With the newly created fields south of the Footpath, there are probably an additional 20+ horses being put into these fields, which would amount to an additional 140 vehicular visits per week (approximately). Council has received multiple complaints from neighbours and residents about the traffic this business already creates, together with the continual operation of the business outside of the permitted business hours.*

- iv) Council has in the past received multiple complaints from residents that this business is also allowing their tenant horse riders to use the "Footpaths" across Poplars Farm and onto adjoining land. Horses from this business have previously been witnessed using and damaging the boardwalk on Curdrige Footpath 5, as well as the foot bridges. The Scouts Association at Lyons Copse also reported that horse riders from Poplars Farm were using their Shedfield Footpath 1 and likewise causing damage. These matters have in the past been reported to HCC Rights of Way who have been trying to resolve these issues with the owners of Poplars Farm (without much success). Residents are convinced that the equestrian business expansion at Poplars Farm will increase the abuse of these footpaths further. Residents continue to be upset about the uncharitable actions of the landowners in blocking access to a well-used historical (foot) path across their land, given that the applicants expect residents to accept the impact to parishioners of their continual business expansions.*
- v) Council's objection to this application is clearly not just associated with these stables, but the continual unauthorised expansion of the multiple businesses on Poplars Farm, which have required retrospective planning applications on multiple occasions. This is noted to be setting an extremely bad precedent with parishioners (including local farmers) who constantly comment that it is apparently very easy to expand businesses without planning and apply for retrospective planning when challenged.*
- vi) Members have requested WCC's Planning Officer carries out a site visit to log the exact extent of the proposed equestrian business (stables and fields). The applicant claims that some agricultural land will remain on site, but Council believes that the proposed equestrian business (which will include the newly created fields in the other woodland area cleared), the commercial units and other businesses previously given retrospective planning permission, as well as the high number of shipping containers which have been placed on Poplars Farm and have been refused planning permission and so should have been removed, will take up the majority of Poplars Farm. Members reiterate that WCC should use this opportunity to*

*map precisely what businesses, buildings, shipping containers and vehicle storage are currently on site, to ensure that planning is sought where required and that no further business expansions and retrospective planning applications associated with this site are allowed in future.*

- vii) *There is also a stream through the western SINC area (adjacent to these stables) which flows into the River Hamble and any run-off from manure and possible chemical waste from this stable complex could also pollute the River Hamble. ACTION: PCM.*

21.31.4 North Whiteley Urban Extension Botley Road Curbridge Hampshire - Section 73 application to vary the wording of condition 2 for planning permission 20/00426/FUL. Case Officer: Simon Avery. Case No: 21/00170/FUL.

Members discussed this application.

**Resolved to MAKE NO COMMENT.**

21.31.5 Bridge House Botley Road Curbridge Southampton Hampshire SO30 2HB - Reconfiguration of the existing access, erection of a gate house, garage and outbuilding; together with associated works. Case Officer: Nicola Clayton. Case No: 20/02782/HOU.

Members discussed this application.

**Resolved DO NOT OBJECT, subject to Winchester City Council addressing the concerns raised by HCC Highways. ACTION: PCM.**

21.31.6 Home Farm Reading Room Lane Curbridge SO32 2HE - Construction of a replacement dwelling and garage. Resubmission of 18/00656/FUL. Case Officer: Rose Lister. Case No: 20/02842/FUL.

Members discussed this application and felt that even though the development was large a precedent had already been set within the village for larger properties.

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

## **21.32 Planning Decisions and Appeals notified by Winchester City Council/HCC - to be noted**

Once again there were no new Planning Decisions for Curbridge parish notified in WCC's schedules of planning decisions made.

## **21.33 Finance**

21.33.1 Allotment Recreation (new storage shed) – to ratify decision to move shed further away from inner car park boundary hedge to avoid raised bund and under-ground drainage pipes. Shed to be installed 1 metre from roadside hedge to allow more room between Allotment enclosure (with door opening towards the car park).

**Resolved to approve and ratify the decision to move the proposed shed further away from the car park (to avoid the raised bund and underground drainage) and one metre away from the roadside hedge, sideways with the door facing the car park. ACTION: PCM.**

## **21.34 Correspondence**

21.34.1 River Hamble Harbour Authority – response to Council's request for a quotation for a Licence to remove the jetty at the Horse and Jockey.

Members discussed the River Hamble Harbour Authority's response and requested the PCM to write to the Environment Agency and Marine Management Organisation to establish whether Council would any permission or Licence to remove the wooden jetty. Members requested that the PCM advise them of the age and dilapidated state of the wooden jetty platform and advise that it is quite often submerged under water at high tide. **ACTION: PCM.**

21.34.2 Victim Support – thanking Council for its kind grant donation. **Noted.**

21.34.3 Winchester City Council – update on Coronavirus and how businesses can help reduce the spread of infection. **Noted.**

21.34.4 HCC - invitation to take part in the consultation process for the development of a new Hampshire Local Transport Plan. To view more information and leave your feedback, visit: <https://www.hants.gov.uk/transport/localtransportplan>. Feedback must be submitted by 28 February 2021. **Noted.**

21.34.5 Winchester City Council – regarding proposed changes to polling places for the elections 2021. **Noted.**

21.34.6 Hampshire County Council – parish news January 2021. **Noted.**

### **21.35 To consider revising date of meeting schedule for 6 May 2021, as this is Election Day.**

Members discussed this item.

***Resolved to leave the meeting date as 6 May 2021 and to also hold this meeting as a Zoom meeting, as Council had already resolved to hold zoom meetings until the end of April due to the Covid-19 regulations. ACTION: PCM.***

### **21.36 To note Parish Council Manager's Update Report (previously circulated to Members)**

Cricketers Pond (emergency water supply works to satisfy Southern Water's contravention notice) – the PCM advised Members that Cllr Newton had obtained an emergency quote of £410 from a local supplier who was able to rectify the water flow problems which are the subject of the contravention notice. Members requested Cllr Newton to instruct the local supplier to proceed with the emergency works, with Council to formally ratify this decision at the next meeting. PCM to also update Southern Water. **ACTION: PCM.**

Cricketers Pond (possible water contamination from road run off) – the PCM updated Members that HCC had advised that the Environment Agency deals with water pollution. The PCM has written to the Environment Agency to request information of water testing and will update Council when they respond. Cllr Townsend queried whether sand banks could be placed on the inner bank of the pond or plants could be planted to soak up any chemicals. Cllr Newton felt this would not be possible and so Members agreed to await the Environment Agency's response.

### **21.37 To receive reports from Parish Councillors**

Proposed new SLR site on Botley Road – Cllr Newton advised that the marker she had placed on the site had been removed. She advised that she would place a new marker at the location and asked the PCM to request HCC to visit the site to establish whether it is suitable for a new ground socket. **ACTION: PCM.**

Allotment Recreation (dog fouling notice) – Cllr Newton advised that she had prepared a sign and would display it on the gate shortly.

Dirty Road Signs – Cllr Townsend advised that none of the road signs had been cleaned. Members asked the PCM to email HCC Highways again.

### **21.38 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

21.39 To receive an update on open Enforcement cases and decide upon any action required. Updates were discussed.

21.40 To consider possible local nominations for the Mayor's Award.

Members discussed and agreed nominees.

**The meeting closed at 8.15 pm.**