

## Curdridge Parish Council

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**MINUTES OF FULL COUNCIL MEETING OF CURDRIDGE PARISH  
COUNCIL HELD AT 7.00 PM ON THURSDAY 5 JANUARY 2023  
IN THE BILLIARD ROOM AT CURDRIDGE READING ROOM CURDRIDGE**

### Present:

Cllr Paul Haskins (acting as Chair)

Cllr Larry Burden

Cllr Jonathan Carkeet

Cllr Philip Hedger

Cllr Lynne Newton

Cllr Sian Townsend

### In attendance:

Jenny Whittle (Parish Council Manager - PCM)

30 members of the public

### Public Session

There were no matters arising.

#### 23.1 Apologies for Absence

Cllr Eric Bodger who had tested positive for Covid.

#### 23.2 Declarations of Interest

There were no declarations of interest.

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

#### 23.4 To approve the Minutes of the Full Council Meeting on 15 December 2022

There were no updates at the current time.

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

**23.5.1** The Cricketers Inn Curdridge Lane Curdridge Hampshire SO32 2BH - Variation of Condition 2 (opening times) and Condition 3 (external sound amplifying equipment) of application reference 22/00502/FUL for the approved timber garden building (amended proposal). Case Officer: Marge Ballinger. Case No: 22/02549/FUL.

Marge Ballinger has confirmed that this application is not currently proceeding due requiring additional information. Winchester City Council will notify Council if it proceeds in future.

**23.5.2** Land Opposite Lockhams Hill Lockhams Road Curdridge Hampshire - Erection of 4 detached dwellings (2 x 3 bedroom and 2 x 4 bedroom) with private amenity space, off-road parking, soft landscaping and associated works. Case Officer: Rose Chapman. Case No: 22/02618/FUL.

30 members of the public were in attendance to discuss this item. Most, but not all, wished to object. The Chair advised objectors that to save time going over the same points repeatedly they should only speak if they had something further to add to the points raised previously by other objectors. The Chair then invited the applicant to update on the application.

Max Easton (the Applicant) and Alice (his Planning Consultant) explained that they had been working on a development plan for this site for many years. A large number of developers have approached them over the years and they have been actively encouraged several times to put this land forward for Affordable Housing, but have not considered this option as they

would prefer the housing design to be more sympathetic to the area. Their original scheme for this application included more properties and a village shop, but following a public consultation event it became apparent that residents did not want a shop and were concerned about parking provision. Therefore the scheme has been reduced to four properties (two four bedroom and two three bedroom) which each have four car parking spaces to ensure that there is ample parking provision. This scheme is focused on sustainability (electric car charging points; solar panels; high quality building materials) and the development per hectare is well below average.

Marianne Small (who lives immediately next to this land) had circulated her written objection to all Parish Councillors and Winchester City Council Planning and is concerned this application is being made on the basis of having the support of residents, which she believes it clearly does not. She has contacted 33 residents in Gordon Road of which 31 objected and 2 were neutral. She quoted Winchester City Council's Tree Officer's consultation response objection "Recommendation - I would recommend refusal as the proposal contravenes the following policies - WCC tree strategy; Local Plan part 1 policies; CP13- High quality Design; CP15 - Green Infrastructure; CP16- Biodiversity; CP20-Heritage and Landscape Character; Local plan part 2; DM24 – Special trees, important hedgerows and ancient woodlands.", which she felt addressed the concerns of local residents (particularly in relation to Ecology & Landscaping, Biodiversity and damage to the trees. She is also concerned about the dangerous road access to these properties, as exiting Gordon Road onto Lockhams Road is already very dangerous without the additional traffic this development could create (up to 16 cars). She is also concerned about the lack of public consultation on the revised scheme. Guy Riddock also spoke to object to this application and said that at no time was it made clear to residents that their support for this application was the basis of the application and they have not been consulted on the current scheme. He also supported the Tree Officer's objection and felt that the Ecology and Biodiversity provision within the scheme is very questionable, as purchasers could very easily fill in ponds, build outbuildings nearer to the woodland (damaging trees) and replace grass and wildflower areas with artificial grass. He said the development proposed is also too dense and requires more amenity space; it will also adversely impact street scene.

Ruth Faber advised that the Ecology Reports had been carried out in January, which is the wrong time of year to identify most forms of wildlife. There is a badger set within 50m of the boundary and very rare moths have been identified within the woodland which this development would adversely impact.

John C and Marianne Small pointed out that Tree Preservation Orders had been put on trees on this site during this application process and the Tree Reports prepared prior to the implementation of these TPOs expire on 22 January and so will need duly updating.

Other residents supported the objections raised above and will provide Winchester City Council with their individual objections; it was noted that the application address is Lockhams Road and not Gordon Road.

The applicant advised that they had started consulting residents on the reduced scheme via doorstep calling and had notified Winchester City Council that they would like an extension of the consultation date to 1 February 2023 to allow further consultation and input. The applicant advised he needs to do something with this land, as maintenance is becoming a burden and although he has not previously considered Affordable Housing this will have to be a consideration if this application is not successful.

Members discussed this application. Cllr Townsend felt that the high attendance by objectors might not be a fair reflection of community support for this application, as it is generally only objectors who attend council meetings. Members agreed.

***Resolved to defer the decision making for this application to the Full Council Meeting on 19 January 2023 to allow the Applicant to carry out further public consultation (if applicable) to identify community support for the application. PCM to write to WCC Planning Officer to ensure Council can have an extension of time to submit its planning***

**consultation response following its Full Council Meeting on 19 January 2023. ACTION: PCM.**

**UPDATE: WINCHESTER CITY COUNCIL HAVE CONFIRMED NEW CONSULTATION DEADLINE 25 JANUARY 2023.**

**23.5.3** Living Accommodation At Rear Of Uplands And Arcadia Cottage Botley Road Curdridge Southampton Hampshire SO32 2DU - Conversion of agricultural building to a single dwellinghouse. Case Officer: Cameron Finch. Case No: 22/02775/PNACOU.

Cllr Newton brought this application to the attention of Council, as Council had not been notified of this planning application, which the PCM believes is due to the nature of the application.

Members discussed the application as the deadline for consultation response is 9 January 2023. Cllr Newton felt that Council needs to consider the safety aspect of the Southerly access, as the applicant previously applied for and created a new access based on the dangerous nature of the Southerly access, but it is noted this application refers to having two accesses; she advised the current owner has owned this property for less than a year. Cllr Carkeet felt that Council could not object based on an access that has been in place and used by the property for many years prior to the application.

**Resolved to MAKE NO COMMENT, but request Winchester City Council's Planning Officer to consider the safety aspect in relation to the southerly access from possible increased use when making his decision. ACTION: PCM.**

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

23.6.1 2 Woodland Cottages The Plantation Curdridge Hampshire SO32 2DT - Construction of a garden annexe for ancillary accommodation (amended drawings; corrected T1 position). Case Officer: Marge Ballinger. Case No: 22/01716/HOU. **PERMITTED. Noted.**

23.6.2 Burhlea Sherecroft Gardens Botley Hampshire SO30 2TP - Single storey side extension, two storey front extension, dormer and loft conversion over garage, new porch, new garden room. Case Officer: Cameron Finch. Case No: 22/01760/HOU. **PERMITTED. Noted.**

23.6.3 Burhlea Sherecroft Gardens Botley Hampshire SO30 2TP - Single storey side extension, two storey front extension, dormer and loft conversion over garage, new porch, new garden room. Case Officer: Cameron Finch. Case No: 22/02695/LIS. **PERMITTED. Noted.**

**23.7 Finance**

23.7.1 To approve INTERIM Finance Report dated 19 January 2023 and cheque signing & payments.

Members approved the interim payments to Shawyers, Datacenta and E-Mango. **ACTION: PCM.**

23.7.2 Parish Council Communication Strategy – to receive an update from Council working party and consider/approve an initial budget to be incorporated into draft Budget 2023-2024. This item was deferred until the next meeting to be attended by all of the Council working party Members. **ACTION: PCM.**

23.7.3 To discuss and approve the draft Budget 2023-2024 (previously circulated). Members had received and discussed the draft budget at previous meetings and had no further revisions or addition.

**Resolved that the PCM would write to Winchester City Council to advise that Curdridge Parish Council Precept Requirement for 2023-2024 is £104,626.00 (One hundred and four thousand, six hundred and twenty six pounds). ACTION: PCM.**

23.7.4 Reading Room Grant Application – to consider request from Reading Room Charity to increase grant funding amount to £7212, as works to heating system were increased.

Members discussed the fact that the heating works had increased.

**Resolved to increase Council grant to £7212.00. ACTION: PCM.**

23.7.5 To approve Steve Tilbury Planning Consultant's estimate for Local Plan Planning Policies Document preparation and to consider his recommendation to carry out this process once the draft Local Plan is further developed.

Members discussed Steve Tilbury's response.

**Resolved that:**

- i) **The PCM will write to Steve Tilbury to advise that Council has approved his estimate and that Cllr Carkeet will contact him to discuss the timing of this document. ACTION: PCM;**
- ii) **Cllr Carkeet will contact Steve Tilbury to discuss whether it would be worth having an interim Local Plan Planning Policies Document prepared that would prove informative for Members in the meantime. ACTION: CLLR CARKEET.**

## **23.8 Correspondence**

23.8.1 Winchester City Council - slides from Cost of Living Parish Briefing. **Noted.**

23.8.2 Hampshire County Council – Passenger Transport Forum Save the Date notice Friday 6<sup>th</sup> January 2023 (11:00-13:00) and Tuesday 10<sup>th</sup> January 2023 (12:30-14:30). **Noted; no**

**Members present can attend this meeting.**

23.8.3 Southern Water - Freeze/Thaw Advice. **Noted.**

23.8.4 Hampshire ALC – Training Event update. **Noted.**

23.8.5 Hampshire ALC – notification that an Extraordinary General Meeting will be held on Thursday 23<sup>rd</sup> February 2023 at 18:00hrs. **Noted.**

23.8.6 Southern Water - Water for Life - Hampshire: Invite to water recycling pilot plant at Budds Farm Wastewater Treatment Works in Havant (additional dates). **Noted.**

23.8.7 Hampshire County Council – invite to In person Hampshire Climate Change Community Action event on 1 February at 2pm. **Noted.**

23.8.8 Police & Crime Commissioner Newsletter. **Noted.**

**23.9 To note Parish Clerk's Update Report (previously circulated to Members) – Noted;** the PCM had advised the Glebe Field grazing tenant that there were no further charges.

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

Horse & Jockey Licence – Cllrs Carkeet and Haskins are in the process of preparing the draft letter setting out the terms of the revised Licence, but in the meantime had noted that the parking restriction signs had been removed.

Church Burials – Members asked the PCM to write to the church to invite them to the Full Council Meeting on 16 February 2023 to discuss this matter further. **It was agreed the PCM would email the church (copying in the Vicar and Cllr Carkeet and Cllr Carkeet would also speak to the Vicar about this invite. ACTION: PCM.**

Reading Room Management – Members queried whether there was any update on the information requested. It was agreed the PCM would write to Jo White to request an update for Members for Full Council at 16 February Full Council. Council would also like to set up a formal working party, to be agreed and ratified at the next Full Council Meeting. **ACTION: PCM.**

School Safety Light (flashing constantly) – Cllr Newton queried whether Council could write to the school to request that the lights are restricted to only being on during school runs. Cllr Hedger will speak to the Head Teacher. **ACTION: CLLR HEDGER.**

Proposal for a bus service from Reading Room Lane to Whiteley – Members were grateful to Cllr Lumby for agreeing to investigate this option.

Silverlake (lighting) – Cllr Burden advised that the lighting at Silverlake is generally left on all evening and shines very brightly across the countryside. Members asked the PCM to update Planning Enforcement about this. **ACTION: PCM.**

## **23.11 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

**23.12 To receive WCC's update reports on Enforcement cases (if applicable) and decide upon any action required.**

There were no new cases arising.

**THE MEETING CLOSED AT 8.44 PM.**