

## Curdridge Parish Council

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**FULL COUNCIL MINUTES OF MEETING OF CURDRIDGE PARISH  
COUNCIL HELD AT 7.00 PM ON THURSDAY 7 MAY 2020  
(PLEASE NOTE THAT THIS MEETING WAS HELD AS A “TRIAL”  
CLOSED ZOOM DUE TO THE CORONAVIRUS LOCKDOWN).**

**PLEASE NOTE SHOULD YOU WISH TO COMMENT ON ANY PLANNING  
APPLICATION TO BE DISCUSSED ON THIS AGENDA, COMMENTS CAN  
BE MADE DIRECTLY TO WINCHESTER CITY COUNCIL’S PLANNING  
DEPARTMENT WITHIN THE RELEVANT TIMEFRAME.**

**TO MAINTAIN TRANSPARENCY THE MINUTES FROM THIS MEETING  
ARE DISPLAYED ON THE PARISH COUNCIL’S WEBSITE IN DRAFT  
FORM (UNTIL THEY ARE FORMALLY ABLE TO BE APPROVED).**

### **Present:**

Cllr Eric Bodger (Chairman)  
Cllr Steve Wallin (Vice Chairman)  
Cllr Larry Burden  
Cllr Debbie Caister  
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)

### **20.67 Apologies for Absence**

There were no apologies received.

### **20.68 To receive Declarations of Interest**

There were no declarations of interest.

### **20.69 To approve Minutes of Full Council Meeting dated 5 March 2020**

***Resolved to approve the Minutes of 5 March 2020, as drafted. ACTION: CHAIR/PCM.***

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

20.70.1 To ratify Planning Application responses sent to Winchester City Council on 19 March, 2 April and 16 April 2020 due to meeting cancellations during the Coronavirus Lockdown.

***Resolved to ratify and formally approve the decisions previously notified to Winchester City Council:***

### **19 March 2020**

6 Tebourba Way Outlands Lane Curdridge SO30 2HD – single storey rear/side extension.

Case Officer: Cameron Finch. Case No: 20/00346/HOU.

Members liaised via email and felt there were no planning concerns

**Response to WCC - DO NOT OBJECT. ACTION: PCM**

Land At Sherecroft Farm Botley Hill Botley Hampshire - HYBRID PLANNING APPLICATION: Development following demolition of existing buildings within conservation area to include 1) outline application (all matters reserved except access) for up to 0.88 hectares of mixed use commercial (B1, B2 and B8) employment development and D1 (health provision) on land south of Bottings Industrial Estate; 2) full application for 117 dwellings with associated public open space, landscaping, access from Mill Hill and associated works on land north of Mill Hill; 3) full application for car park and associated spine road to serve commercial and health uses including associated alterations to bypass to facilitate access to the proposed commercial area and, if necessary, to include diversion of public footpath. Case Officer: Liz Marsden. Case No: 20/00494/FUL.

Members liaised via email and raised several matters to include in response.

**Response to WCC – DO NOT OBJECT, subject to the plan FIRE\_TENDER\_SPA-3375237 showing where appliances can enter from the bypass if the primary entrance is blocked; sufficient parking places being provided for Botley Station overflow car parking after the needs of new commercial premises are satisfied (as agreed); provision to be made for dwellings without adjacent garages to charge electric vehicles. ACTION: PCM.**

Bridge House Botley Road Curbridge Southampton Hampshire SO30 2HB - Extensions and alterations. Case Officer: Nicola Clayton. Case No: 20/00459/HOU.

Members felt that this was a large expansion, but on a large site and believe there would be no planning grounds to object.

**Response to WCC – NO COMMENT. ACTION: PCM.**

### **2 April 2020:**

Charden Chapel Lane Curdridge SO32 2BB - Two storey side extension; single storey front extension (after demolition of existing double garage). Case Officer: Marge Ballinger. Case No: 20/00423/HOU.

Members decided to respond “**DO NOT OBJECT**”, as it was felt that this extension could not be converted to a standalone property by its nature. **ACTION: PCM.**

Hampshire County Council - Variation of condition 15 (to provide for revised Arboricultural Impact Assessment and Arboricultural Method Statement) and removal of condition 19 (seasonal variation on working) of permission CS/17/81226 & 17/02023/HCS at Botley Bypass, Woodhouse Lane, Botley SO30 2DJ. Case Officer: Amy Dales. Case Ref: PLAN/AD/EAH002 WRH008.

Members decided to make **NO COMMENT.**

The Paddock Chapel Lane Curdridge SO32 2BB- Garage and Workshop for the owners Classic Car collection with a small home office over. Case Officer: Nicola Clayton. Case No: 20/00291/HOU.

Members decided to respond “**DO NOT OBJECT, subject to WCC ensuring that a condition is attached to any permission granted to ensure that this garage cannot be**

**converted into a separate domestic dwelling/living accommodation in future". ACTION: PCM.**

Woodreeve House, Plantation, Curdridge, Southampton SO32 2DT – Birch T1 fell because the tree is declining and of poor form and low amenity value. To replant with one standard Birch. Case Officer: Lloyd Fursdon. Case No: 20/00623/TPO.

Members decided to respond **"DO NOT OBJECT, subject to WCC's Tree Warden inspecting this tree to ensure it is in decline, as Council's Tree Warden believes that the tree could be saved". ACTION: PCM.**

North Whiteley Urban Extension Botley Road Curbridge Hampshire – Construction of 184 dwellings with associated infrastructure including roads, footpaths, car parking, landscape planting and cycle/refuge storage facilities, pursuant to outline planning permission 15/00485/OUT. Case Officer: Simon Avery. Case No: 20/00572/REM.

Council decided to respond **"Council's concern with this application is the lack of a secondary emergency access to the western site. Any incident at the only entrance would make it impossible for fire appliances or ambulances to get further into the site. The building marked 90-98 and its associated car parking blocks the obvious place for an emergency access to the north of the site. Is there an alternative plan for access? The provision of bat roosting on 10% of the dwellings is in line with promises made to the North Whiteley Forum and is to be applauded. There also does not appear to be any description of how electric cars would be charged at the many dwellings whose parking is remote. These houses will be less than 15 years old when petrol & diesel cars are no longer available, so charging provision is not an optional extra". ACTION: PCM.**

River Hamble Harbour Authority (RHHA) - Installation of an elevated jetty at Holly House, Sarisbury Green, SO31 7AH.

Council decided to **MAKE NO COMMENT** on this application.

Pinewood Lockhams Road Curdridge Southampton SO32 2BD – Erection of three bay oak framed garage to provide space for more car parking and as a storage/workshop room. Case Officer: Cameron Finch. Case No: 20/00503/HOU.

Council decided to respond **"DO NOT OBJECT, subject to Winchester City Council's Tree Officer carrying out a site inspection and approving the location to ensure that none of the mature trees very nearby will be adversely affected by this development; Members were surprised at the location of the proposed garage given the size of this property and the fact that the proposed garage could be placed in an alternative location on site, where it would be substantially less visually intrusive from the highway. ACTION: PCM.**

Eastleigh Borough Council - Land North and East of Boorley Green, Botley, SO32 2UA - Erection of 81 place nursery together with associated access, car parking and landscaping. Case No: F/19/85348.

Council decided to respond **"Curdridge PC remains concerned that the access road is too narrow to cope with traffic moving in and out of the site at the beginning and end of the operational period of the day. Parents will be driving in both directions along this narrow access, which is also used by those arriving on foot. By the nature of a nursery, the young children on the footpath cannot be relied upon to treat vehicles with adequate caution. Furthermore, we are concerned that the allocation of the parking directly behind the drop-off spaces will make use for drop-off more difficult, leading to complex**

manoeuvring and congestion in an area where pedestrians and vehicles are in close-proximity". ACTION: PCM.

**16 April 2020:**

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).  
Case Officer: Rose Lister. Case No: 20/00700/FUL.

Members discussed this application electronically.

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

- i) Should WCC be minded to permit this application it should demand that extensive Environmental and Ecological studies are carried out on this site in association with this application. Members advise that the woodland (that has been cut down to enable these stables to be built and which is currently being cut down/cleared still further) is locally known as Cuckoo Copse, due to the fact that Cuckoos regularly breed and nest there; Cuckoos are on the red list of endangered species. Councillors who live locally 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 this matter further, to ensure that strict mitigation measures are put in place (as has been demanded by WCC in similar situations on other sites within the district).***
- ii) There are no bridleways within Curdridge, which results 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 particularly is an extremely dangerous high speed road and is not suitable for further business traffic and/or the horse riders that the evident business expansions will create, especially as there has already been a fatality on Curdridge Lane that resulted in a reduction of the speed limit. Members have counted 28 'field horses' in the existing equestrian fields on Poplars Farm within the last week, which are believed to live out all year. Additional horses associated with the expansion of this business with the 11 stables would probably amount to up to 40 horses on site. 40 horses being visited once per day by their owners would amount to 280 vehicular visits per week; keen horse owners will probably visit twice per day, increasing this figure substantially. When the newly created fields south of the Footpath grow, there could be an additional 20+ horses put into these fields, which would amount to an additional 140 vehicular visits per week (approximately). Council has received multiple complaints from neighbours/local residents about the traffic this business already creates, together with the continual operation of the business outside of the permitted business hours.***
- iii) Council has also received multiple complaints from residents that this business is allowing their tenant horse riders to use the "Footpaths" across Poplars Farm and onto adjoining land. Horses from this business have already been witnessed using and damaging the boardwalk on Curdridge Footpath 5, as well as foot bridges. The Scouts Association at Lyons Copse have also raised the fact that horse riders from Poplars Farm are using their Shedfield Footpath 1 and are likewise causing damage. These matters have 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. NB residents are***

*also upset about the uncharitable actions of the landowners in trying to block access to a well-used historical (foot) path across their land, given that they expect residents to accept the impact to parishioners of their business expansions.*

- iv) 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 consistently required retrospective planning applications on multiple occasions. This is noted to be setting an extremely bad precedent with parishioners (including local farmers) who have commented that it is apparently very easy to expand businesses without planning and then apply for planning if challenged.*
- v) Members have requested WCC's Planning Officer carries out a site visit to establish the precise extent of the proposed equestrian business/fields (and other current businesses on site). The applicant claims that some agricultural land will remain on site, but Council believes that the proposed equestrian business (which will soon 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 extremely high number of shipping containers (which have been placed on Poplars Farm without having been granted planning permission) and a car transporter will take up the majority of Poplars Farm. Members feel 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.*
- vi) Having reported the clearance of the woodland within the SINC on Poplars Farm and infilling to create the new fields to WCC (again following multiple complaints from residents), WCC advised that this does not represent a breach of planning. Consequently, this matter was reported to the Environment Agency by a resident and the Environment Agency has apparently ordered the owners to stop the infilling and are reported to be monitoring the site (due to the potential flooding and pollution risk to the River Hamble associated with this infilling).*
- vii) There is also a stream through the western SINC area (adjacent to these stables) which also 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.**

Tamarind House The Plantation Curdridge SO32 2DT – Removal of existing conservatory and replacement with single storey extension to provide living accommodation. Case Officer: Rose Lister. Case No: 20/00703/HOU.

Members discussed this application electronically.

**It was decided to respond DO NOT OBJECT. ACTION: PCM.**

Lake House Lake Road Curdridge SO32 2HH – Two storey rear extension with mezzanine sleeping level in roof space. Case Officer: Cameron Finch. Case No: 20/00656/HOU.

Members discussed this application electronically.

**It was decided to respond DO NOT OBJECT. ACTION: PCM.**

20.70.2 Sherecroft Development – to ratify Council’s agreement that the planning consultant’s response to Council’s consultation response queries raised is acceptable.

Members discussed Martin Hawthorn’s response to the three queries Council had raised.

***Resolved that the PCM would write to WCC to advise that Council is grateful that Highwood Planning Consultants responded to the three issues raised by Council in the same positive way that they have worked with the parish council throughout the evolution of the application; In particular Highwood clarified that all three points raised ie the 50 space railway car park, electric car charging points and the emergency access were Parish Council suggestions which could be incorporated into the scheme. Consequently, Council is now happy with the application. ACTION: PCM.***

20.70.3 North Whiteley Urban Extension Botley Road Curbridge Hampshire – Outline permission for the provision of up to 3500 residential units; including affordable housing; 2 primary schools and 1 secondary school; up to 2000sqm of flexible space for A, A2, A3, A5, B1 and D1, 2 children’s nurseries; provision of an extra care facility (with scope for all uses to revert to residential if there were insufficient market demand) in 2 local centre; creation of a community building; sports facility (including pavilion, grass pitches and 2 all weather pitches); allotments; landscaping; extensive recreation and play provision. Creation of link roads between Whiteley and Botley Road, wider highways work, cycleway and footpath networks (including two localised footpath diversions) bus priority measures, car parking, flood attenuation network, service enhancements, demolition of a number of existing on site structures and association engineering works (including changes to levels).

Councillor Bodger advised that he had written to WCC to query the emergency access and electric vehicle charging points and had received the following response:

Emergency vehicle access

Whiteley Way and Bluebell Way will form separate primary road connections with the wider road network extending to both the A3051 Botley Road, Rookery Avenue and the M27. These were approved as part of the outline planning permission and are currently under construction. These provide alternative access routes through the wider network. In terms of individual parcels, there has been a move away from a definitive development scale threshold for secondary/emergency accesses, with access being commented on a case-by-case basis. The need for a secondary/emergency access will be considered by Hampshire County Council as part of formal consultation on the application process.

Charging facilities for electric vehicles

In UK planning terms, electric charging points should only be required as a condition of the outline planning permission or through adopted development plan policy. On this site, there is no such condition or policy requirement so there is no planning requirement to provide charging points. However, as you note, many plots have garages where power can be provided by the future occupiers which provides future flexibility. Moreover, the houses will built to the current Building Regulation standards which include additional measures to promote the overall sustainable credentials of the site.

***Resolved DO NOT OBJECT, subject to the Fire & Rescue Service approving the emergency vehicle access proposals and WCC reconsidering the option for electric vehicle charging points to be installed into domestic properties at the outset or on the highway for those properties that have no facility for external charging points. ACTION: PCM.***

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

20.71.1 Greenclose Wangfield Lane Curdridge - retrospective planning application ref 19/02373/FUL for the change of use from equestrian / agricultural use to the storage of touring caravans. **REFUSED.**

***Members discussed this planning decision notification and resolved to respond to WCC as follows:***

**“Council applauds WCC’s decision to refuse this application and feels that the continued violation of planning policy on this site should cease and recommends that WCC Planning Enforcement informs the owner(s) that enforcement action is being stayed until the end of the lockdown, but then it will proceed. Council believes that the Landscape Team can add little information to Members’ local knowledge that the misuse of this site has a deleterious visual impact on the neighbourhood.” ACTION: PCM.**

20.71.2 Charden, Chapel Lane, Curdridge - Two storey side extension; single storey front extension (after demolition of existing double garage). Case Officer: Marge Ballinger. Case No: 20/00423/HOU. **PERMITTED. Noted.**

20.71.3 Pinewood Lockhams Road Curdridge SO32 2BD - Erection of 3 Bay Oak Framed Garage to provide space for more car parking and as a storage/workshop room. Case Officer: Cameron Finch. Case No: 20/00503/HOU. **PERMITTED. Noted.**

## **20.72 Finance**

20.72.1 To ratify the approval of the Finance Report dated 19 March 2020 and cheque signing & payments (due to the cancellation of the Full Council Meeting scheduled for 19 March 2020 due to the Coronavirus lockdown).

**Resolved to ratify Council’s approval of the Finance Report, cheque signing and payments made on 19 March 2020. ACTION: PCM.**

20.72.2 To ratify the approval of the Finance Report dated 16 April 2020, Quarterly Report and cheque signing & payments (due to the cancellation of the Full Council Meeting scheduled for 16 April 2020 due to the Coronavirus lockdown).

**Resolved to ratify Council’s approval of the Finance Report, Quarterly Report, cheque signing and payments from cancelled meeting on 16 April 2020. PCM to email Members to arrange the signing of the cheques whilst maintaining social distancing measures. ACTION: PCM.**

20.72.3 To approve replacing the broken small gate between the Cemetery and Glebe Field as soon as possible (to be obtained from Equestrian Fencing).

Members discussed this matter and agreed that the gate had now reached a state of disrepair where it was necessary to replace the gate as soon as possible to protect this facility.

**Resolved that Cllr Newton would provide detailed measurements for the new gate to enable the PCM to order it from Equestrian Fencing (who have proved to be very competitive) and would purchase new combination padlocks for the gates. The new gate is to be delivered to Cllr Townsend who will arrange to fit it with her husband. It was also agreed that Cllr Townsend could have the old gate for scrap wood. ACTION: CLLR NEWTON/PCM/CLLR TOWNSEND.**

## **20.73 Correspondence**

20.73.1 Hampshire ALC emails regarding Coronavirus updates and guidance on the new regulations regarding remote meetings during the lockdown period. **Noted.**

20.73.2 Paul Reynolds (Internal Auditor) – sending update and draft Covid-19 Continuation Documents for parishes to consider whether they wish to use this. **Noted.**

20.73.3 Community First – sending Covid-19 Update and draft Volunteer Handbook document for parishes to consider whether they wish to use this. **Noted.**

20.73.4 HALC – Planning Presentation Slideshow. **Noted; PCM to resend as some documents will not open. ACTION: PCM.**

20.73.5 HCC – Greening Campaign information and website link. **Noted.**

20.73.6 HALC - CPRE Hampshire Event – The Local Plan Workshop on 17 April has been postponed due to Coronavirus. **Noted.**

20.73.7 HALC – HALC Annual Conference on 18 March 2020 has been postponed due to Coronavirus. **Noted.**

20.73.8 Winchester City Council – notifying that Action Hampshire have informed that their Hampshire Homes Hub is now live for anyone who registered an interest. **Noted.**

20.73.9 Winchester City Council – forwarding Esso new pipeline update.

20.73.10 Emails from Meon Valley Lions Club and the Rotary Club to offer volunteer assistance during the lockdown, should Council become overwhelmed with requests for assistance. **Noted.**

20.73.11 HCC Countryside Access Team – confirming Allotment Recreation Footpath Dedication has now been completed and the footpath has been added to the Definitive Map. **Noted.**

20.73.12 Winchester City Council – response to CPC consultation response on Pound Copse Planning Application.

**Members discussed this case and although they were still not happy with the conversion to holiday lets, they felt they had little option but to accept WCC's arguments as to why the application should be permitted.**

**20.74 To consider the Allotment Association's request to allow them to get an insured person with a Shot Gun & Air Rifle Licence to cull some of the rabbits at the Allotments, due to the damage being caused.**

Members discussed this matter.

***Resolved to approve the Allotment Association's proposal to cull some of the rabbits (due to an infestation at the Allotments), subject to the Allotment Association carrying out a full risk assessment (to ensure public safety and maintain a sufficient distance between the location of any shooting taking place and the recreation open space and new public footpath along the far edge of the Allotment Recreation) and liaising with their insurers to ensure they approve the Allotment Association's proposed plan and will provide relevant Third Party and Public Liability Insurance to cover any liability (or will ensure any contractor carrying out this culling has adequate insurance). Council also wants the Allotment Association to ensure the correct method and its equipment is used to cull the rabbits, to ensure the rabbits are killed in a humane way, rather than being made to suffer or being left injured.***

**ACTION: PCM.**

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

Coronavirus update – Members thank the PCM and all the parish volunteers for their input in assisting local vulnerable residents during this difficult time. Members also noted that Hampshire County Council and Winchester City Council have also set up helplines which are helping with volunteers to assist vulnerable members of the public. WCC also have a very useful website page.

**20.76 To receive reports from Parish Councillors**

Annual General Meeting 21 May 2020 (meeting for Council business) – it was agreed that Council would hold this meeting as a virtual meeting via Zoom starting at 6.55 pm. The Agenda would be advertised on the parish website, inviting members of the public to also attend (should they wish).

Annual Assembly (meeting for parishioners) – Members decided to defer this meeting due to the Coronavirus Lockdown measures.

Curdrige (speeding traffic and volume of traffic during lockdown) – Members were extremely concerned about the volume of traffic still coming through Curdrige during the lockdown period and the fact that traffic is speeding more than ever. **Members requested the PCM reports this to the Police in relation to the B3035, A334, Lockhams Road, Curdrige Lane and Kitnocks Hill where several incidents have been witnessed).** **ACTION: PCM.**



Bluebell Way TRO – Cllr Achwal advised that Whiteley Town Council have no objection to this new application. Council advised that this item will be on the Agenda on 21 May and will bear this in mind.

Coronavirus (Virtual Meetings) – County and District Councillors advised that both Hampshire County Council and Winchester City Council are both now holding virtual meetings.

Affordable Housing Update – Cllr Bodger reported that a virtual meeting had taken place between the various agencies involved, where it was agreed the project was moving forward nicely. All those involved are hopeful that Winchester City Council will allow a footpath from the new development across their land to meet up with the current footpath, to save two footpaths having to run parallel to each other.

### **20.77 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

20.78 To receive an update on open Enforcement cases and decide upon any action required. There were no new matters arising.

**THE MEETING CLOSED AT 8.15 PM.**