



Fair Oak and Horton Heath Parish Council

2 Knowle Park Lane, Fair Oak, Eastleigh, SO50 7GL

Telephone: 023 8069 2403

Email: enquiries@fairoak-pc.gov.uk

SUMMONS

Dear Member

27 November 2018

You are hereby summoned to attend a meeting of PLANNING & HIGHWAYS COMMITTEE at the Parish Offices, 2 Knowle Park Lane, Fair Oak on **Monday, 3 December 2018 at 6.00 p.m.** *or at the conclusion of the public participation period.

Melanie Stephens

Clerk

PUBLIC PARTICIPATION:

*If required, the meeting will be preceded by a public participation period of up to 15 minutes, where members of the public are entitled to address the Committee on issues relevant to the business of the Committee.

AGENDA

1 APOLOGIES

To note any apologies for absence.

2 DECLARATIONS OF INTEREST

To note any declarations of interest made by members in connection with an agenda item. The nature of the interest must also be specified.

3 MINUTES (PAPER A)

To approve the minutes of the meeting held on 19 November 2018.

4 ALLINGTON LANE, ADJACENT TO ST SWITHUN WELLS CHURCH

To receive a brief introduction on proposals for development of the above site, by Linden Homes.

5 CLERK'S VERBAL REPORT

To consider any matters which the Clerk may wish to raise with the Committee.

6 HIGHWAYS

To discuss any highways issues.

7 PLANNING APPLICATIONS

To determine the planning applications set out below and to note decisions made: -

Application No: [F/18/84437](#)

Site Address: Wyvern Technology College, Botley Road, Fair Oak, SO50 7AN

Description: Replacement curtain walling system on maths block including proposed PPC aluminium frames with double glazed windows and solid insulated PPC aluminium low level panels.

Application No: [H/18/84410](#)

Site Address: Avon Rise, Glebe Court, Fair Oak, SO50 7BE

Description: Erection of detached double garage

Application No: [RM/18/84037](#)

Site Address: Land rear of Waratah, Winchester Road, Fair Oak, SO50 7HD

Description: Reserved matters application pursuant to outline planning permission O/17/79837 for four dwellings. Matters of landscaping, layout, scale and appearance to be considered. Also Conditions 11 (Land Contamination), 15 (Badger Mitigation Strategy) and 16 (Bin and Cycle Storage).

Application No: [H/18/84451](#)

Site Address: 133 Sandy Lane, Fair Oak,, SO50 8GF

Description: Single storey rear extension and associated raised patio.

Application No: [F/18/84480](#)

Site Address :Land East of Knowle Lane,, Fair Oak, SO50 7DZ

Description: Construction of office building (B1a Use Class) including car parking, landscaping, bin enclosure, cycle store and associated works following demolition of existing structures and clearance of site.

List of decisions made

Application: H/18/84173

Decision: 15 Nov 2018 Permit Delegated Decision

Proposal: Conversion of attached garage/workshop into living accommodation and installation of new windows

Location: 17 Grangewood Gardens, Fair Oak, SO50 8ER

Application: LDC/18/84382 Lawful Development Certificate (LDC)

Decision: 12 Nov 2018 Withdrawn Delegated Decision

Proposal: Change of use from residential flat (Use Class C3) to shop (Use Class A1)

Location: 5 Campbell Way, Fair Oak, SO50 7AX

Application: T/18/84133

Decision: 16 Nov 2018 Consent to Tree Works for Delegated Decision

Proposal: 1 no. Sycamore - Crown reduce the west- north- west side by up to 2 metres.

Location: St Swithun Wells Church and adjacent land, Allington Lane, Fair Oak, SO50 7DB

Application: H/18/84148

Decision: 15 Nov 2018 Withdrawn By Applicant Delegated Decision

Proposal: Single Storey Rear Extension

Location: 133 Sandy Lane, Fair Oak, SO50 8GF

To: Committee Members

Cllr P Barrett

Cllr H McGuinness

Cllr T Mignot

Cllr D Scott

Cllr P Spearey (Chairman)

Cllr J Sorley

Officers

Mrs L Greenslade (Deputy Clerk)

PAPER A



Fair Oak and Horton Heath Parish Council
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Minutes of the Planning & Highways Committee meeting
held on Monday 19 November 2018 at 6.00 pm
at 2 Knowle Park Lane, Fair Oak

Present: Cllrs Barrett, McGuinness, Scott, P Spearey (Chairman) & J Sorley

Also in attendance: Cllrs Bird & Noel

Officers in attendance: Mrs L Greenslade, Deputy Clerk

PUBLIC PARTICIPATION

The Burnetts Lane Residents Association Chairman requested the Council support an extension to the Stokewood doctors surgery.

49 DECLARATIONS OF INTEREST

There were none.

50 MINUTES

RESOLVED

That the minutes of the meeting held on 5 November 2018 be signed by the Chairman as a correct record.

51 CLERK'S VERBAL REPORT

There were no issues to raise.

52 KNOWLE HILL CONSERVATION PARK

A request had been received from Bellway Homes (who currently have a Reserved Matters planning application for the construction of 34 residential dwellings on land off Knowle Lane), to lease an area of the Knowle Hill car park for the parking of vehicles for Bellway site personnel during the construction period.

The Deputy Clerk advised that the Parish Council lease the land from Eastleigh Borough Council, and having reviewed the lease agreement, sub-letting was not permitted.

RESOLVED

- a) That the enquiry be forwarded to EBC as landlord; and
- b) That enquiries be made with the case officer to what the provision in the planning agreement was for parking of construction personnel.

53 HIGHWAYS

Members raised the following highway issues:-

- Time scale of gas works in the Square. Cllr McGuinness offered to enquire and report back.
- Leaves along the cycle way in Bishopstoke Road. The Deputy Clerk was asked to report this to Eastleigh Borough Council's streetscene.

54 PLANNING APPLICATIONS

Cllrs discussed planning applications, and decisions and made the following comments:

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Application No: [F/18/84199](#)

Site Address: 349 FAIR OAK ROAD, FAIR OAK, EASTLEIGH, SO50 8AA

Description: Construction of 2 no. four bedroom detached houses with integral garages and parking following demolition of existing dwelling.

Comments: Members raised concerns on access and egress to the proposed properties. They also highlighted the need for soft landscaping.

Application No: [H/18/84314](#)

Site Address: STROUDWOOD FARM, WINCHESTER ROAD, LOWER UPHAM, SO32 1HH

Description: Proposed Triple oak framed detached garage

Comments: No Objection

Application No: [H/18/84142](#)

Site Address: 7 PYLE HILL, WINCHESTER ROAD, FAIR OAK, SO50 7GX

Description: Dropped kerb

Comments: Object on highways grounds, lack of parking and safety issues.

Application No: [H/18/84229](#)

Site Address: 78 STOKE HEIGHTS, FAIR OAK, SO50 8AJ

Description: Two storey side extension.

Comments: No objections provided the neighbours had raised no objections of overlooking.

Application No: [H/18/84360](#)

Site Address: 12 THE BEECHES, FAIR OAK, SO50 7NS

Description: Two storey side extension

Comments: Object – overdevelopment.

Application No: [X/18/84413](#)

Site Address: CHALCROFT FARM, BURNETTS LANE, WEST END, SO30 2HU

Description: variation of conditions 1, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 19, 21, 22, 31, 39 and 40 of outline planning permission o/14/75735 (for residential development of up to 950 dwellings and associated infrastructure and facilities) to amend phasing plan details to include a phase 1a for a footpath along Burnetts Lane, and to amend the pre-commencement requirements in respect of phase 1a.

Comments: Members felt there was an opportunity for footpath improvements from Flower Cottage to St Andrews Park. They also requested adequate site surveys be carried out.

The plans and documents for the above applications can be access via the Eastleigh Borough Council Planning Portal by clicking on the links above.

List of decisions made between 29 Oct – 2 Nov

Application Details: T/18/83801 Consent under Tree Preservation Orders
Decision: 30 Oct 2018
Consent: To Tree Works for Delegated Decision
Proposal: 1 no. Oak T1 - Fell. 1 no. Oak T2 - Reduce lowest northern facing lateral branch by up to 4 metres.
Location: FLINTSTONE, MICHAELS WAY, FAIR OAK, SO50 7NJ

Application Details: T/18/84016 Consent under Tree Preservation Orders
Decision: 30 Oct 2018
Consent: To Tree Works for Delegated Decision
Proposal: 1 no. Oak (T1) - Crown reduce the south and east sides by 3m and north side by 2m. Prune to clear garage roof by up to 2m.
Location: 14 ASCOT ROAD, HORTON HEATH, SO50 7JQ

Application Details: T/18/83966 Consent under Tree Preservation Orders
Decision: 30 Oct 2018
Consent: To Tree Works For Delegated Decision
Proposal: Multiple no. Sycamore. Shorten the overhanging lateral branches by up to 4 metres.
Location: FLAT 20, ANFIELD COURT, ANFIELD CLOSE, FAIR OAK, SO50 7LF

Application Details: RM/18/83737 Reserved matters
Decision: 1 Nov 2018
Approve: The Reserved Matters Delegated Decision
Proposal: Reserved matters application pursuant to outline planning permission F/17/80640 for 34 dwellings (matters of access, appearance, landscaping, layout and scale to be considered).
Location: LAND EAST OF KNOWLE LANE, KNOWLE LANE, FAIR OAK, SO50 7DZ

Application Details: T/18/83933 Consent under Tree Preservation Orders
Decision: 29 Oct 2018
Consent: To Tree Works For Delegated Decision
Proposal: 1 no. Lime T1 - Pollard to 300mm above previous vertical pollard points and 100mm short of previous lateral branch prune points. 1 no. Lime T3 - Fell . 1 no. Horse Chestnut T4 - Prune to clear utilities by 2m. 1 no. Lime T5 - Pollard to 300mm above previous vertical pollard points and 100mm short of previous lateral branch prune points. 1 no. Lime T7 - Pollard to 300mm above previous vertical pollard points and 100mm short of previous lateral branch prune points.
Location: 1 COTSALLS, FAIR OAK, SO50 7HP

RESOLVED

- a) That the comments, as set out above, be submitted to the Borough Council; and
- b) That the planning decisions be noted.

This was all the business and the meeting closed at 6.45 pm.

Signed Chairman