



## Fair Oak and Horton Heath Parish Council

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

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### SUMMONS

Dear Member

30 October 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, 5 November 2018 at 7.00 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 15 October 2018.

#### **4 CLERK'S VERBAL REPORT**

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

#### **5 HIGHWAYS**

To discuss any highways issues.

#### **6 FAIR OAK LODGE, ALLINGTON**

To receive a presentation by the developer, Bargate Homes.

#### **7 PLANNING APPLICATIONS**

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

**Application No:** [H/18/84173](#)

**Site Address:** 7 GRANGEWOOD GARDENS, FAIR OAK, EASTLEIGH, SO50 8ER

**Description:** Conversion of attached Garage/workshop to living accommodation and installation of new roof window

**Application No:** [H/18/83941](#)

**Site Address:** 3 CLIFFORD PLACE, FAIR OAK, EASTLEIGH, SO50 7AW

**Description:** Erection of outbuilding to rear of property

**Application No:** [RM/18/84195](#)

**Site Address:** FAIR OAK LODGE, ALLINGTON LANE, FAIR OAK, EASTLEIGH, SO50 7DB

**Description:** Reserved matters for the construction of 49 dwelling units pursuant to outline permission O/17/81864 for residential development of up to 50 dwellings. (Details of appearance, landscaping, layout and scale of development only for consideration)

**Application No:** [F/18/83986](#)

**Site Address:** LAND NORTH OF MORTIMER'S LANE AND WEST OF HALL LANDS LANE, FAIR OAK, SO50 7BD

**Description:** Erection of 27no. dwellings, public open space, landscaping, car parking and associated works.

**Application No:** [H/18/84245](#)

**Site Address:** 9 MITCHELL DRIVE, FAIR OAK, EASTLEIGH, SO50 7FT

**Description:** Single storey rear extension, garage conversion replacing flat roof with a pitched roof and an enclosed front porch.

**Application No:** [T/18/84078](#)

**Site Address:** 37 WHITE TREE CLOSE, FAIR OAK, EASTLEIGH, SO50 7FE

**Description:** 1 no. Oak. Prune back two branches touching the property by up to 2.5 metres.

**Application No:** [T/18/84133](#)

**Site Address:** St Swithun Wells Church and adjacent land, Allington Lane, FAIR OAK, SO50 7DB

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

**Application No:** [H/18/84148](#)

**Site Address:** 133 SANDY LANE, FAIR OAK, EASTLEIGH, SO50 8GF

**Description:** Single Storey Rear Extension

**Application No:** [H/18/84244](#)

**Site Address:** Lapstone Farmhouse, Botley Road, Fair Oak, SO50 7AP

**Description:** Erection of close-boarded boundary fence and double metal gates with brickwork piers to Botley Road elevation.

**Application No:** [H/18/84088](#)

**Site Address:** 5 HUNTINGDON GARDENS, HORTON HEATH, EASTLEIGH, SO50 7FH

**Description:** Conversion of existing integrated garage into living accommodation

**Application No:** [T/18/84143](#)

**Site Address:** 50 ORMOND CLOSE, FAIR OAK, EASTLEIGH, SO50 8FG

**Description:** 1 no. Maple - Fell.

**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 8-12 OCTOBER**

Application Details: F/18/83717 Full planning

Decision: 8 Oct 2018 Permit Delegated Decision

Proposal: Demolish existing bungalow. Erect 2no. 3 bedroom dwellings with associated parking, cycle and bin storage.

Location: 117 SANDY LANE, FAIR OAK, EASTLEIGH, SO50 8GF

Application Details: T/18/83686 Consent under Tree Preservation Orders

Decision: 8 Oct 2018 Consent to Tree Works For Delegated Decision

Proposal: 1 no. Pine. Remove lateral branch to trunk collar. Crown lift north-east canopy 4 meters above ground level and crown reduce by 1 meter.

Location: 351A FAIR OAK ROAD, FAIR OAK, EASTLEIGH, SO50 8AA

#### **LIST OF DECISIONS MADE BETWEEN 15-19 OCTOBER**

Application Details: T/18/83591 Consent under Tree Preservation Orders

Decision: 16 Oct 2018 Part Consent Part Refuse Trees Delegated Decision

Proposal: 2 no. Silver Birch. TPO 570-E. Crown reduce both trees by 3 metres.

Location: HIGHCLERE, BURNETTS LANE, HORTON HEATH, EASTLEIGH, SO50 7DJ

Application Details: O/18/83518 Outline planning

Decision: 18 Oct 2018 Refuse Outline Permission for Delegated Decision

Proposal: Outline application for proposed detached dwelling (all matters reserved).

Location: 18 MORTIMERS LANE, FAIR OAK, EASTLEIGH, SO50 7BD

**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)

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Minutes of the Planning & Highways Committee meeting  
held on Monday 15 October 2018 at 6.00 pm  
at 2 Knowle Park Lane, Fair Oak

**Committee Councillors Present:** Cllrs Barrett, Scott, P Spearey (Chairman) & J Sorley

**Other Councillors present:** J Noel

**Officers in attendance:** Ms M Stephens, Clerk

**38 DECLARATIONS OF INTEREST**

There were none.

**39 MINUTES**

**RESOLVED**

That the minutes of the meeting held on 1 October 2018 be signed by the Chairman as a correct record.

**40 CLERK'S VERBAL REPORT**

There were no issues to raise.

**41 HIGHWAYS**

There were no issues to raise.

**42 PLANNING APPLICATIONS**

Cllrs discussed planning applications, and decisions that had been received to week ending 5 October 2018 and made the following comments: -

**Application No:** [T/18/84016](#)

**Site Address:** 14 ASCOT ROAD, HORTON HEATH, EASTLEIGH, SO50 7JQ

**Description:** 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.

**Comments:** No objection subject to the Tree Officer's recommendation.

**Application No:** [F/18/84082](#)

**Site Address:** STEADING, WINCHESTER ROAD, FAIR OAK, SO50 7HD

**Description:** Proposed new dwelling to rear of Steadings

**Comments:** Object as this falls outside the urban edge of the parish and the scale and character is not in keeping with the local area.

**Application No:** [T/18/83933](#)

**Site Address:** 1 COTSALLS, FAIR OAK, EASTLEIGH, SO50 7HP

**Description:** 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.

**Comments:** No objection subject to the Tree Officer's recommendation.

**Application No:** [T/18/83966](#)

**Site Address:** FLAT 20, ANFIELD COURT, ANFIELD CLOSE, FAIR OAK, EASTLEIGH, SO50 7LF

**Description:** Multiple no. Sycamore. Shorten the overhanging lateral branches by up to 4 metres.

**Comments:** No objection subject to the Tree Officer's recommendation.

**Application No:** [F/18/83954](#)

**Site Address:** Land east of Knowle Lane, Knowle Lane, Horton Heath, SO50 7DX

**Description:** Construction of three (3) office buildings (B1a Use Class) including access, parking, landscaping, pumping station and associated works following demolition and clearance of site (partial amendment to application F/17/80640)

**Comments:** The Parish Council objects to this application on the grounds that it exceeds the scope & remit of the original application. The increase in the scale will mean additional usage of the local road infrastructure which already inadequate for heavy usage. Additionally, the Council has concerns regarding the detrimental impact this will have on air and noise pollution in this semi-rural location.

The following list of decisions were noted:

[Ward](#) - Fair Oak & Horton Heath

[Application Details](#) - H/18/83850 Householder planning

[Decision](#) – 24 Sep 2018 Permit Delegated Decision

[Proposal](#) – single and two storey rear with single storey side extension

[Location](#) - 3 NEWMARKET CLOSE, HORTON HEATH, EASTLEIGH, SO50 7LJ

[Ward](#) - Fair Oak & Horton Heath

[Application Details](#) - F/18/82480 Full planning

[Decision](#) - 28 Sep 2018 Permit Delegated Decision

[Proposal](#) - Extension of existing car park to include re-siting of existing cabin

[Location](#) - UNIT 2B, DEER PARK FARM INDUSTRIAL ESTATE, KNOWLE LANE, FAIR OAK, SO50 7DZ

[Ward](#) - Fair Oak & Horton Heath

[Application Details](#) - O/17/81864 Outline planning

[Decision](#) - 5 October 2018 Grant Outline Permission for Delegated Decision

[Proposal](#) - Outline planning application the demolition of the existing dwelling; the erection of up to 50 no. dwellings, landscaping, open space, parking, highways works, alterations to the existing access and other associated infrastructure. Detailed matters for consideration access (all other matters reserved - scale, appearance, landscaping & layout).

[Location](#) – FAIR OAK LOGDGE, ALLINGTON LANE, FAIR OAK, SO50 7DB

[Ward](#) - Fair Oak & Horton Heath

[Application Details](#) - F/16/79704 Full planning

[Decision](#) - 5 October 2018 Permit Delegated Decision

[Proposal](#) -Construction of 37 dwellings with associated landscaping, open space, parking with access from Anson Road.

[Location](#) - PHASE 2 LAND AT HAMMERLEY FARM, BURNETTS LANE, HORTON HEATH, SO50 7DJ

## **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 6.30 pm.

Signed ..... Chairman