



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

13 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, 19 November 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 5 November 2018.

4 CLERK'S VERBAL REPORT

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

5 KNOWLE HILL CONSERVATION PARK

To consider a request from Bellway Homes (who currently have a Reserved Matters planning application for the construction of 34 no 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.

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/18/84199](#)

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.

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

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

Description: Proposed Triple oak framed detached garage

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

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

Description: Dropped kerb

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

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

Description: Two storey side extension.

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

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

Description: Two storey side extension

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.

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, EASTLEIGH, 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, EASTLEIGH, 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, EASTLEIGH, 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, EASTLEIGH, SO50 7HP

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)



Minutes of the Planning & Highways Committee meeting
held on Monday 5 November 2018 at 7.00 pm
at 2 Knowle Park Lane, Fair Oak

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

Other Councillors present: Cllrs Bird & Goss.

Officers in attendance: Mrs L Greenslade, Deputy Clerk

43 DECLARATIONS OF INTEREST

There were none.

44 MINUTES

RESOLVED

That the minutes of the meeting held on 15 October 2018 be signed by the Chairman as a correct record.

45 CLERK'S VERBAL REPORT

There were no issues to raise.

46 HIGHWAYS

There were no issues to raise.

47 FAIR OAK LODGE, ALLINGTON LANE

Representatives of the developer, Bargate Homes presented proposals for the development which included appearance, landscaping, layout and scale, and answered questions.

RESOLVED

That the presentation be noted.

48 PLANNING APPLICATIONS

Cllrs discussed planning applications, and decisions that had been and made the following comments: -

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

Site Address: 17 GRANGEWOOD GARDENS, FAIR OAK, SO50 8ER

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

Comments: No objection.

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

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

Description: Erection of outbuilding to rear of property

Comments: No objection.

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

Site Address: FAIR OAK LODGE, ALLINGTON LANE, FAIR OAK, 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)

Comments: No objection however Members requested more of a variety in the brickwork and hipped roofs. They would also like to see improved street lighting on the site.

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.

Comments: Concerns of overlooking due to the rise of the land at the southern boundary and suggested building low level bungalows. These would be more in keeping with the adjacent neighbours. Members requested bus shelters in Mortimers Lane servicing the development, be considered as part of the developers' contributions.

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.

Comments: No objection.

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.

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

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

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

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

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

Description: Single Storey Rear Extension

Comments: No objection.

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.

Comments: No objection.

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

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

Description: Conversion of existing integrated garage into living accommodation

Comments: Object to the plan in its current form due to inadequate car parking.

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

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

Description: 1 no. Maple - Fell.

Comments: Object as the felling would be detrimental to the local amenity.

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

The following list of decisions were noted:-

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

Proposa:l 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

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, 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

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 8.05 pm.

Signed Chairman