



Fair Oak & 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

11 December 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, 17 December 2018 at 6.30 p.m.** *or at the conclusion of the public participation period.

Melanie Stephens

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 can address the Committee on issues relevant to the business of the Parish Council.

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 3 December 2018.

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: [H/18/84467](#)

Site Address: 416 Fair Oak Road, Fair Oak SO50 7AD

Description: Two storey rear extension (RESUBMISSION)

Application No: [F/18/84481](#)

Site Address: Saxon Court Cottage, Saxon Court, Horton Heath, SO50 7DJ

Description: Construction of a new residential dwelling

Application No: [F/18/84518](#)

Site Address: Land east of Anson Road, Horton Heath, Southampton

Description: Detached two storey dwelling with associated landscaping, amenity areas and new access off Anson Road

Application No: [F/18/84375](#)

Site Address: Owton Land off Burnetts Lane, Burnetts Lane, West End, SO30 2HU

Description: Construction of a single storey farm shop in association with adjoining butchery with car parking, service area and new vehicular access.

List of decisions made

Application Details: RM/18/83278 Reserved matters

Decision: 28 Nov 2018 Approve The Reserved Matters LAC

Proposal: Reserved matters for the construction of 242 dwelling units and retention of 2 dwellings pursuant to outline permission O/15/77190 for residential development of 250 dwellings. (Details of appearance, landscaping, layout and scale of development only for consideration).

Location: Pembers Hill Farm, Mortimers Lane, Fair Oak, SO50 7EA

Application Details: T/18/84078 Consent under Tree Preservation Orders

Decision: 26 Nov 2018 Consent to Tree Works for Delegated Decision

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

Location: 37 White Tree Close, Fair Oak, SO50 7FE

Application Details: H/18/83941 Householder planning

Decision: 30 Nov 2018 Permit Delegated Decision

Proposal: Erection of outbuilding to rear of property

Location: 3 Clifford Place, Fair Oak, SO50 7AW

Application Details: H/18/84048 Householder planning

Decision: 27 Nov 2018 Refuse Planning Permission for Delegated Decision

Proposal: First floor side extension with dormer windows linking house to garage, conversion of existing garage to habitable accommodation and addition of front dormer window to front roof slope

Location: Nakuru Root, Botley Road, Fair Oak, SO50 7AN

To: Committee Members

Cllr P Barrett

Cllr H McGuinness

Cllr T Mignot

Cllr D Scott

Cllr P Spearey (Chairman)

Officers

Mrs L Greenslade (Deputy Clerk)



Minutes of the Planning & Highways Committee meeting
held on Monday 3 December 2018 at 6.00 pm
at 2 Knowle Park Lane, Fair Oak

Present: Cllrs McGuinness & Scott (Vice Chairman)

Also in attendance: Cllrs Bird Mrs Douglas & Noel

Apologies: Cllrs Barrett, Sorley & Spearey

Officers in attendance: Mrs L Greenslade, Deputy Clerk

55 DECLARATIONS OF INTEREST

Cllr Mrs Douglas declared a non-pecuniary interest in minute number 60, being a member of the Wyvern Academy Trust. She concluded that under common law there were no issues to prevent her from speaking.

56 MINUTES

RESOLVED

That the minutes of the meeting held on 19 November 2018 be signed by the Vice Chairman as a correct record.

57 ALINGTON LANE, ADJACENT TO ST SWITHUN WELLS CHURCH

Members received a brief introduction on proposals and ideas for development of the above site, by Linden Homes. The site falls adjacent to their present permitted development.

RESOLVED

That the presentation be noted.

58 CLERK'S VERBAL REPORT

There were no issues to raise.

59 HIGHWAYS

Members raised the following highway issues:-

- Blocked drain in Mortimers Lane
- Dirty road at the Stubbington traffic lights

The Deputy Clerk was requested to report these matters to the relevant authority.

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

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.

Comments: No Objection

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

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

Description: Erection of detached double garage

Comments: No Objection

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).

Comments: No Objection. Members highlighted the proximity of several trees directly adjacent the properties, which could cause concern in later years.

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

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

Description: Single storey rear extension and associated raised patio.

Comments: No Objection

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.

Comments: Object – the proposed location is in the countryside and therefore is contrary to Planning Policy. However, should EBC be of a mind to permit, Members requested the building be moved back as far as possible away from Knowle Lane. They also noted that there were no landscaping plans and would like to see a soft edge included. They suggested giving the building a moss roof in keeping with a countryside location.

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

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

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 7.05 pm.

Signed Chairman