



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

18 June 2019

You are hereby summoned to attend a meeting of **PLANNING & HIGHWAYS COMMITTEE** at the Parish Offices, 2 Knowle Park Lane, Fair Oak on **Monday, 24 June 2019 at 7.00 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 note the minutes of the meeting held on 3 June 2019, previously approved at Full Council on 17 June 2019.

4 HIGHWAYS

- 1) To consider a resident's enquiry regarding signage at the Stubbington Way traffic lights (Appendix 1)
- 2) To note EBC Traffic Regulation orders relating to Fair Oak & Horton Heath.

5 PLANNING APPLICATIONS

Application No: V/19/85818

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

Description: Deed of variation to vary the Pembers Hill Farm S106 Agreement dated 11 May 2018 so that 15% Affordable Housing is secured by the Planning Agreement O/15/77190 and 25% by other contractual means under the Council's control (overall total to remain at 35% Affordable Housing). Also, amendment to Mortgagee in Possession clauses to meet with the Registered Providers requirements.

Application No: H/19/85358

Site Address: Berbice, Paynes Lane, Fair Oak, SO50 7GS

Description: Single storey side extension and detached garage

Application No: H/19/85554

Site Address: 19 Stubbington Way, Fair Oak, SO50 7LQ

Description: Retention of boundary fence

Application No: F/19/85028

Site Address: Site 2 Land to the West of The Kings School, Allington Lane, Fair Oak, SO50 7DB

Description: Construction of 35 dwellings including 12 affordable, with associated public open space, landscaping, ecological mitigation, car parking and cycle storage.

Application No: H/19/85688

Site Address: 5 Selhurst Way, Fair Oak, Eastleigh, SO50 7JX

Description: Erection of a single-storey rear extension

Application No: F/19/85829

Site Address: Home Park, Knowle Lane, Horton Heath, SO50 7DZ

Description: Construction of first floor extensions to existing care home with raised terrace to north elevation and new window to west elevation.

Application No: H/19/85798

Site Address: 395 Fair Oak Road, Fair Oak, SO50 7AB

Description: Single storey rear and side extensions following demolition of existing detached garage.

Application No: H/19/85831

Site Address: 43 Ascot Road, Horton Heath, SO50 7JP

Description: Extension to front of Garage and the creation of a new second floor with small dormer windows

Application No: L/19/85821

Site Address: Stroudwood Farm, Winchester Road, Lower Upham, SO32 1HH

Description: Two storey infill rear extension

LIST OF DECISIONS MADE

Application Details H/19/85070 Householder planning

Decision 20 May 2019 Permit Delegated Decision

Proposal Two-storey side extension

Location 78 Stoke Heights, Fair Oak, SO50 8AJ

Application Details: H/19/84873 Householder planning

Decision 22 May 2019 Permit

Proposal Erection of 1.5 storey side extension with gable end including 2no. dormers to front & 1no. dormer to rear with front porch canopy and pitched roof over existing single storey rear extension

Location 7 Knowle Lane, Horton Heath, SO50 7DZ

Application Details X/19/85356 Removal/variation of conditions

Decision 29 May 2019 Permit Delegated Decision

Proposal Minor material amendment to vary condition 2 (Approved plans) of permitted application F/18/83458, to replace first floor window with floor to ceiling glazing.

Location 349 Fair Oak Road, Fair Oak, SO50 8AA

Application Details H/19/85291 Householder planning
Decision 5 Jun 2019 Permit Delegated Decision
Proposal Formation of dropped kerb.
Location 48 Sandy Lane, Fair Oak, SO50 8ET

Application Details H/19/85071 Householder planning
Decision 7 Jun 2019 Permit Delegated Decision
Proposal Erection of carport to side of existing garden store
Location Cheldage, Pempers Close, Fair Oak, SO50 7BN

Application Details H/19/85461 Householder planning
Decision 10 Jun 2019 Permit Delegated Decision
Proposal Conversion of garage into habitable accommodation with new pedestrian side access and parking area
Location 1 Denham Fields, Fair Oak, SO50 8DH

Application Details H/19/85410 Householder planning
Decision 13 Jun 2019 Permit Delegated Decision
Proposal Rear dormer in association with enlarged second floor living accommodation and new rooflight to front roof slope
Location 29 Centaury Gardens, Horton Heath, SO50 7NY

Application Details H/19/85040 Householder planning
Decision 12 Jun 2019 Permit Delegated decision
Proposal Erection of a double garage in front garden.
Location Oak Cottage, Winchester Road, Fair Oak, SO50 7GQ

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

Committee Members

Cllr M Jermy
Cllr T Mignot
Cllr H McGuinness
Cllr D Scott
Cllr G Warrillow
Vacancy

Officers

Linda Greenslade, Deputy Clerk



Fair Oak & Horton Heath Parish Council

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Minutes of the Planning & Highways Committee meeting
held on Monday 3 June 2019 at 7.00 pm
at 2 Knowle Park Lane, Fair Oak

P - present, Ab – absent, Ap –
apologies

P	Cllr Jermy	P	Cllr Scott (Chairman)
P	Cllr Mignot	Ap	Cllr Warrillow
P	Cllr McGuinness		Vacancy

Officers in attendance: Ms M Stephens, Clerk.

PUBLIC PARTICIPATION

There were no members of the public present.

6 DECLARATIONS OF INTEREST

None received.

7 MINUTES

RESOLVED

That the minutes of the meeting held on 20 May 2019 be approved.

8 PLANNING APPLICATIONS

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

Application No: H/19/85476

Site Address: 1 Highbury Close, Fair Oak, SO50 7JG

Description: Detached single storey outbuilding

Comments: No objection.

Application No: H/19/85595

Site Address: 4 Maytree Close, Fair Oak, SO50 7BU

Description: Single story extension and timber cladding panels.

Comments: No objection.

Application No: F/19/85624

Site Address: Lanleigh, Botley Road, Horton Heath, SO50 7DT

Description: Construction of 4No. 3-4 bedroom detached dwellings with ancillary parking,

Comments: Whilst the Committee had no objection in principle, it had concerns regarding the fourth plot which appeared too close to the existing properties. The Committee suggested that soft landscaping should be included as a condition to mitigate the loss of visual amenity.

Application No: F/19/85626

Site Address: Brookfield Car Boot, Allington Lane, Fair Oak, SO50 7DD

Description: Change of use of agricultural land to storage of caravans

Comments: The Committee had no objection but requested that the proposed condition as set in paragraph 5.11 of the amenity statement be included and that evergreen shrubs be used.

Application No: T/19/85495

Site Address: 8 Newmarket Close, Horton Heath, SO50 7LJ

Description: 1 no. Oak (T1) - Crown reduce overall by 3 metres to leave a finished height of 10 metres.

Comments: The Parish Council objects to the crowning of this tree.

Application No: L/19/85186

Site Address: East Horton Golf Centre, Mortimers Lane, Fair Oak, SO50 7EA

Listed Building Consent: Retention of log-burner flue and wooden guttering to existing property

Comments: No objections.

Application No: F/19/85060

Site Address: East Horton Golf Centre, Mortimers Lane, Fair Oak, SO50 7EA

Proposal: Retention of log-burner flue and wooden safety guttering to existing property

Comments: No objections.

Members also received the list of decision made, as set out on the agenda summons.

RESOLVED

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

SignedChairman

Appendix 1

Letter from Resident:

I am a resident on the Stubbington farm estate, where I have lived since 1984. To exit the Stubbington farm estate we usually use Stubbington Way which emerges onto the traffic lights at the crossroads in the village. It is a VERY regular occurrence "certainly daily and often at every change of the lights" to have vehicles exiting Eastleigh Road and turning into Botley Road cutting across in front of traffic leaving the estate, such traffic having the right of way if we are going across into Eastleigh Road. This is a crossroads where numerous accidents have occurred in precisely the manner described. Despite raising this matter with every candidate at local election time, nothing ever seems to get done. In the past couple of years the phasing of the lights has been changed to give those leaving the estate a few seconds of priority and this has all but removed the danger when proceeding at the time the lights change. It has done nothing to relieve the problem when approaching once the lights are already at green and traffic is flowing. When approaching these lights from Eastleigh, the road signs do not show this to be a crossroads, indeed they tend to suggest that it is a T junction. I would strongly recommend that this signage needs to be changed as a matter of urgency and if needed be additional signage showing rights of way installed. I personally have had near misses at these crossroads three times this week alone and just this morning ended up bonnet to bonnet with a large van that clearly had no intention of stopping. Please, please, please do something to help before we end up with a fatal accident here.