



FAIR OAK & HORTON HEATH PARISH COUNCIL

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**Minutes of the “virtual” FULL COUNCIL meeting
held on Monday 22 February 2021 at 7.00 pm
via ZOOM application and live streamed through the Council’s Youtube page**

P – present, Pt – part of the meeting, Ab – absent, Ap – apologies.

P	Vacancy	P	Cllr Douglas (Chairman)	P	Cllr Mignot
P	Cllr Anderson	P	Cllr Forfar	P	Cllr Scott
Ab	Cllr Barrett	P	Cllr Higby	P	Cllr Spearey (Vice-Chairman)
P	Cllr Bird	P	Cllr Marsh	P	Cllr Tennent
P	Cllr Couldrey	P	Cllr McGuinness	P	Cllr Warrillow

Officers in attendance: Ms M Stephens, Clerk, Mrs L Greenslade, Deputy Clerk, Mrs J Cahill, Responsible Finance Officer & Martin Johnson, Operations Manager.

The Chairman opened the meeting and thanked everyone for attending. She advised that the Council would be discussing three major planning applications. Two at One Horton Heath and one at Knowle Lane. She gave some background on the One Horton Heath development saying that the Parish Council had been consulted from day one, the Chairman and the Clerk had attended many meetings and she was pleased that their input had been listened to. The application was controversial and would have a huge impact on the Parishes of Fair Oak & Horton Heath and West End. Strong feelings were relayed by residents at the first consultation held by the Parish about worries of traffic and loss of green space and the countryside. She reminded residents that the Parish Council had no authority on planning matters but were merely a consultee.

Members of the Parish Council had previously discussed the two One Horton applications at an informal meeting and had raised several questions. Before listening to members of the public Cllr Douglas read out the questions the Parish had put to the One Horton team and their replies.

PUBLIC SESSION

A representative from Burnetts Lane Residents Association (BLRA) was in attendance, they had previously written to the Parish Council regarding the One Horton planning applications. The letter had been circulated to all Members prior to the meeting. The BLRA concerns were: 1 Traffic Flows and Management, 2 HGV and TRO, 3 Green Buffer, 4 Adequate school parking and internal road network, 5 GP surgery, 6 Density, 7 New business units, 8 Drainage, plus a number of individual residents’ comments which they believed had not been properly addressed.

A Barley Fields Residents Group (BFRG) representative was in attendance and addressed the Council. They had written to the Parish Council regarding the one Horton planning applications. The letter had also been circulated to all Members prior to the meeting. The concerns of BFG were that the new development would have a profound impact on the character and amenity of their homes, being the only ones with potential development immediately backing on to their gardens. The Group had proposed several amendments to the plans but were disappointed with the outcome of their most recent meeting with the One Horton Heath Team.

80 MINUTES OF MEETINGS (PAPER A)

RESOLVED:

- a) That the minutes of the Full Council meeting held on 18 January 2021 be signed by the Chairman as a correct record;
- b) That the minutes of the Asset Committee meetings of 12 January 2021 be signed by the Chairman as a correct record; and
- c) That the planning delegated decisions of w/e 29 January 2021 be noted.

81 DECLARATIONS OF INTEREST

Cllrs Couldrey, Marsh & Tennent - Minute No. 82 (a), (b) & (c). Cllr Warrilow - Minute No 82 (a) & (b)

Cllr Couldrey - Minute No 84.

82 PLANNING APPLICATIONS

Cllrs Couldrey, Marsh & Tennent disclosed disclosable non pecuniary interests in Planning Applications [O/20/89498](#) & [F/20/89500](#) on the grounds that they were Borough Cllrs and would be sitting on the decision-making committee. They did not participate in the discussion and did not vote.

Cllr Warrilow declared a disclosable pecuniary interest in Planning Applications [O/20/89498](#) & [F/20/89500](#) as the company she worked for would be submitting a tender for building materials on the development. She left the meeting for these items and re-joined at item 83. She did not participate in the discussion and did not vote.

Members considered the following planning applications for formal comments to Eastleigh Borough Council.

- (a) **Application No:** [O/20/89498](#), Land at Burnetts Lane, Fir Tree Lane and Allington Lane

Comments: Conditional support

The Parish Council supports the application and made the following comments:

- 1 Clarification required on the actual total number of houses that are proposed rather than the number of houses the site can accommodate.
- 2 Request an update on the housing requirement for the Borough.
- 3 Assurances that the mix of housing would be appropriate for the anticipated demographic.
- 4 Request confirmation that Burnetts Lane south will be closed to traffic.
- 5 Clarification on exact junction improvements proposed at Allington Lane and other entrances to the villages.
- 6 Seek a response to earlier questions submitted and not answered.
- 7 Query whether the cycle ways make adequate & safe provision for cyclists, particularly at the southern edge roundabout on Burnetts Lane

- (b) **Application No:** [F/20/89500](#), Land west of Burnetts Lane, Eastleigh

Comments: Conditional support

The Parish Council strongly objected to the six storey "landmark" building being too visually obtrusive and out of character for the surrounding area. The following comments were made:

- 1 Requests that the OHH team undertake further discussions with the BFRG residents, to agree appropriate level of mitigation levels surrounding landscaping and privacy.
- 2 Request clarification on how traffic and proposed junction improvements would work to alleviate the already congestion in and out of the villages.
- 3 Request more detail on air pollution findings.
- 4 Raises concerns on flooding across the site.
- 5 Question the necessity of such density of housing in a rural setting.
- 6 Reassurance required on house styles throughout the site.
- 7 Reassurance on traffic calming along Burnetts Lane.
- 8 Request continued and early consultation and dialogue regarding planning and infrastructure on site.

(c) Application No: F/21/89759, Land East of Knowle Lane, Fair Oak, SO50 7DZ

Comments: Object

- 1 The proposed development would increase traffic along Knowle Lane which has little or no footpaths to a detrimental level.
- 2 Knowle Lane is not suitable for any increase in traffic.
- 3 Inappropriate building for the surrounding rural area.
- 4 Raises concerns regarding parking issues at the development
- 5 Flats are not appropriate on the soft edge of the village.
- 6 Query accessibility to the SINC, would it be open to the public or just residents of the development?
- 7 Query the health implications of people living so close to the satellite dishes.

RESOLVED:

That the above comments be submitted to the Borough Council.

83 REPORT OF THE RESPONSIBLE FINANCE OFFICER (REPORT B)

Members considered the report of the Responsible Financial Officer (RFO). No questions were raised.

RESOLVED:

- a) That the contents of the report be noted; and
- b) That the BACS payments be authorised.

84 LIBRARY ACCEPTANCE OF FREEHOLD TRANSFER (REPORT C)

Cllr Couldrey declared a non-pecuniary interest being a Trustee of the Community Library. He concluded that there were no issues under common law that prevented him from remaining in the meeting to speak and to vote.

Members considered the freehold transfer of the library building as set out in the report.

The Parish Council at its last meeting on 18 January 2021 discussed the proposed asset transfer including the legal and financial implications.

The Clerk reported that the Parish Council's solicitor had raised concerns regarding the proposed Heads of Terms, and the potential risk of being bound by covenants etc and as such had contacted HCC for reassurances. To date he had not heard back from HCC's legal team. Therefore, he strongly advised that if the Council was of a mind to agree to the transfer, that this be agreed in principle subject to a much more robust heads of terms. He recommended the Council delegate negotiation of terms to the Clerk and Chairman to ensure the Parish Council is not bounded to something that would restrict them in future should the community library fail.

Cllr Couldrey advised that significant building improvements was needed to get the library up and running and that he would be recommending to the Local Area Committee that developers' contributions be distributed to this community project to the sum of £30,000. Officers expressed the view that the funds needed to undertake improvements to the building would far exceed this.

RESOLVED:

- a) That the Freehold Transfer of Fair Oak Library from Hampshire County Council to the Parish Council be agreed subject to satisfactory Heads of Terms agreement; and
- b) That the Clerk and Chairman be given delegated authority to negotiate and agree the Heads of Terms, signing these on behalf of the Council.

85 DRAINAGE WORKS AT KNOWLE PARK (REPORT D)

Members considered the report which highlighted the need for essential works to alleviate flooding in a high footfall area of Knowle Park.

RESOLVED:

That up to £20,000 be allocated from the Council's General Reserve Fund for the essential drainage and footpath repair works at Knowle Park.

86 PARISH CCTV & FIRE ALARM SYSTEM FOR THE PAVILION (REPORT E)

The Parish Council's current CCTV systems at three locations are outdated, have regular equipment failure and are poor quality making them inadmissible as evidence in court.

The Council had budgeted for these improvements works as part of the 2021/22 budget. Officers sought approval to award the contract for these works to their preferred contractor.

RESOLVED:

- a) That the Council award the contract to supply and install new digital CCTV systems at the Village Hall/New Century Park, Pavilion and Horton Heath Community Centre at £10,860 to JPS Fire & Security; and
- b) That JPS Fire & Security be awarded the contract for the supply and installation of a new fire alarm system, for the sum of £4855, at Lapstone Pavilion.

87 WORK PROGRAMME (REPORT E)

RESOLVED:

That the work programme be noted.

88 MEMBERSHIP OF COMMITTEES & TASK & FINISH GROUPS

The Chairman asked for volunteers to fill the current vacancy on the Asset Committee and to appoint two members to the Climate Change Task and Finish Group.

RESOLVED:

- a) That Cllr Mignot be appointed on the Asset Committee;

b) That Cllr Marsh be appointed on the Climate Change Task and Finish Group.

This was all the business and the meeting closed at 8.35 pm.

Signed..... Chairman

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