



## FAIR OAK & HORTON HEATH PARISH COUNCIL

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### **Minutes of the Full Council Meeting held on Monday 20 March 2023 at 6.00 pm. at the Parish Office, 2 Knowle Park Lane, Fair Oak**

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

P - Cllr Anderson	P - Cllr Scott	Ab - Cllr Stuppel
P - Cllr Forfar	Ap - Cllr Bird	P - Cllr Douglas (Chair)
Vacancy	Ap - Cllr Marsh	Ap - Cllr Couldrey (Vice-Chair)
P - Cllr Barrett	P - Cllr Smith	Ab - Cllr McGuinness
Ap - Cllr Higby	P - Cllr Meech	P - Cllr Tennent

Officers in attendance: Ms Mel Stephens, Clerk.

**Apologies:** Cllrs Bird, Couldrey, Higby and Marsh

#### **PUBLIC SESSION**

One member of public was present for the Stoke Park Farm presentation. No representation was made to the Council on this matter.

#### **94 DECLARATIONS OF INTEREST**

There were none.

#### **95 MINUTES (PAPER A)**

##### **RESOLVED:**

- (a) That the minutes of the Full Council meetings held on 7 and 20 February 2023, be signed by the Chairman as correct records; and

- (b) That the delegated planning decisions for w/e 13 January & 13 & 20 February be noted.

## **96 STOKE PARK FARM PRESENTATION**

The Council received a presentation from Rory Watson-Newman, Estates Manager from Eastleigh Borough Council, on the Stoke Park Farm project proposals. The consultation period ended on 31 March 2023.

Following the presentation, members raised a number of queries to which answers were given, including: -

It was confirmed that the site currently received income from the residential home (previous farmer's cottage) on-site, rent from the fish farm, and storage units. Minimal maintenance was required on the landscape (hedge and grass cutting) and this was funded through the current income. It was unclear however how the proposed built form (commercial units) on the site would be funded. With the limited subsidies and income for the site, it was clear that there needed to be some commercial element to the scheme moving forward.

In relation to the nitrate credits, these had been determined by Natural England which now formed part of a legal agreement with the Borough.

The Suitable Alternative Natural Green Space (SANG) area and Biodiversity Net Gain (BNG) would be managed during the term of the nitrate agreement. With the SANG area being protected for 80 years and the BNG for 30 years. The remaining parcels of land on the site would be protected under the nitrate agreement for a period of 80 years.

It was likely that Eastleigh Borough Council's countryside team would manage the site moving forward. The Chair of the Council pointed out, that Parish involvement in the site was preferable.

Members raised various comments, regarding the future of the site, set out in the comments below. All members were vehemently opposed to any future residential dwellings being put on any part of the site.

### **RESOLVED:**

That the following comments be submitted to Eastleigh Borough Council: -

Whilst the Parish Council is largely supportive of plans to enhance the site, it would ask

that the following matters be considered: -

- a) The overall purpose of the scheme needs to be clearly defined with all nature conservation goals to be programmed spanning decades.
- b) We would like to see the land, under Schedule 11 (12) of the Natural Environment and Rural Communities Act 2006, be developed progressively, as a designated 'nature reserve' as: "land managed not only for a conservation purpose but also for a recreational purpose, if the management of the land for the recreational purpose does not compromise its management for the conservation purpose".
- c) That the land be managed for a conservation purpose, providing, under suitable conditions and control, special opportunities for the study of, and research into, matters relating to the fauna and flora of Great Britain and the physical conditions in which they live, and for preserving local wildlife.
- d) The site, in partnership with key stakeholders, including local Parishes, host local sustainability & biodiversity enhancement projects.
- e) That the site remains in perpetuity as a nature area, and under no circumstances should any residential development, bar, tithe cottages for keyworkers on the site, be built. We would vehemently oppose any residential development on this site, now and in the future.
- f) Commercial development should be limited to supporting the educational and recreational elements of the site but to a bare minimum to allow the site to be self-funding.
- g) General access to the site needs detailed planning and consideration. Access from Fair Oak to the site, via Crowdhill with improved footpath links also needs scoping out. With the aim to allow greater connectivity for FOPC residents to the nature reserve, encouraging walking & riding to the site. Access via vehicular traffic is not suitable, and for this should be discouraged across the site as a whole, to reduce carbon emissions.
- h) The proposed location of the SANG to be sited southwest of the site, straddling both Parishes and extending to the north. The Parish would like to be consulted when the landscape management plan is drafted.
- i) That permissive rights of way be extended and improved around the site and allow access for cyclists.
- j) That due to the nitrate emissions, we would request that should dogs be allowed

on the site outside of the SANG, that they be kept on leads. And that sufficient dog waste bins be provided around the SANG perimeter.

- k) That appropriate wetland habitat be created to offset nitrate and phosphate pollutants. And educational interpretation boards be sited adjacent to these to educate the public on their importance.
- l) That suitable tree, hedge, shrub and wildflower planting be put in place. That additional wildflower planting be placed on site above what has been shown on the draft plan, and that this compliments the bee and tree corridor projects of the Parish(s).
- m) That a formal walled garden be supported with the aim of a 'friends of group' being established empowering the local community to act as custodians of the site.
- n) That there be no permanent tea-room on site, which could attract larger visitor numbers and traffic. The site should host local pop ups instead. Likewise, wider public events, be limited so as not to disturb established nature habitats.
- o) That any buildings on site, as far as reasonably practicable, be built to carbon neutral standards, or as a bare minimum, no fossil fuels, with solar panels, air source heat pumps, rainwater harvesting, living walls, roofs and pollinator planters. We would ask that any material on site, be re-purposed if possible, to avoid large amounts of material ending up in landfill and to reduce carbon emissions to/from the site.
- p) That a robust & innovative business plan be developed with explicit distinctions being made to separate the site from Itchen Valley & Manor Farm.
- q) That sufficient funds be allocated to support public art on the site, from temporary to permanent structures, which have an educational purpose and to inspire nature conservation.
- r) That a wider stakeholder working group be established and this must include both Parish Councils. And that open discussions commence regarding future management and involvement on/in the site.

## **97 CHAIRMAN'S ANNOUNCEMENTS**

The Chairman reminded all members that they would be assigned roles to support the Kings Coronation event on 6 May 2023.

## **98 CLERK'S UPDATE**

The Clerk gave a general update attached at Appendix 1 to these minutes.

## **99 FINANCE REPORT (REPORT B)**

Members considered the report of the Finance Officer.

### **RESOLVED:**

- (a) That the contents of the report be noted; and
- (b) That the BACs payments be approved.

## **100 PLANNING APPLICATION**

Members discussed the following planning application: -

Application No: F/23/94713

**Address:** Cockpit Farm Barn, Knowle Lane, Horton Heath

**Description:** Construction of 6.no dwellings, including landscaping, parking and associated works following demolition and site preparation.

### **RESOLVED:**

That the following comments be submitted to EBC for consideration:

Object - Previous comments regarding overdevelopment in the strategic gap, contrary to policy and concerns regarding highway safety still stand. In addition, the adverse visual impact of the development on the landscape, detrimental effect on the character of the local area, with significant concerns on the design, particularly the detailing and materials to be used which are against policy (character appraisal), the suggested design is out of character in terms appearance i.e. makes no reference to pre-Victorian, red brick, gabled roofs and gabled entrances. Meaning that the development does not relate effectively with the features and materials prominent in the existing street scene.

A complete redesign is needed. Any redesign should include sustainable elements to the design, solar panels and ground source heat pumps. Additional efforts on increasing biodiversity net gain with the landscape plan are also needed, particularly given the loss of trees on the site.

Furthermore, the Parish Council would like detailed explanation as to why this

application, given the previous objections, was not referred to the Local Area Committee for consideration. This should not have been approved under Officer's delegated authority.

#### **101 IN-SHOP ADVERTISING OF VAPING PRODUCTS IN THE VILLAGE**

The Council discussed a request by a member of the public that local business be discouraged from advertising vaping products in their stores, particularly near to/adjacent to products that would appeal to a younger consumer.

Some members, whilst feeling sympathetic to the request, felt that as the matter fell outside the remit of the Council and was not enforceable, the request should not be supported.

Other members felt that the Council should support any form of discouragement to vaping products as there was evidence to suggest that these were just as, if not more addictive, than cigarettes.

On the motion that the Clerk write to local business to request that advertisement of vaping products be removed, it was: 4 votes for and 4 votes against, the Chairman used her casting vote, and the motion was lost.

#### **102 TRAINING POLICY (REPORT C)**

The Council considered the proposed updates to the current training policy, as highlighted in red.

##### **RESOLVED:**

That the policy be approved.

#### **103 WORK PROGRAMME (REPORT D)**

##### **RESOLVED:**

That the work programme be approved.

#### **104 EXCLUSION OF THE PRESS AND PUBLIC**

##### **RESOLVED:**

That under Section 1(2) of the public Bodies Admissions to meetings Act 1960, the public and the press be excluded from the meeting for the following item of business on the grounds that it involves the likely disclosure of exempt information which would be prejudicial to the public interest by reason of its confidential nature.

## **105 STAFFING MATTERS**

The Clerk reported on recent staff appraisals. All staff whilst working at full capacity, were completing work diligently and with enthusiasm.

Members thanked all staff for their hard work and efforts.

Signed ..... Chairman

This was all the business and the meeting closed at 7.40pm.