FAIR OAK & HORTON HEATH PARISH COUNCIL
2 Knowle Park Lane, Fair Oak, Eastleigh, SO50 7GL (023) 8069 2403
enquiries@fairoak-pc.gov.uk www.fairoak-pc.gov.uk
@fairoakandhortonheathparishcouncil fairoakandhortonheath

Minutes of the Council Meeting held on Monday 21 October 2024 at 6.00 pm at the Parish Office, 2 Knowle Park Lane, Fair Oak

Present: Cllrs Anderson, Broomfield, Douglas (Chair), Higby, Meech, Scott, Smith & Tennant

Absent: Cllr Chivuchi & Stupple

Apologies: Cllrs Barrett, Bird, Couldrey, Forfar & Marsh

Officers in attendance: Jo Cahill, Finance Officer, Michelle Leadbitter-Allen, Deputy-Clerk & Melanie Stephens, Clerk.

Also in attendance: One member of the public was present to observe the meeting.

74 DECLARATIONS OF INTEREST

Cllr Meech declared a non-pecuniary interest in Minute Item 83.

75 MINUTES (PAPER A)

RESOLVED:

a) That the minutes of the Full Council meetings held on 16 September and 30 September 2024, be signed by the Chair as correct records; and

b) That the delegated planning decisions for week ending 4 October 2024 be noted.

76 PUBLIC PARTICIPATION

There was one member of the public present who observed the meeting.

77 CHAIR'S ANNOUNCEMENTS

The Chair reminded Members of the following upcoming events:

- Remembrance Day Service - 10 November 2024 at 10.45am, at the War Memorial; and
- Christmas Lantern Parade – 6 December 2024 at 6.00pm commencing at the Village Hall and ending at the Fountain Café with the Christmas light switch on.

On 8 October, the Chair had undertaken a valued and informative tour of the One Horton Heath development and requested that Councillors attend future tours if offered.

78 CLERK'S UPDATE

The Clerk gave a presentation, attached at Appendix 1 to these minutes.

RESOLVED:

That the contents of the presentation be noted.

79 PLANNING APPEAL: PN/23/96630, 3 PEMBERS FARM HILL AVENUE, FAIR OAK

The Council considered the formal response to the planning inspector in respect of the Pembers Farm Hill Avenue appeal.

Members expressed their concern regarding the safety of residents, particularly small children, should large agricultural vehicles be permitted through the development. Members requested that the Council's response outline these concerns and requested that the movement of vehicles be restricted via a condition.

Following discussion, it was:

RESOLVED:

That the Clerk, in consultation with the Chair, draft a formal response outlining the Council's safety concerns and proposing a condition restricting the movement of vehicles, between 7am and 7pm Monday to Friday, 8am – 12 noon Saturday and no movements on Sunday.

NB: Following the meeting, the response attached at Appendix 2 to these minutes was submitted.

Action: Mel Stephens

80 PROPOSED EXTINGUISHMENT OF PART OF FAIR OAK AND HORTON HEATH FOOTPATH 32 (PAPER B)

The Council considered the proposal submitted by Hampshire County Council for the extinguishment of part of footpath 32.

Following discussion, it was: -

RESOLVED:

That the Council endorse the response put forward by the Ramblers Association with the exception that the path is not divided into four sections.

Action: Mel Stephens

81 CONCLUSION OF AUDIT (REPORT C)

The Council considered the outcome of the conclusion of audit including the comments received by the external auditors.

Following discussion, it was: -

RESOLVED:

That the conclusion of audit be noted.

82 FINANCE REPORT (REPORT D)

The Council considered the finance report which highlighted the Council's latest budgetary position.

The Chair thanked the Deputy Clerk for her hard work resolving the electricity dispute at Horton Heath Community Centre which would result in a notable refund.

RESOLVED:

(a) That the contents of the report be noted; and

(b) That the BACs payments be approved.

83 COMMUNICATIONS AND EVENTS TASK AND FINISH GROUP (REPORT E)

The Council considered the recommendations of the Communications and Events Task & Finish Group including the event schedule for 2025/26.

Following discussion, it was: -

RESOLVED

That the 2025/26 event calendar and associated budgets attached at Appendix 1 to Report E be approved.

Action: Mel Stephens/Carly Giles

84 CRICKET CLUB SERVICE LEVEL AGREEMENT (SLA) (REPORT F)

Cllr Meech disclosed an interest as his property immediately overlooked the playing fields. He concluded that there were issues under common law which prevented him from speaking and voting.

At the approval of members present, Cllr Meech raised a question regarding the training log and use log of the cricket machinery owned by the Council. The Clerk informed members that these logs were presented to the Council, but for completeness, this would be included in the SLA. Cllr Meech did not participate in the main discussion and did not vote.

After consideration, it was:-

RESOLVED

That the Service Level Agreement be agreed subject to the amendment at 5.1 that training and use of equipment logs be submitted to the Clerk at the start of each season.

Action: Mel Stephens

85 COMMUNITY INFRASTRUCTURE PROGRAMME (CIP) (REPORT G)

Members considered the proposed Community Infrastructure Programme as set out in Appendix 1 to Report G.

RESOLVED:

That the CIP list as set out in Appendix 1 to Report G, be submitted to Eastleigh Borough Council for consideration.

Action: Mel Stephens

86 OUTSIDE BODY REPRESENTATIVE CHANGE – ALLOTMENT ASSOCIATION

As there were no volunteers for the role, it was: -

RESOLVED:

That this item be deferred to the next meeting.

Action: Mel Stephens

87 STAFFING UPDATE (REPORT H)

The Council considered the staffing update which included the successful recruitment of the replacement caretaker position.

Members were informed that an offer letter had been submitted to the preferred applicant and it was hoped that the applicant would commence employment in December.

RESOLVED:

That the staffing update be noted.

88 CHRISTMAS OPENING HOURS

RESOLVED:

That the Council offices be closed from 23-27 December 2024.

Action: Mel Stephens

89 WORK PROGRAMME (REPORT I)

The Council considered the work programme.

RESOLVED:

That the work programme be approved subject to the inclusion of the new cemetery development in the unallocated list.

Action: Mel Stephens

Signed …… Chair

This was all the business, and the meeting closed at 18.45 pm.

Appendices:
Appendix 1 – Clerk's Update
Appendix 2 – Planning Appeal Response

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Planning Inspectorate
c/o Dawn Errington
Senior Planning Officer
Eastleigh Borough Council

24 October 2024

Dear Dawn,

TOWN AND COUNTRY PLANNING ACT 1990, APPEAL UNDER SECTION 78
ADDRESS OF SITE TO WHICH THE APPEAL RELATES: 3 PEMBERS FARM AVENUE, FAIR OAK, EASTLEIGH, SO50 7QL
PROPOSED DEVELOPMENT: PRIOR APPROVAL FOR AGRICULTURAL ACCESS FROM PEMBERS FARM AVENUE
APPLICATION REFERENCE: PN/23/96630
APPELLANT'S NAME: A COOPER
PLANNING INSPECTORATE APPEAL REFERENCE: APP/W1715/W/24/3347834

I am writing to inform you of the discussion held by the Parish Council at its meeting on 21 October 2024 regarding the above matter.

The Parish Council unanimously agreed that the issues raised in our previous objection dated 24 January 2024 still stand, with serious concerns remaining unaddressed by the Appellant in their supporting statement of case.

Regarding the Appellant's case for appeal, the Parish Council offers the following comments: -

The proposed agricultural access is in direct conflict with Paragraph 135 of the National Planning Policy Framework as it would result in the permanent loss of established hedgerow, adversely impacting on the visual amenity and character of the area.

The proposals for constructioning an access to an agricultural holding via Chislebourne Lane within the Pembers Hill Farm residential development conflicts with Local Plan Policies DM1 and DM13, having a detrimental and significant impact on visual amenity as well as highway safety. To expand on the safety aspect in more detail: -

The movement of large agricultural vehicles, regardless of frequency, through the main artery of the 250-home housing development, will significantly impact on highway safety. The movement of these vehicles past residential properties, public open space and play areas, is out of place with the surroundings, would cause noise disturbance to residents, and would significantly undermine pedestrian safety, particularly children accessing the destination play area planned for the site.

Of notable concern is the potential for slips and falls from mud, debris and detritus from the movement of the agricultural vehicles on the public highway, having a significant safety impact on the public as well as undermining the amenity value of the area. While the Appellant has proposed a condition in this regard, there will undoubtedly be times between spillages and cleaning that further threaten the safety of residents. The Appellant's suggestion is therefore insufficient in mitigating the threats to highway safety.

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The Parish Council is in complete disagreement with the Appellant's representations made in their statement of case regarding their access needs. The historic access arrangements worked well, and the Parish can see no reason why these arrangements cannot be formalised between the relevant parties, particularly as there is a lack of evidence to support a contrary argument. Indeed, the Parish Council is aware of a further access point, that would reasonably meet the Appellant's needs whilst safeguarding the area's amenity and public safety. Given the reasons set out above, the Parish Council does not consider the need for access outweighs the detrimental impact this proposal has on the safety of residents.

Should the Inspector however be minded to uphold the appeal, the Parish would kindly request a stringent condition restricting the number and times of vehicles movements through this residential development, namely no movements between 7am and 7pm Monday to Friday, 8am – 12 noon Saturday and no movements on Sunday. The purpose of this condition would be to ensure the protection of residents, in particular children, from harm.

The Parish Council also fully endorses the conditions proposed by the Local Planning Authority, reference: PN/23/96630, with particular importance on the need of the Appellant to submit a Farm Management Plan setting out how the transfer of mud, dirt and debris on the highway will be prevented, including robust and timely measures to mitigate risks to public safety.

Melanie Stephens

Parish Clerk
On behalf of Fair Oak & Horton Heath Parish Council