CHANDLER'S FORD AND HILTINGBURY LOCAL AREA COMMITTEE

Wednesday, 20 November 2013 (7:00 pm – 9:50 pm)

PRESENT:

Councillor Holden-Brown (Chairman); Councillors A Broadhurst, Mrs Broadhurst, Grajewski, M Hughes, Olson and Pragnell

Apologies for absence were received from Councillor Caldwell

RESOLVED ITEMS (SUBJECT TO QUESTIONS ONLY)

1. MINUTES

RESOLVED -

That the Minutes of the meeting held on 11 September 2013 be confirmed and signed by the Chair as a correct record.

2. DECLARATIONS OF INTEREST

Councillor Dave Pragnell declared a non pecuniary interest in Agenda item 8 as he is known to another prospective applicant for the same premises.

Councillor Judith Grajewski declared an interest in agenda item 9 as the applicant is a close neighbour to her property.

3. PUBLIC PARTICIPATION

Mr Andy Rennick of 1 Thornbury Wood spoke with regard to surface water drainage on his property and neighbouring Hampshire County Council land. This had a detrimental effect on the pavement spilling over and making it impassable for pedestrians. Mr Rennick had taken steps to lessen the problem on his own land but despite repeatedly appealing to Hampshire County Council no measures had been taken to solve the problem on HCC land.

4. CHAIRMAN'S REPORT

None on this occasion.

5. AREA CO-ORDINATOR'S REPORT

The Area Co-ordinator referred to the latest edition of Chandler's Ford News. The monthly publication was available both as paper copy and electronically. Members of the public wishing to receive the electronic copy should email andy.milner@eastleigh.gov.uk to subscribe.

This month's edition gave news on local shopping centres, progress at Hocombe Mead and new benches at the Lake which had been donated. The Comedy Theatre Company were providing free transport for the elderly to their performance in January. The final update was that the railings at Fryern were to be painted with work due to start next week.

6. PRESENTATION ON PLANNING GUIDELINES

Development Control staff gave a short presentation on guidelines that had to be taken into account when determining planning applications; in particular the issues that could, and could not, be taken into account. This was set against the broader policy framework.

7. PLANNING APPLICATION - HILTINGBURY MOTORS, 72 HILTINGBURY ROAD, CHANDLER'S FORD

The Committee considered the report of the Head of Development Control (Agenda item 8) concerning an application for change of use from a car showroom and office to a café/restaurant (A3) on the ground floor with a residential flat above. (Ref: F/13/72507).

RESOLVED -

That permission be REFUSED for the recommended conditions and reasons.

(NOTE: (i) Councillor Pragnell declared an interest in this item, and he left the room taking no paart in debate or voting thereon; and (ii) Three members of the public spoke in objection to the application giving their reasons as: noise, smells and odour, parking and its effect on local businesses, road safety, litter, anti social behaviour, and not promoting a healthy community.)

8. PLANNING APPLICATION - 19 WYCHWOOD GROVE, CHANDLER'S FORD

The Committee considered the report of the Head of Development Control (Agenda item 9) concerning an application for a single storey extension and addition of pitched roofs to existing side and rear extensions. (Ref: F/13/72816).

RESOLVED -

That permission be GRANTED subject to the recommended conditions and reasons.

(NOTE: Councillor Judith Grajewski declared an interest in this item, and she stayed in the room but took no part in debate or voting thereon.)

9. PLANNING APPICATION - CHERITON, 90 LAKEWOOD ROAD, CHANDLER'S FORD

The Committee considered the report of the Head of Development Control (Agenda item 10) concerning an application for erection of a 0.5m high boundary wall with 1m high railings on top following removal of existing hedge. (Ref: F/13/72924).

The Committee was advised that no changes had been made to the application since the last time the application came to Committee.

RESOLVED -

The decision to GRANT permission be delegated to the Head of Development Control in consultation with the Chair, Vice Chair and member of the opposition party.

10. PLANNING APPLICATION - LAND TO REAR OF 35 SHAFTESBURY AVENUE, CHANDLER'S FORD

The Committee considered the report of the Head of Development Control (Agenda item 11) concerning an application for erection of 1 pair of semi detached dwellings, 1 no 3 bed and 1no 4 bed, with associated parking. (Ref: F/13/73056).

RESOLVED -

That permission be GRANTED subject to the recommended conditions and reasons with the inclusion in condition 12 that no driven piling should be permitted.

(NOTE: The applicant spoke in support of the application.)

11. PLANNING APPLICATION - 127 KINGSWAY, CHANDLER'S FORD

The Committee considered the report of the Head of Development Control (Agenda item 12) concerning an application for construction of one 5 bed and one 4 bed detached dwellings with associated access, parking, cycle and bin storage and landscaping following demolition of the existing dwelling . (Ref: F/13/73086).

The Committee was advised that (a) para 30 should read "the garden for the five bed house is 220 sqm, equivalent to 183% floor space to garden and plot 2 having a wrap around garden in the region of 250sqm equates to 266% ratio"; (b) The final sentence of paragraph 52 should read "Conditions are recommended to secure design stage and final stage certificates to ensure code level 4 is met."; and (c) A bat survey had been undertaken and no bats had been found.

RESOLVED -

That permission be GRANTED subject to the recommended reasons and condition.

(NOTE: (i) The accuracy of the plan showing 1 Thornbury Wood was queried; (ii) Three members of the public spoke in opposition to the application quoting flood risk, detriment to the character and visual amenity of the street scene; and (iii) The agent spoke in support of the application.)

12. PLANNING APPEALS

The Head of Legal and Democratic Services reported:-

(a) that the following appeals had been lodged:-

58B Winchester Road, Chandler's Ford - Appeal against refusal of planning application for reduction of branches overhanging fence by 2m and remove 1 low branch from 1 no. oak. (Ref: T/13/73065) (previously delegated decision)

1 Oakmount Avenue, Chandler's Ford - Appeal against refusal of planning application for one and two storey side extensions, two storey rear extension and single storey front extension (Ref: F/13/72696 (amended design to F/12/71763)). (Previously delegated decision).

1 Park Road, Chandler's Ford – appeal against refusal of application for permission to fell 4no birch trees. (Ref: T/13/72839). (Previously delegated decision).

9 Malcolm Road, Chandler's Ford – appeal against refusal to grant permission for Appeal against refusal of planning application for front extension, extension to existing side dormer and addition of new side dormer (amended design). (Ref: F/13/72511). (Previously delegated decision).

(b) that the following appeal had been allowed:-

1 Oakmount Avenue, Chandler's Ford – appeal against refusal to grant permission for internal and external alterations (Ref: F/13/72350). (Previously delegated decision).

RESOLVED -

That the report be noted.

13. FEES AND CHARGES

Consideration was given to a report by the Head of Financial Services which outlined that fees and charges for Council services were reviewed on a regular basis. In accordance with the Budget Strategy approved by Cabinet in July 2013, fees and charges levied by the Council were being reviewed with the intention of increases being introduced with effect from January 2014 where possible. Following a Cabinet decision in September 2012 a number of fees and charges were now to be set by Local Area Committees and these were the subject of this report.

RESOLVED –

That the increase to the Cemeteries fees and charges shown in appendix A with effect from 1 April 2014 be approved.

(NOTE: A recorded vote was requested by Councillor Grajewski and the voting was as follows: Councillors Godfrey Olson, Mike Hughes, Judith Grajewski voted against and Councillors Dave Pragnell, Alan Broadhurst, Haulwen Broadhurst and Pam Holden-Brown voted in favour)

14. ALLOCATION OF DEVELOPERS CONTRIBUTIONS

Consideration was given to a report by the Head of Transportation and Engineering with the Head of Development Control and Head of Financial Services which requested approval of the following Transport Scheme Inventory (TSI's) as high priority schemes, in order to allocate developers' contributions towards undertaking / reviewing feasibility studies and potential works aimed at improving the associated highway infrastructure:

TSI 690 – Winchester Road / Hiltingbury Road, Chandler's Ford junction improvements and TSI 718 - St Swithun Wells RC Primary School, Chandler's Ford School Travel Plan measures.

Member prioritisation of these schemes and subsequent approval of associated Developers' Contributions would assist in potentially getting improvement works undertaken.

Secondly, following the approval and prioritisation of local highway priorities that had been previously agreed by this Committee and Member consultation at the Chandler's Ford & Hiltingbury Local Area Committee Members' Meetings, The Head of Transportation & Engineering and the Head of Development Control, in consultation with County officers, had matched Developers' Contributions with local transport schemes. These contributions consisted of those currently unallocated; residual amounts remaining from completed schemes; and the reallocation of contributions allocated to schemes found to be unfeasible at this stage.

RESOLVED –

(1) **That a strong recommendation of the prioritisation of TSI 690 – Winchester Road / Hiltingbury Road, Chandler's Ford junction improvements as High given the details of the scheme provided in this report and shown in Appendix 1 be approved;**

(2) **That the prioritisation of TSI 718 – St Swithun Wells RC Primary School, Chandler's Ford School Travel Plan measures as High given the details of the scheme provided in this report and shown in Appendix 2 be approved; and**

(3) **That the Allocation of Developers' Contributions held within this Committee's Community Investment Programme (CIP) for feasibility and implementation of prioritised transport schemes, as listed in Appendix 3 be approved.**

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