

BISHOPSTOKE, FAIR OAK AND HORTON HEATH LOCAL AREA
COMMITTEE

Wednesday, 28 June 2023 (6:30 pm – 9:20 pm)

PRESENT:

Councillor Parker-Jones (Chair); Councillors Broomfield, Caws and Couldrey

Apologies for absence were received from Councillors Tidridge and Marsh

RESOLVED ITEMS (SUBJECT TO QUESTIONS ONLY)

102. PUBLIC PARTICIPATION

There was no public participation on this occasion.

103. DECLARATIONS OF INTEREST

Councillor Couldrey declared a personal interest in Agenda Item 12 as a Fair Oak and Horton Heath Parish Councillor.

Councillor Broomfield declared a personal interest in Agenda Item 7 as a Fair Oak and Horton Heath Parish Councillor.

Councillor Parker-Jones declared a personal interest in Agenda Item 7 as an Eastleigh Borough Councillor and member of Bishopstoke, Fair Oak and Horton Heath Local Area Committee.

Councillor Parker-Jones declared a personal interest in Agenda Item 10 as she knew the applicant from her time on Bishopstoke Parish Council.

104. MINUTES

RESOLVED -

That the Minutes of the meeting held on 8 March 2023 be confirmed and signed by the Chairman as a correct record.

105. CHAIR'S ANNOUNCEMENTS

The Chair welcomed Councillor Caws to the Bishopstoke, Fair Oak and Horton Heath Local Area Committee.

The Chair thanked the Democratic Services Manager, Laura Johnston, for all her work and effort with the Committee over the years as their support

officer, and welcomed the Democratic Services Officer who would replace her.

The Chair said a sad goodbye to the Local Area Manager, Andy Thompson, who would be leaving Eastleigh Borough Council. She thanked him for his support and strength.

The Chair welcomed the Committee's new Lead Local Area Manager, Kitty Budden.

The Chair informed the Committee that they had been asked to hold another Local Area Committee meeting on the 12 July 2023 for the Stoke Park Farm Consultation Response, of which further information would be available soon.

106. PRESENTATION ON PLANNING GUIDELINES

The Principal Planning Officer gave a short presentation on guidelines that had to be taken into account when determining planning applications; in particular the aspects that could, and could not, be taken into account. This was set against the broader policy framework.

107. PLANNING APPLICATION - FAIR OAK SPORTS PAVILION, PAVILION CLOSE, FAIR OAK, SO50 7PS - F/22/94174

The Committee considered the report of the Service Director for Planning and Environment (Agenda Item 7) concerning an application for conversion of the existing playing field at Fair Oak Sports Pavilion, Pavilion Close, Fair Oak, SO50 7PS to accommodate 2.no football pitches and 2.no cricket pitches with the loss of 1.no football pitch. Erection of a single-storey cricket score-box & storage cabin. Erection of cricket nets. Extension to an existing culvert. Associated landscaping, and footpath upgrade. (Ref: F/22/94174).

The Committee was informed that there was an update to Condition 8, as follows:

The development hereby approved shall accord in full to the submitted and approved Construction Environmental Management Plan (referenced 20230206P1 Rev 2) **and the Culvert Extension Method Statement (X232306 Rev P01)** unless otherwise agreed in writing by the Local Planning Authority.

Reason: To limit the impact the development has on the amenity of the locality and the surrounding environment.

At this point, Councillor Couldrey declared a personal interest in Agenda Item 7 as a Fair Oak Parish Councillor.

RESOLVED -

That permission be delegated back to the Service Director for Planning and Environment in conjunction with the Chair and Vice Chair to GRANT PLANNING PERMISSION, subject to receiving a response from Natural England on Habitat Regulation Assessment (HRA), and the updated Condition 8.

(NOTE: The President of Fair Oak Cricket Club spoke in support of the application.

Councillor Parker-Jones declared a personal interest in Agenda Item 7 as an Eastleigh Borough Councillor and member of Bishopstoke, Fair Oak and Horton Heath Local Area Committee.)

108. PLANNING APPLICATION - UNIT 2-3 BOTLEY ROAD, FAIR OAK, SO50 7AN - F/22/94393

The Committee considered the report of the Service Director for Planning and Environment (Agenda Item 8) concerning an application for change of use at 2-3 Botley Road, Fair Oak, SO50 7AN from a betting shop (Sui Generis) to a hot food takeaway (Sui Generis); installation of ventilation/plant equipment and other external alterations. (Ref: F/22/94393).

There were no updates.

RESOLVED -

That permission be GRANTED subject to the conditions within the report.

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

109. PLANNING APPLICATION - LAND EAST OF KNOWLE LANE, FAIR OAK, SO50 7DZ - F/23/94668

The Committee considered the report of the Service Director for Planning and Environment (Agenda Item 9) concerning construction of 5no. general industrial buildings (Use Class B2) at land east of Knowle Lane, Fair Oak, SO50 7DZ, containing 15 separate units, including landscaping, parking and associated works (amended description). (Ref: F/23/94668).

The Committee received the following update to Condition 9:

Notwithstanding the details submitted with the application, no development shall commence on site until a detailed foul and surface water drainage scheme for the site, based on the principles within the Addendum Drainage Assessment Report (Cowan Consultancy, March 2023, ref. EG/393640/EG), has been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include:

- A technical summary highlighting any changes to the design from that within the submitted Drainage Assessment Report;
- Detailed drainage plans to include type, layout and dimensions, **including long sections and cross sections along the flow path**, of drainage features including references to link to the drainage calculations;
- Detailed drainage calculations to demonstrate existing runoff rates are not exceeded and there is sufficient attenuation for storm events up to and including 1:100 + 40% for climate change;
- Confirmation that sufficient water quality measures including filtration have been included to satisfy the methodology in the Ciria SuDS Manual C753 **and DM6**;
- Assessment of **pollution and sedimentation** risks to controlled water;
- Exceedance plans demonstrating the flow paths and areas of ponding in the event of blockages or storms exceeding design criteria.

The drainage scheme must thereafter be implemented in accordance with the approved details.

Reason: To ensure satisfactory drainage for the development to reduce flood risk and to minimise pollution, in accordance with Policy DM6 of the Eastleigh Borough Local Plan (2016-2036).

RESOLVED -

That permission be GRANTED subject to no objection being received from Natural England in response to the HRA Appropriate Assessment, and conditions as outlined in the report, with the exception of the update to Condition 9 as presented in the slides and noted above.

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

110. PLANNING APPLICATION - 63 UNDERWOOD ROAD, BISHOPSTOKE, SO50 6FX - F/22/94422

The Committee considered the report of the Service Director for Planning and Environment (Agenda Item 10) concerning first floor extension and proposed 4-bedroom, two storey end-of-terrace dwelling with associated parking provision at 63 Underwood Road, Bishopstoke, SO50 6FX. (Ref: F/22/94422).

The Committee was updated that the wording in the Notes to Applicant at para 17 of the report, the wording had been changed to the following:

If any bats are found during demolition or construction, all work must stop immediately, and Natural England must be informed. Additional information is available on the Bat Conservation Trust website at <https://www.bats.org.uk/advice/im-working-on-a-building-with-bats/ive-found-a-bat-during-works>

There was lengthy debate where the Committee raised concerns regarding the impact on ancient woodland adjacent to the application, the small size and overshadowing of the amenity space, the comparison of a current mobile home on site with a permanent dwelling, and the phosphate credit scheme.

RESOLVED -

That permission be REFUSED for the following reasons:

- 1. The proposed development would have a detrimental impact on integrity of adjacent Stoke Park Woods SINC and ancient woodland due to the proximity from the woodland boundary resulting in the increase in physical disturbance, the blocking of a linear feature used by protected species, light pollution and shading all contributing to a significant loss of important biodiversity which is contrary to policy DM11 of the Local Plan.**
- 2. The level of garden provision for the proposed new dwelling would be out of keeping with the existing pattern of development and, due to the awkward shape and resultant overshadowing by adjacent trees, would have a harmful impact on the amenity of future occupiers contrary to policy DM1 of the Local Plan and the guidance set out in Quality Places SPD.**

(NOTE: The applicant's agent spoke in support of the application.

One member of the public spoke in objection to the application, citing concerns that included but were not limited to, SPD garden spacing, excessive shade, size of garden, and the concerns raised by consultees.

Councillor Parker-Jones declared a personal interest in Agenda Item 10 as she knew the applicant from her time on Bishopstoke Parish Council.)

111. PLANNING APPEALS

The Legal Services Manager reported:-

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

25 Weavills Road, Bishopstoke, Eastleigh. SO50 8HQ

Appealed against the Council's refusal of tree consent for 3 no. ash - group of 3 trees, remove 1 ash either side and keep the middle tree but reduce it by 2 metres. Trees outgrown the available space (T/22/93210).

This was a delegated decision.

49 Bishopstoke Road, Bishopstoke, SO50 6BF

Appealed against the Council's refusal of erection of two-bedroomed detached dwelling in garden of existing property (F/22/94046).

This was a delegated decision.

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

6 Nelson Road, Bishopstoke, SO50 6BS

Appealed against the Council's refusal of single storey rear extension and replace lean-to roof with pitch roof with rooflights (H/22/93196).

This was a delegated decision.

- (c) that the following appeals had been dismissed:-

46 St Margarets Road, Bishopstoke, SO50 6DH

Appealed against the Council's refusal of erection of 1 no. single storey detached 3-bedroom dwelling with separate detached garage (F/21/91880).

This was a delegated decision.

RESOLVED -

That the report be noted.

112. FINANCIAL REPORT

Consideration was given to the report of the Local Area Manager (Agenda Item 12) that contained recommendations for expenditure from the Committee's developer contributions.

The Chair thanked Councillor Caws for her work in mobilising volunteers to help with watering the tree corridor, and went on to thank Fair Oak Parish Council, and their team, for their work on this project.

RESOLVED –

That the Committee approved the approved the allocation of £50,000 towards extending and improving the Tree Corridor project from developer contributions.

(NOTE: Councillor Couldrey declared a personal interest in Agenda Item 12 as a Fair Oak Parish Councillor.)

113. PUBLIC ART VISION

The Committee considered the report of the Local Area Manager that recommended the committee approved the adoption of the BIFOHH Public Art Vision in appendix 1 of Agenda Item 13.

The Local Area Manager thanked the members of the Committee for all their support over the years.

RESOLVED –

That the Committee approved the adoption of the BIFOHH Public Art Vision in appendix 1 of Agenda Item 13.

114. APPOINTMENTS TO OUTSIDE BODIES, REGULATORY PANELS AND OTHER GROUPS

The Committee considered the report of the Local Area Manager (agenda item 14) concerning appointments to regulatory panels, other groups and outside bodies.

Councillor Couldrey queried the information relating to Twynams Charities, and suggested that further work be undertaken to update the information.

The Local Area Manager agreed to look at the wording of the objectives to ensure that it was correct in the future.

RESOLVED –

(1) That the Bishopstoke, Fair Oak and Horton Heath Local Area Committee DEFER appointments to the following Outside Bodies for the 2023/24 municipal year until the meeting on 12 July 2023:

i. Twynams Charities

(2) That the nominations for 2023/24 municipal year appointments to regulatory panels and other groups as set out in the table below were APPROVED:

Regulatory Panels	Councillor nominations for 2023-24
Licensing – to deal with issues not covered by the Licensing Act 2003 or the Gambling Act 2005	All members of the Committee to be appointed to a pool from which any three can be selected.
Licensing Panels as appointed by full Council for the purposes of the Licensing Act 2003 or the Gambling Act 2005	Cllr N Couldrey Cllr G Tidridge Cllr K Caws