

**Tuesday, 3 June 2025**

**CHANDLER'S FORD AND HILTINGBURY LOCAL AREA COMMITTEE**

will meet on  
**Wednesday, 11 June 2025**

beginning at

**7:00 pm**

in the

**Velmore Community Centre, Falkland Road, Chandler's Ford, Hampshire, SO53  
3GY**

TO: Councillor David Pragnell (Chair)  
Councillor Alan Broadhurst (Vice-Chair)

Councillor Maud Attrill  
Councillor Karl Attrill

Councillor George Baker  
Councillor James Duguid

Staff Contacts: Catherine Collins, Democratic Services Officer Tel: 07818  
800641; Email: [catherine.collins@eastleigh.gov.uk](mailto:catherine.collins@eastleigh.gov.uk)

Guy Riddoch, Local Area Manager Tel: 023 8068 3369; Email:  
[guy.riddoch@eastleigh.gov.uk](mailto:guy.riddoch@eastleigh.gov.uk)

**JOANNE CASSAR**  
Service Director – Governance and Support (Monitoring Officer)

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Copies of this and all other agendas can be accessed via the [Council's website](#)  
as well as in other formats.

Members of the public are invited to speak on general items at the start of the meeting,  
and on individual agenda items at the time the item is discussed. To register please  
contact the Democratic Services Officer above.

This meeting will be audio recorded for our internal records. By speaking at this meeting  
you consent to that recording. The recording will not be published or released.

Please also be aware that the filming, audio recording, photography and use of social  
media is permitted at meetings open to the public. We ask that you notify the Chair or

Support Officers in advance so that all attendees can be notified, and reasonable facilities can be provided. More information can be found [here](#).

Please note that Councillors will be using tablet devices to access meeting papers.

## AGENDA

**1.** Apologies

**2.** Public Participation

You can submit questions in advance of the meeting to the following email address: [democratic.services@eastleigh.gov.uk](mailto:democratic.services@eastleigh.gov.uk). The deadline for submissions is **12pm on Tuesday 10 June**. Please let us know if you wish to attend the meeting.

**3.** Declarations of Interest

Councillors are invited to declare interests in relation to items of business on the agenda. Any interests declared will be recorded in the Minutes.

**4.** Minutes (Pages 5 - 8)

To consider the Minutes of the meeting held on 15 January 2025.

**5.** Chair's report

**6.** Report of the Local Area Manager (Pages 9 - 12)

**7.** Appointments to Outside Bodies, Regulatory Panels, and Other Groups (Pages 13 - 20)

**8.** Presentation on Planning Guidelines

**9.** Planning Application - 1 Ionic Close, Chandler's Ford, SO53 2NR - H/25/98955 (Pages 21 - 28)

Two storey side and single storey rear extensions following the demolition of the existing garage at 1 Ionic Close, Chandler's Ford, SO53 2NR. (H/25/98955).

**10.** Planning Appeals

The Committee will be asked to note:-

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

**3 Hocombe Park Close, Chandler's Ford, SO53 5PT**

Appeal against the Council's refusal of planning permission for 1no. Acer (T1) - Crown reduction of up to 2m. 1no. Beech (T2) - Reduce limbs growing towards the house by up to 3m. 1no. Sweet Chestnut (T3) - Pollard to final height of 8m. To ensure no more debris falls off & get to a size where manageable. 1no. Gr. (T/24/98101).

This was a delegated decision.

**116 Park Road, Chandler's Ford, SO53 1HY**

Appeal against the Council's refusal of planning permission for works to protected trees.

This was a delegated decision.

- (b) that the following appeals have been dismissed:-

**17B Hazel Close, Chandler's Ford, SO53 5RF**

Appeal against the Council's refusal of planning permission for two storey side extension and single storey rear extension (Amended scheme to previously approved H/24/96887). (H/24/97870).

This was a delegated decision.

**14 Thorold Road, Chandler's Ford, SO53 5BT**

Appeal against the Council's refusal of planning permission for a side extension and raising of ridge to form habitable accommodation with dormers within roof space. (H/24/98362).

This was a delegated decision.

|                                                                                                                                                                                                             |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>DATE OF NEXT MEETING</b><br/><b>Wednesday, 10 September 2025 at 7:00 pm</b><br/><b>In the Velmore Community Centre, Falkland</b><br/><b>Road, Chandler's Ford, Hampshire, SO53</b><br/><b>3GY</b></p> |
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## CHANDLER'S FORD AND HILTINGBURY LOCAL AREA COMMITTEE

Wednesday, 15 January 2025 (7:00 pm – 7:26 pm)

### PRESENT:

Councillor M Attrill (Chair); Councillors Broadhurst, K Attrill and Duguid

Apologies for absence were received from Councillors Baker and Pragnell

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### RESOLVED ITEMS (SUBJECT TO QUESTIONS ONLY)

#### 195. PUBLIC PARTICIPATION

There was no public participation on this occasion.

#### 196. DECLARATIONS OF INTEREST

There were no declarations of interest in relation to items of business on the agenda.

#### 197. MINUTES

##### **RESOLVED -**

**That the Minutes of the meeting held on 11 September 2024 be confirmed as a correct record.**

#### 198. CHAIR'S REPORT

The Chair wished everyone a happy new year.

The Chair informed the Chandler's Ford and Hiltingbury Local Area Committee (CFH LAC) that, since the last meeting in September, they had continued to replace fences, benches and bins in the area.

The Chair continued that the larger projects regarding the car park in Ramalley Lane had been delayed but should be back on track to be completed this year. She also mentioned that the Polish commemorative artwork had been submitted to the planning department.

The Chair stated the CFH LAC had continued to address residents' issues such as bins not being collected, road sweeping, fly tipping, and TOOB installing telegraph poles in some areas. There had also been interruption to water supplies to households, where councillors had given practical help.

The Chair thanked staff at Eastleigh Borough Council who work diligently on the Committee's behalf, with special mention to the street cleaning, parks, open spaces and horticultural departments, who won APSE awards in December 2024.

The Chair recorded the CFH LAC's condolences to the family of former county and borough councillor, Pamela Holden-Brown, who had sadly passed away.

The Chair mentioned that Eastleigh Borough Council would be merged into a larger council at some point in the future, due to the latest government white paper on local government reform.

She stated that the CFH LAC councillors would continue to work and represent the interests and concerns of the local area until that time.

#### 199. FINANCE REPORT

Consideration was given to the report of the Local Area Manager (Agenda Item 6) that contained recommendations for expenditure from the Committee's capital and revenue budget.

#### **RESOLVED –**

**That the Committee allocated:**

- (1) £788 for a replacement bench at Oakmount Road from the revenue reserve;**
- (2) £580 for replacement fencing at Monmouth Close from CFH open spaces maintenance of grounds budget together with £428 from the revenue reserve;**
- (3) £455 for a new litter bin at Bodycoats Road from the revenue reserve;**
- (4) £260 for sign repair at Shannon Way from the revenue reserve;**
- (5) £94.50 for wooden bollards at Shannon Way from the revenue reserve; and**
- (6) £94.50 for a new bollard at Cherwell Gardens from the revenue reserve.**

#### 200. LOCAL LISTING OF BUILDING

The Committee considered the report of the Urban Landscape Design Team Leader (Agenda Item 7) concerning an application that the former United Reformed Church, Chandler's Ford, be taken forward to the next stage, for addition to the Local List of Buildings of Special Architectural and Historic Interest.

#### **RESOLVED –**

**That the Committee AGREED that the former United Reformed Church, Chandler's Ford, be taken forward to the next stage, for addition to the Local List of Buildings of Special Architectural and Historic Interest.**

(NOTE: One person spoke in support of the application on behalf of Chandler's Ford Parish Council.)

## 201. PLANNING APPEALS

The Planning Manager reported:-

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

### **30 Valley Road, Chandler's Ford, SO53 1GP**

Appealed against the Council's refusal of planning permission for removal of 1no. Oak & 2no. Scots Pine. (T/24/97542).

This was a delegated decision

### **17B Hazel Close, Chandler's Ford, SO53 5RF**

Appealed against the Council's refusal of planning permission for Two storey side extension and single storey rear extension (Amended scheme to previously approved H/24/96887). (H/24/97870).

This was a delegated decision.

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

### **3 Heathfield Road, Chandler's Ford SO53 5RL**

Appealed against the Council's refusal of planning permission for 1 no. twin stemmed Silver Birch (T1) – fell and replant. (T/21/918703).

This was a delegated decision.

### **6 Merdon Close, Chandler's Ford, SO53 1EF**

Appealed against the Council's refusal of planning permission to undertake work to a tree protected by a Tree Preservation Order. (T/21/91861).

This was a delegated decision.

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

**245 Hursley Road, Chandler's Ford, SO53 1JQ**

Appealed against the Council's refusal of planning permission for proposed single storey side and rear extensions with rear facing dormer. (H/24/97154).

This was a delegated decision.

**RESOLVED -**

**That the report be noted.**

## CHANDLER'S FORD AND HILTINGBURY LOCAL AREA COMMITTEE

Wednesday, 11 June 2025

### FINANCE MANAGEMENT REPORT

#### Report of the Local Area Manager

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#### Recommendation(s)

##### It is recommended that:

- (1) £2,180 is allocated for dual waste bin repairs and installations from developers' contributions;
- (2) £235 is allocated from revenue budget to replace a damaged sign at Charlecotte Drive; and
- (3) £2,000 is allocated towards the Hiltingbury Polish Dependants' Hostel Public Art project from a grant from the Polish Cultural Institute;

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#### Summary

This report contains recommendations for expenditure from the Committee's budget and identifies funding for provision to meet local need and to enhance the local area. The Local Area Committee's support is sought to enable their implementation.

#### Statutory Powers

Section 1 of the Localism Act 2011 i.e., the Local Authority's general power of competence, including power to act for the benefit of its area or persons resident or present in its area. Section 106 Town and Country Planning Act 1990

#### Strategic Implications

1. The works outlined below contribute to the following strategic priorities: Shaping Places; Protecting our Environment and Enabling a Healthier Eastleigh.

#### Litter bins

2. To help reduce litter this Committee has an ongoing programme for extending the coverage of dual waste bins and replacing worn out bins.
3. Four replacement bins are needed at: Sutherlands Way, Winchester Road (outside the chip shop), Oakmount Avenue, Hocombe Mead and Alexandra Road, at a cost of £455 per bin.
4. Replacement bin liners are needed for existing dual waste Winchester Road (outside the church) and Alexandra Road at a cost of £55 per liner.
5. The dual waste bin at The Bunny open space, on Pine Road also needs to be moved closure to the main pedestrian desire line, at a cost of £250.
6. There is no additional cost for bins being emptied, which is apportioned locally. It is recommended that £2,180 is allocated for above bin works from developers' contributions from CIF/10/68252, Bascombe Carpentry, Land to side of 17 Hazel Close, Chandler's Ford Receipt Date:04/05/2012, formerly allocated to the cycle path at Fryern Recreation Ground.

### **Charlecotte Drive Sign**

7. Hampshire County Council reported a damaged street name plate at Charlecotte Drive. It is recommended that £235 is allocated for a replacement from the revenue budget.

### **Hiltingbury Polish Dependants' Hostel Public Art additional grant allocation**

8. The Council's Public Art Officer has secured a grant from the Polish Cultural Institute, towards the Hiltingbury Polish Dependants' Hostel Public Art Project. The additional funding is for remaining installation costs and the creation of an extended video telling the story of the camp, which will be published on YouTube.
9. The artwork was completed in May this year and the video will be published in July.
10. The external grant now needs formal allocation, and it is recommended that £2,000 is allocated to this project from the Polish Cultural Institute grant.

### **Equality and Diversity Implications**

11. An Equality Impact Assessment has not been carried out for this report, as the projects are small scale and designed to be inclusive, however, separate further consideration of the inclusivity and accessibility aspects will be carried out as part of the event/project delivery.

### **Climate Change and Environmental Implications**

None of the proposals within this report will lead to significant increases in Greenhouse Gas/CO2, or damage ecology or the environment. The provision and maintenance of litter bins improves the quality of the local environment.

## **Conclusion**

12. The recommendations contained in this report are now submitted for Councillors' final approval and are to be funded from the Local Area Committee's revenue budget and capital budgets.

GUY RIDDOCH  
LOCAL AREA MANAGER

|                      |                                                                                |
|----------------------|--------------------------------------------------------------------------------|
| Date:                | 25 May 2025                                                                    |
| Contact Officer:     | Guy Riddoch                                                                    |
| Tel No:              | 02380683369                                                                    |
| e-mail:              | <a href="mailto:guy.riddoch@eastleigh.gov.uk">guy.riddoch@eastleigh.gov.uk</a> |
| Appendices Attached: | None                                                                           |

## **LOCAL GOVERNMENT ACT 1972 - SECTION 100D**

The following is a list of documents which disclose facts or matters on which this report or an important part of it is based and have been relied upon to a material extent in the preparation of this report. This list does not include any published works or documents which would disclose exempt or confidential information.

None.

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## CHANDLER'S FORD AND HILTINGBURY LOCAL AREA COMMITTEE

Wednesday, 11 June 2025

### APPOINTMENTS TO REGULATORY PANELS, OTHER GROUPS AND OUTSIDE BODIES

#### Report of the Local Area Manager

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#### Recommendations

##### It is recommended that

- (1) The nominations for 2025/26 municipal year appointments to regulatory panels and other groups as set out in this report are approved; and
- (2) The proposed nominations for 2025/26 municipal year appointments to Outside Bodies, as set out in appendix A are approved.

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#### Summary

Regulatory Panels are formal decision-making panels required to deliver the Council's statutory obligations. The other groups comprise those established to share information or manage local initiatives. Outside bodies are external organisations, including formal or informal partnerships, to which the Borough Council is a party, which have requested that the Borough Council appoint an Elected Councillor or a representative to them or to which the Council expects to make appointments.

#### Statutory Powers

Local Government Act 2000, Localism Act 2011.

#### Strategic Implications

1. This report relates to governance arrangements, which underpin all the Council's Corporate Plan objectives.

#### Introduction

2. Regulatory Panels are formal decision-making panels required to deliver the Council's statutory obligations, such as Licensing. The other groups comprise those established to share information or manage local initiatives.

3. Outside bodies are external organisations and partnerships which have requested that the Borough Council appoint an Elected Councillor or a representative to them. Participation in outside bodies:
  - Contributes to the Borough Council's strategic functions, priorities or community leadership roles;
  - Supports partnership and joint working; and
  - Enables Councillors to gain and share knowledge and expertise.
4. All Councillors are eligible to be appointed as representatives of the Borough Council on these groups. Councillors and staff appointed must respond to all reasonable requests for information about the work of the outside body and their participation in it.

## **Proposal**

5. This Committee is responsible for making Councillor appointments and the following nominations have been made for Councillor representatives for the municipal year 25-26. It is recommended that these are approved as follows.

| Regulatory Panels                                                                                                 | Councillor nominations for 25-26                                                             |
|-------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|
| 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 | Councillor Broadhurst<br>Councillor Maud Attrill<br>Councillor Baker                         |
| Other Groups                                                                                                      |                                                                                              |
| Eastleigh Borough Council/Test Valley Liaison Group                                                               | Councillor Alan Broadhurst                                                                   |

6. This Committee is also responsible for making Councillor appointments to Outside Bodies within the Chandler's Ford and Hiltingbury Local Area. A list of the outside bodies and recommended nominees can be found at Appendix A.

## **Financial Implications**

7. There are no financial implications associated with this decision.

## **Risk Assessment**

8. Councillors must consider the implications and responsibilities of being involved with outside bodies as they must:

- Continue to comply with the Borough Council's Code of Conduct when they are acting as a representative of the Council.
  - Comply with the code of conduct of the outside body they are appointed to if one exists.
  - Declare a personal interest in any business of the Borough Council where it relates to a body, they are appointed to by the Borough Council.
9. All Councillors are recommended to make sure that when they take up their appointment with the outside body, they have access to the key documents regulating the organisation, such as its constitution or terms of reference, to ensure they are aware of what the body can and cannot do and receive a briefing on the body or their role within it if necessary. There is a risk that appointments will not be made to all the outside bodies which could hinder the Borough Council in furthering its interests and priorities and not develop the external facing role of Councillors.

### **Equality and Diversity Implications**

10. The Equality Act is not relevant to the decision in this report because it is making an appointment to outside bodies. Equality and diversity will be considered as part of the work of these bodies.

### **Climate Change and Environmental Implications**

12. Councillors are encouraged to travel sustainably where possible on Council business to reduce the impact on the environment. Many informal meetings are now being held remotely therefore reducing the need for Councillors to travel to these. Councillors also do not receive any paper agendas.

### **Conclusion**

13. That the appointments to the Regulatory Panels, other groups and Outside Bodies should approved for the 2025/26 municipal year.

GUY RIDDOCH  
LOCAL AREA MANAGER

Date: 13 May 2025  
 Contact Officer: Guy Riddoch  
 Tel No: 02380683369  
 e-mail: [guy.riddoch@eastleigh.gov.uk](mailto:guy.riddoch@eastleigh.gov.uk)  
 Appendices Attached: 1

### **LOCAL GOVERNMENT ACT 1972 - SECTION 100D**

The following is a list of documents which disclose facts or matters on which this report or an important part of it is based and have been relied upon to a material extent in the preparation of this report. This list does not include any published works or documents which would disclose exempt or confidential information.

None

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## APPOINTMENTS TO OUTSIDE BODIES 2025/26 APPENDIX A

### Chandler's Ford and Hiltingbury Local Area Committee

|                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                     |
|----------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|
| <b>Name of Organisation:</b>                                                                             | CHANDLER'S FORD COMMUNITY ASSOCIATION                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                     |
| <b>Proposed 2025/26 Representative(s):</b>                                                               | Cllr D Pragnell                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                     |
| <b>Contact Officer:</b>                                                                                  | Narinder Phagura-Sims                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                     |
| <b>Committee:</b>                                                                                        | Chandler's Ford and Hiltingbury Local Area Committee                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                     |
| <b>Terms of reference and objectives of organisation:</b>                                                | To promote the benefit on the inhabitants of Chandler's Ford and the neighbourhood, to advance education, to provide facilities in the interests of social welfare, recreation and leisure and to improve, maintain and manage the affairs of the Community Centre.                                                                                                                                                                                                  |                                                     |
| <b>Key areas of interest and topical Issues for the organisation:</b>                                    | To provide facilities for and encourage members of the Association to participate in any or all of the following activities:- whist, bridge, table tennis, music appreciation, Scrabble, social activities, dressmaking, play reading, sequence dancing and rambling. To provide facilities for affiliated bodies to hold their meetings and activities. To provide a source of income for the Association by the letting of the facilities of the Community Centre. |                                                     |
| <b>No of meetings per year:</b><br>Decided at the AGM.                                                   | <b>Usual time of meeting(s):</b><br>Meetings are held at the Community Centre and start at 7.00pm unless otherwise advised. Meetings are split between Council and an Executive Committee                                                                                                                                                                                                                                                                            | <b>Normal amount of notice given of meeting(s):</b> |
| <b>Desired skills, qualities, knowledge or experience Members should have:</b>                           | No particular skills required.                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                     |
| <b>Details of any training provided:</b>                                                                 | None.                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                     |
| <b>Details of anticipated workload: eg will member attend meeting only or be involved in other work?</b> | No particular workload envisaged. The member would attend Council and Executive Committee meetings and would hopefully provide the link between us and the E.C.C. should one be required.                                                                                                                                                                                                                                                                            |                                                     |
| <b>Name and address of contact for organisation:</b>                                                     | Mr G Partridge<br>Chairman<br>Chandler's Ford Community Association<br>Community Centre<br>Hursley Road Chandler's Ford SO53 2FT                                                                                                                                                                                                                                                                                                                                     |                                                     |

## APPOINTMENTS TO OUTSIDE BODIES 2025/26

### Chandler's Ford and Hiltingbury Local Area Committee

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|----------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|
| <b>Name of Organisation:</b>                                                                             | HILTINGBURY COMMUNITY ASSOCIATION                                                                                                                                                                                                                               |                                                     |
| <b>Proposed 2025/26 Representative(s):</b>                                                               | Cllr J Duguid                                                                                                                                                                                                                                                   |                                                     |
| <b>Contact Officer:</b>                                                                                  | Narinder Phagura-Sims                                                                                                                                                                                                                                           |                                                     |
| <b>Committee:</b>                                                                                        | Chandler's Ford and Hiltingbury Local Area Committee                                                                                                                                                                                                            |                                                     |
| <b>Terms of reference and objectives of organisation:</b>                                                | To build and manage a new community centre for the benefit of local residents. The Association is a non political organisation and it is important that it remains independent and impartial to issues of race, religion, politics and all other forms of bias. |                                                     |
| <b>Key areas of interest and topical Issues for the organisation:</b>                                    | To provide a new youth facility and range of social, sport and recreational and educational activities for all ages.                                                                                                                                            |                                                     |
| <b>No of meetings per year:</b><br>Decided at the AGM.                                                   | <b>Usual time of meeting(s):</b><br>Last Tuesday of every other month                                                                                                                                                                                           | <b>Normal amount of notice given of meeting(s):</b> |
| <b>Desired skills, qualities, knowledge or experience Members should have:</b>                           | No particular skills required, but there is a need for non-political impartiality.                                                                                                                                                                              |                                                     |
| <b>Details of any training provided:</b>                                                                 | None                                                                                                                                                                                                                                                            |                                                     |
| <b>Details of anticipated workload: eg will member attend meeting only or be involved in other work?</b> | Member would act as a link between the Community Association and the Council.                                                                                                                                                                                   |                                                     |
| <b>Name and address of contact for organisation:</b>                                                     | Secretary<br>Hiltingbury Community Association<br>The Hilt, Hiltingbury Recreation Ground<br>Hiltingbury Road, Chandler's Ford<br>Hampshire SO53 5NP                                                                                                            |                                                     |

## APPOINTMENTS TO OUTSIDE BODIES 2025/26

### Chandler's Ford and Hiltingbury Local Area Committee

|                                                                                                          |                                                                                                                                                                                                                                               |                                                                  |
|----------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|
| <b>Name of Organisation:</b>                                                                             | NORTH MILLERS DALE COMMUNITY ASSOCIATION                                                                                                                                                                                                      |                                                                  |
| <b>Proposed 2025/26 Representative(s):</b>                                                               | To be agreed                                                                                                                                                                                                                                  |                                                                  |
| <b>Contact Officer:</b>                                                                                  | Narinder Phagura-Sims                                                                                                                                                                                                                         |                                                                  |
| <b>Committee:</b>                                                                                        | Chandler's Ford and Hiltingbury Local Area Committee                                                                                                                                                                                          |                                                                  |
| <b>Terms of reference and objectives of organisation:</b>                                                | The Committee should have 6 Members - 3 from Eastleigh Baptist Church, 1 from the Council and 2 from a Residents Association. The objective is to supervise letting arrangements when not used by the Church's sub-tenant for a kindergarten. |                                                                  |
| <b>Key areas of interest and topical Issues for the organisation:</b>                                    | Adequate availability/opportunity for local community and private use.                                                                                                                                                                        |                                                                  |
| <b>No of meetings per year:</b><br>3 or 4                                                                | <b>Usual time of meeting(s):</b><br>8.00pm                                                                                                                                                                                                    | <b>Normal amount of notice given of meeting(s):</b><br>2/3 weeks |
| <b>Desired skills, qualities, knowledge or experience Members should have:</b>                           | Ability to mediate. Some knowledge of running a public hall an advantage.                                                                                                                                                                     |                                                                  |
| <b>Details of any training provided:</b>                                                                 |                                                                                                                                                                                                                                               |                                                                  |
| <b>Details of anticipated workload: eg will member attend meeting only or be involved in other work?</b> | Possibly                                                                                                                                                                                                                                      |                                                                  |
| <b>Name and address of contact for organisation:</b>                                                     |                                                                                                                                                                                                                                               |                                                                  |

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(CFLAC, Chandlers Ford Local Area Committee, 11/06/2025)

**Application Number:** H/25/98955  
**Case Officer:** Alexandra Stone  
**Received Date:** 25/02/2025  
**Site Address:** 1 Ionic Close, Chandler's Ford, SO53 2NR  
**Applicant:** Luke Benali  
**Proposal:** Two storey side and single storey rear extensions following the demolition of the existing garage  
  
**Recommendation:** PERMIT subject to the following conditions

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## CONDITIONS:

1. The development hereby permitted shall be implemented in accordance with the following plans numbered: 950/02/100, 950/02/101, 950/02/102, 950/02/103 and 950/02/104.

Reason: For the avoidance of doubt and in the interests of proper planning

2. The development hereby permitted shall start no later than three years from the date of this decision.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in type, colour and texture those used on the existing building.

Reason: To ensure a satisfactory visual relationship between the new development and the existing.

4. The first-floor en-suite windows on the rear elevation shall either be:  
a) obscure glazed to Pilkingtons level 3 or equivalent with no more than a top-hung opening toplight: OR  
b) positioned at least 1.7 metres above the floor of the room in which they are installed.

Once installed the windows shall be permanently maintained in that condition.

Reason: To protect the amenity and privacy of the adjoining residential properties.

**Notes to Applicant:**

In the unlikely event of any bats being 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>.

In line with Local Plan Policy DM11 and the NPPF (December 2024), the applicant is encouraged to incorporate biodiversity enhancements. The ecologist has recommended the installation of a bat brick/box and a swift brick/box to provide nesting opportunities for local wildlife. These should be positioned at a suitable height and orientation to maximise their effectiveness.

In order to minimise the development's impact upon species and their habitats the following is recommended:

- All building materials to be stored on hard standing or on pallets, as far as possible from hedgerows, scrub or potential habitat.
- Any excavations must be covered at night or be fitted with a small animal escape ramp, and no fires can be lit on site.
- Waste must be stored in a skip and not be allowed to accumulate in piles which could be used by wildlife.
- Any animals found on site should not be handled but be allowed to move away to a place of safety on their own.

In accordance with paragraph 39 of the National Planning Policy Framework (December 2024), Eastleigh Borough Council takes a positive approach to the handling of development proposals so as to achieve, whenever possible, a positive outcome and to ensure all proposals are dealt with in a timely manner.

### **Report:**

1. This application has been referred to Committee because a member of the Planning Team lives within close proximity.

### **Site Characteristics and Character of the Locality**

2. The property is a two storey, 3no. bedroom, detached house situated within Ionic Close, to the south of Scantabout Avenue. The dwelling has a pitched roof. The property is surrounded by other two storey dwellings of similar designs and materials. The neighbouring attached property has a two-storey side extension, similar to that proposed.

### **Description of Application**

3. The application is for a two-storey side and single storey rear extension following the demolition of the existing garage. The single storey rear extension would measure approximately 3m in depth and would run the full width of the extended house, with the two-storey side extension measuring approximately 4m in width by 8.4m in depth, extending

beyond the existing rear wall by approximately 2m, but not extending the full depth of the new single storey extension.

4. The proposed materials would match those of the existing dwelling.

### **Relevant Planning History**

5. None at the application site, however, an application for a two and single storey side and single storey rear extension following demolition of existing garage was approved on the adjoining house at 2 Iconic Close in October 2021 (H/21/90807).

### **Representations Received**

6. 43 Scantabout Avenue (summarised):

The proposed extension would be overbearing and dominant. It would block the morning sun and overlook the property. Request that the extension at first floor be reduced and the first floor windows be obscured glass and non-opening.

### **Consultation Responses**

7. Ecology – No Objection
8. Parish – No comments received

### **Policy Context and Designations Applicable to Site**

Within Built-up Area Boundary  
Within Established Residential Area

### **Eastleigh Borough Local Plan 2016-2036**

#### **Development Management policies:**

9. The most relevant policies are:

#### Strategic policies

S1 (Delivering sustainable development);  
S2 (Approach to new development);

#### Development Management policies:

DM1 (General criteria for new development);  
DM11 (Nature conservation);  
DM14 (Parking).

### **Supplementary Planning Documents**

Quality Places (November 2011);

Residential Parking Standards (January 2009);

### **National Planning Policy Framework**

10. At national level, the National Planning Policy Framework (the 'NPPF' or the 'Framework') is a material consideration of significant weight in the determination of planning applications. The National Planning Policy Framework (the 'NPPF' or the 'Framework') states that (as required by statute) applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise and sets out a general presumption in favour of sustainable development.

### **Planning Practice Guidance**

11. Where material, the Planning Practice Guidance which supports the provisions and policies of the NPPF should be afforded weight in the consideration and determination of planning applications.

### **Assessment of Proposal: Development Plan and / or Legislative Background**

12. Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 require a Local Planning Authority determining an application to do so in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises the Eastleigh Borough Local Plan 2016-2036 and the Hampshire Minerals and Waste Plan 2013 (which is not applicable in this case). The NPPF and the Planning Practice Guidance constitute material considerations of significant weight.

### **Principle:**

13. The site is within the urban edge where the principle of development is acceptable, subject to the design details complying with the relevant planning policies.

### **Design and Appearance:**

14. As part of Policy DM1, development is required to take full and proper account of the context of the site including the character and appearance of the locality, and be well integrated (in terms of mass, scale, materials, layout, density, design and siting), both in itself and in relation to adjoining buildings, spaces and views.
15. The proposed two-storey extension would be subservient to the main dwelling with the extension set back from the front of the property and the ridge height lower than that of the main roof. The design would mirror the neighbouring property at no.2 Iconic Close with the hipped

roof and integral garage. The materials would match the existing dwelling which would further blend the extension to the property.

16. The proposed single storey extension would be to the rear of the dwelling therefore it would not be seen within the streetscene, but would be in keeping with the overall design of the dwelling. The proposal would fit in with the residential character of the locality.

#### **Residential amenity:**

17. Policy DM1 amongst other matters, stipulates that all new development should not have an unacceptable impact upon residential amenities of both new and existing residents. Additional residential amenity guidance is provided within the Council's Quality Places SPD.
18. The rear gardens of the neighbouring properties on Corinthian Road to the north-west and Scantabout Avenue to the north sit adjacent to the rear and side (north) boundaries of the application site. The neighbouring property at no.45 Scantabout Avenue has a garage to the rear of its garden, immediately adjoining the boundary of no.1 Ionic Close. The single storey rear extension would sit inline with the existing extension to the neighbouring property to the south – no.2 Ionic Close. The two-storey extension would sit near the boundary to no.45 Scantabout Avenue next to their garage. As the extensions would be situated next to the garage, to the rear of the garden and inline with the neighbouring property's single storey extension, it is unlikely to cause overshadowing to the immediate neighbours. Similarly due to the separation distances the proposal would not result in any significant overshadowing of any of the other neighbouring properties.
19. The two-storey extension has no windows to the side elevation at first floor. To the rear there are 2no. bathroom windows which are likely to be obscure glazed and can be conditioned as such, therefore they would be unlikely to cause any significant overlooking.
20. The proposed two storey extension would sit approximately 10-12m away from the neighbouring properties to the north on Scantabout Road and 22m to Corinthian Road. The distance from the rear of the extension would be sufficiently spaced and would be unlikely to be overbearing to the surrounding properties.

#### **Highways and Car Parking**

21. Policy DM13 requires that all new development has a safe and convenient access to the highway network, with Policy DM14 requiring 3no. car parking spaces to be provided for 4no. bedroomed properties. There is sufficient parking available within the driveway.

## **Ecology**

22. The Ecology Officer has reviewed the site photos and there are no potential bat roost features. No further surveys are required and no objection is raised. The inclusion of some biodiversity enhancements and methods to minimise the development's impact upon species and their habitats are recommended to be included as informatives on any decision notice.

### **Sustainability Measures and Climate Change:**

23. In July 2019, the Council declared a Climate Change and Environmental Emergency. In doing so it agreed, among other things, to: (a) put in place measures to ensure the Council's own operations and functions achieve carbon neutrality by 2025; (b) work with partners to aim for all projects and services delivered in the Borough to achieve carbon neutrality by 2030; (c) ensure that the Council's procurement policy recognises carbon neutrality as one of its primary considerations; and (d) recognise the urgency of action to mitigate and adapt to climate change in every decision taken by the Council. This is underpinned by the Climate and Environment Emergency Strategy 2020–2030 and the supporting Climate and Environmental Emergency Action Plan – Update June 2020.
24. The declaration of the Climate Change and Environmental Emergency demonstrates a strong commitment from the Council to achieve net zero. The NPPF, development plan and adopted local plan policy do not set this as a specific target, but it is a material consideration to be considered alongside all other material considerations. In any case addressing climate change is a core part of the NPPF and local plan policy. The need to support the economy is part of the Strategic Environmental Assessment for the adopted local plan, as is an assessment of climate impacts.

### **Equalities Implications:**

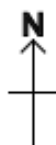
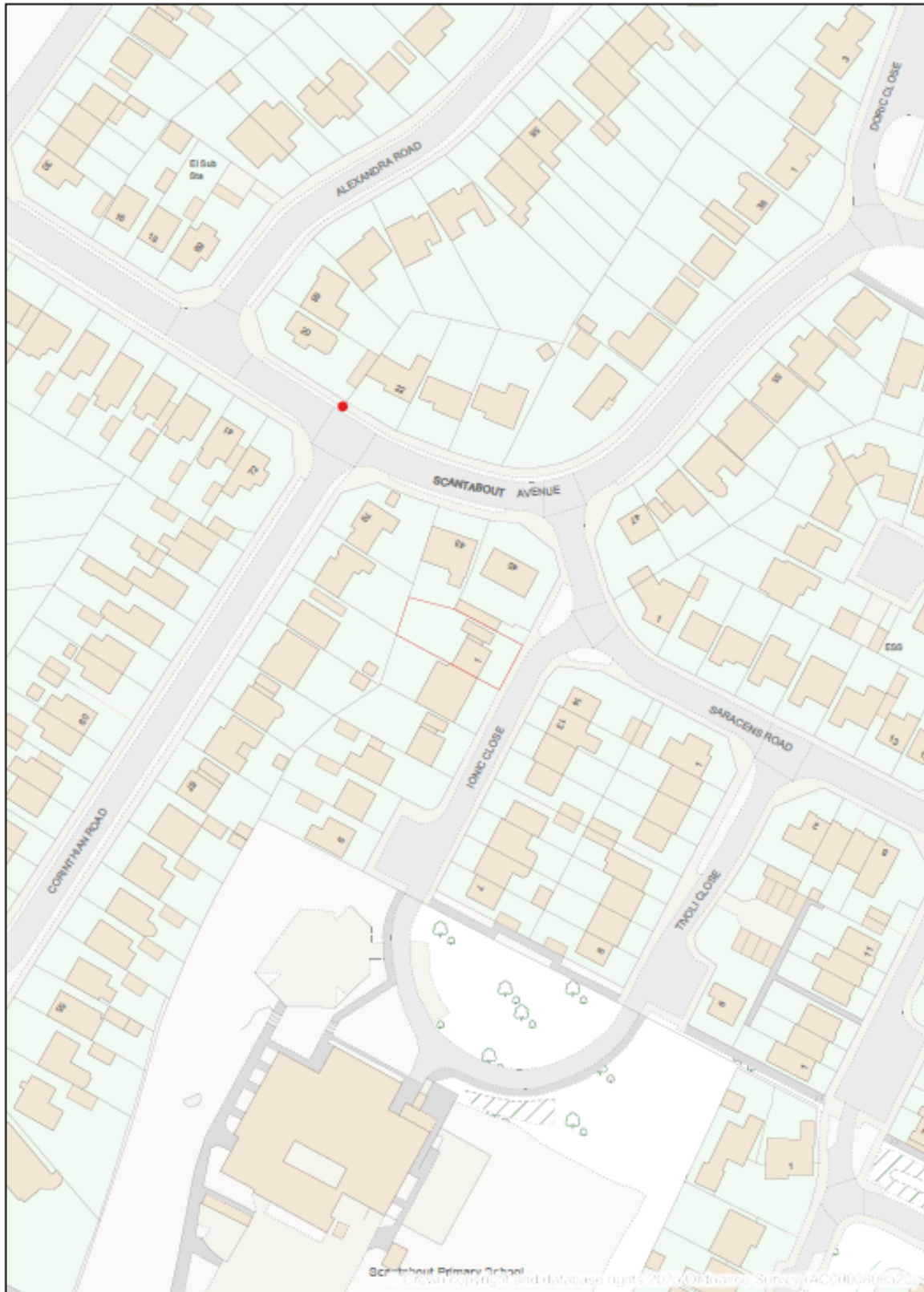
25. Section 149 of the Equalities Act 2010 created the public sector equality duty. Section 149 states:-  
A public authority must, in the exercise of its functions, have due regard to the need to:
- a. eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
  - b. advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
  - c. foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
26. When making policy decisions, the Council must take account of the equality duty and in particular any potential impact on protected groups.

It is considered that this application does not raise any equality implications.

### **Conclusion**

27. The proposed single storey rear and two storey side extensions are in keeping with the design of the existing dwelling and the character of the area and will not materially impact the amenity of neighbouring residents or ecology. The proposal is in accordance with the development plan and as such, the application is recommended for permission.

H/25/98955



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Date: 29/05/2025

Scale: 1:1250