

BISHOPSTOKE, FAIR OAK AND HORTON HEATH LOCAL AREA
COMMITTEE

Wednesday, 10 December 2025 (6:30 pm – 9:12 pm)

PRESENT:

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

RESOLVED ITEMS (SUBJECT TO QUESTIONS ONLY)

197. PUBLIC PARTICIPATION

There was no public participation on this occasion.

198. DECLARATIONS OF INTEREST

Councillor Parker-Jones declared a non-pecuniary interest in Item 8 of the Agenda as she is a serving councillor for Hampshire County Council.

199. MINUTES

RESOLVED -

That the Minutes of the meeting held on 25 June 2025 be confirmed by the Chair as a correct record.

200. CHAIR'S ANNOUNCEMENTS

The Chair informed the Bishopstoke, Fair Oak and Horton Heath Local Area Committee (BIFOHH LAC) that she had laid a wreath at the Bishopstoke Armistice Day service on 11 November 2025 on behalf of Eastleigh Borough Council.

The Chair thanked the current Democratic Services Officer, who supported the BIFOHH LAC for their work over the years as they were leaving Eastleigh Borough Council to take up a new role.

201. FINANCIAL REPORT

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

Councillor Broomfield queried how much was left in the bin infrastructure fund.

The Local Area Manager agreed to check funds left and email the Committee with the amount.

Councillor Marsh thanked the Local Area Manager for all their hard work finding money to enable the Committee to spend funds in the local area.

RESOLVED –

That the Committee:

- (1) Allocated £35,231 in developer contributions for pathway improvements to New Century Park.**
- (2) Allocated £5,874.99 in developer contributions to Fair Oak & Horton Heath Parish Council for the renovation of the Lapstone Pavilion entrance hall and stairwell and Wyvern FC football goals.**
- (3) Allocated £2,296.48 in developer contributions for improvements to the scorers' room at the Lapstone Pavilion.**
- (4) Allocated £40,385.11 in developer contributions for a public art installation at Pembers.**
- (5) Allocated £68,878.82 in developer contributions for a public art installation at Stoke Common Park.**
- (6) Allocated £2,038 from the BIFOHH revenue budget to fund an accessible gate at The Manor.**
- (7) Noted the expenditure of £575 towards bin infrastructure in the local area.**

202. PRESENTATION ON PLANNING GUIDELINES

The Senior 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.

203. PLANNING APPLICATION - LAND SOUTH OF MORTIMERS LANE, FAIR OAK - O/24/98619

The Committee considered the report of the Service Director for Planning and Environment (Agenda Item 8) concerning an outline application with all matters reserved (apart from access) for the construction of up to 245 dwellings (Use Class C3) at land south of Mortimers Lane, Fair Oak, and up to 350sqm multi-functional building (Use Class E - commercial, business or service or Use Class F2 - Community), with associated open space and play area, landscaping, SuDS, infrastructure, mobility hub and vehicular access off Mortimers Lane. (O/24/98619).

The Committee was updated that there were:

- Updated planning conditions as per the update paper for agenda item 8. Plus change to the wording of condition 1 to include reference to the Site Access Visibility Splays – 8230679/6103 Rev O.
- Correction to paragraph 131 of the committee report. The ecological appraisal concluded that dormice were not present on the site and therefore the development was not required to provide mitigation for this species.

There was lengthy debate where the Committee raised concerns about the application breaching various policies in the application, the impact on the countryside – including loss of hedgerows and vegetation, lack of sustainable transport options, pressure on existing infrastructure, and impact on local rivers.

Councillor Parker-Jones proposed an amendment, seconded by Councillor Tidridge, to refuse the application based upon the adverse planning impacts which will significantly and demonstrably outweigh the benefits of the proposal - delegating the detailed reasons for refusal to the Service Director for Planning and Environment in consultation with the Chair and Vice Chair.

RESOLVED -

That permission be delegated to Service Director for Planning and Environment in consultation with the Chair and Vice-chair to REFUSE on the following grounds (final wording to be agreed):

- **Impact upon the countryside.**
- **Lack of sustainable transport options.**
- **Visual and ecological impacts from the loss of vegetation along Mortimers Lane.**
- **Failure to secure on and off-site provision of facilities and infrastructure made necessary by the development or to mitigate against any increased need or pressure on existing facilities.**
- **Failure to secure mitigation for the increased nutrients loads from the development and its impact upon the water quality of the River Itchen SPA.**

(NOTE: Councillor Parker-Jones declared a non-pecuniary interest in Item 8 of the Agenda as she is a serving councillor for Hampshire County Council.

Councillor House spoke in objection to the application in his capacity as Planning Policy Cabinet Member, citing concerns that included but were not limited to the adverse impact of the development on the area, the development not fitting with the agreed adopted local plan for restraint of development east of the Pembers developments, the decision for the

development would not withstand scrutiny for an exception to policy breaches. He also informed the Committee that Eastleigh Borough Council would fund any appeal and not the Bishopstoke, Fair Oak and Horton Heath Local Area Committee.

Seven parish councillors, the chair of Action Against Destructive Development, and 11 members of the public spoke (or had statements read out) in objection to the application, citing concerns that included but were not limited to the development not fitting in with the current local plan which was waiting to be updated to align with the Government's new homes strategy, increased traffic volume, lack of objections by Hampshire Highways, timing of the development, increased pressure on road networks, development in breach of various policies, hazard to cyclists, horse riders and pedestrians, impact on the South Downs National Park, impact on dark skies environment, damage to biodiversity, loss of wildlife, loss of noise buffers, the development is in contradiction to Hampshire County Council's transport plan, lack of infrastructure, schools and GP surgeries, pollution, lack of public transport options, and the development pre-empting the 2026 local plan review.

The agent for the applicant spoke in support of the application.)

204. PLANNING APPEALS

The Committee was asked to note:-

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

The Log Cabin, Hillview Manor Park, Winchester Road, Fair Oak, SO50 7HD

Appealed against the Council's refusal of planning permission for the erection of a dwelling to replace an existing mobile home. (F/24/97740).

This was a delegated decision.

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

Pembers Hill Farm, Mortimers Lane, Fair Oak, SO50 7EA

Appealed against the Council's refusal of planning permission for prior approval for agricultural access from Pembers Farm Avenue. (PN/23/96630).

This was a Local Area Committee decision. There was no costs application.

RESOLVED -

That the report be noted.