

BISHOPSTOKE, FAIR OAK AND HORTON HEATH LOCAL AREA  
COMMITTEE

Wednesday, 22 June 2016 (7:02 pm – 7:56 pm)

PRESENT:

Councillors Mignot (Vice-Chairman in the Chair), Parkinson-MacLachlan, Roling, Rushton, Scott and Winstanley

Apologies for absence were received from Councillor Smith

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RESOLVED ITEMS (SUBJECT TO QUESTIONS ONLY)

1. PUBLIC PARTICIPATION

There was no public participation on this occasion.

WELCOME

The Vice-Chairman welcomed Councillor Rob Rushton to the Committee alongside a newly appointed legal officer, Dave Foster.

2. MINUTES

**RESOLVED -**

**That the Minutes of the meeting held on 27 January 2016 be confirmed and signed by the Vice-Chairman as a correct record.**

3. DECLARATIONS OF INTEREST

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

4. PRESENTATION ON PLANNING GUIDELINES

The Planning Officer 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.

5. PLANNING APPLICATION - LAND TO THE WEST OF HAMMERLEY FARM, BURNETTS LANE, HORTON HEATH, EASTLEIGH

The Committee considered the report of the Head of Development Management (Agenda Item 6) concerning an application for the construction of 67 dwellings with associated car parking, open space, landscaping and enhancements of access from Anson Road and provision

of vehicle link to land to the west following demolition of existing buildings (Ref: F/15/77500.)

The Committee was advised of the following updates:

- Revised site plan (Rev G) received
- Revised Flood Risk and Drainage Strategy received - to consult with Hampshire County Council SUDs team
- Head of Housing and Environmental Health – had no objection
- Highway officers – No objection in principle subject to details of service margins / splays at junctions
- Additional neighbour comments: Car parking numbers and location; landscaping; overlooking / visual dominance (plots 53 – 67); to increase boundary height to 2.7m; on-going discussions to address landscaping/car parking; revised landscaping plans and updated site plan required to reflect landscaping and need for service margins on shared surfaces.

There were two further conditions regarding electricity distributions, and long term management of proposed on-site ponds.

#### **RESOLVED -**

**That the decision be delegated to the Head of Development Management in consultation with the Vice-Chairman and Cabinet Lead to APPROVE subject to:**

- (1) The completion of a S106 agreement for contributions and off-site infrastructure towards community infrastructure, sustainable transport, Public Open Space, affordable housing, air quality monitoring, and a Traffic Regulation Order;**
- (2) The Minor revisions to site and landscape plans;**
- (3) The comments of Hampshire County Council’s Flood Water Management team on the revised drainage strategy;**
- (4) The recommended conditions and reasons; and**
- (5) The following additional conditions and reasons:**

**Prior to the commencement of development, details for the modification of all electricity distributions apparatus, including a programme for implementation, must be submitted to and agreed with the Local Planning Authority. The development shall not be carried out otherwise than in accordance with the approved details. Reason: In the interests of proper planning.**

**Prior to the commencement of development details of the profiling, landscaping and the long term management of the**

**proposed on-site ponds shall be submitted to and agreed with the Local Planning Authority. The development shall not be carried out otherwise than in accordance with the approved details. Reason: In the interests of biodiversity and public safety.**

(Note: Two members of the public spoke in objection to the recommendation and the applicant spoke in support.)

6. PLANNING APPEALS

The Head of Legal and Democratic Services reported:-

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

Appeal against the refusal of application for the construction of a single storey rear extension with attached replacement garage at Amentia, Botley Road, Horton Heath, Hampshire SO50 7DW ( Ref F/15/77391).

Delegated decision

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

Appeal against the refusal of application for the construction of 2 No 4-Bed dwellings with garages on land adjacent to Hideaway, Cherry Drove, Horton Heath (Ref F/15/76489).

Delegated decision

Appeal against the refusal of application for a two storey side extension and conversion of existing garage at 5 Malmesbury Close, Fair Oak (Ref: F/15/76980).

Delegated decision

**RESOLVED -**

**That the report be noted.**

7. NAMING OF STREETS, DEVELOPMENT AT STOKE PARK FARM , BISHOPSTOKE

Consideration was given to the report of the Head of Transportation and Engineering regarding street names in Bishopstoke.

It was requested that feedback on street names be given to parish councils in the future.

**RESOLVED -**

**That Sewall Drive, Woodford Close, and Gilbert Avenue be approved as names for new streets off Stoke Common Road, Bishopstoke.**

8. APPOINTMENTS TO OUTSIDE BODIES

**RESOLVED –**

**That appointments for 2016-2017 be made as follows:**

- **Bishopstoke Memorial Hall Management Committee – Councillor Anne Winstanley**
- **Horton Heath Community Association – Councillor Roger Smith**
- **Twynams Charities – Parish Councillor Philip Spearey**

9. APPOINTMENTS TO THE REGULATORY PANEL

**RESOLVED –**

**That all Members to serve as a ‘pool’, from which three Members could be called upon.**

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