

CHANDLER'S FORD AND HILTINGBURY LOCAL AREA COMMITTEE

Wednesday, 6 July 2016 (7:00 pm – 10:00 pm)

PRESENT:

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

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RESOLVED ITEMS (SUBJECT TO QUESTIONS ONLY)

1. MINUTES

**RESOLVED -**

**That the Minutes of the meeting held on 23 March 2016 be confirmed and signed by the Chair as a correct record.**

2. DECLARATIONS OF INTEREST

Councillor Pamela Holden-Brown declared a personal Interest in agenda items 9, 10 and 11 Planning Application - Hiltonbury Farmhouse, North Millers Dale, and Chandler's Ford, because she is a Trustee of Hiltingbury Community Association.

3. PUBLIC PARTICIPATION

There was no public participation at this time.

4. CHAIRMAN'S REPORT

Chair welcomed the recently elected Councillor Daniel Hatfield and all the other Members who were re-elected.

She also introduced the new Democratic Services officer, Matt Dobrowolski who recently joined the Democratic Services Unit.

Chair was pleased that Hampshire County Council erected the Hocombe and Hiltingbury Roads HGV restriction signage.

5. AREA CO-ORDINATOR'S REPORT

The Area Co-Ordinator reported on the following items:

- **TESCO COMMUNITY GRANT FUND** – Following the previous unsuccessful £12,000 bid for local green spaces at various Countryside sites in Chandler's Ford and Hiltingbury (CFH), with help from the countryside team, another expression of interest was submitted for the next round. The Council was once again

encouraged to submit an application by the grant funders. This time it revamped the application, focusing on one countryside area only and also including a link to the local dementia friendly which would add another dimension to its application, but more importantly, to open up a very valuable local amenity for a group that until recently were largely forgotten.

- **HILTINGBURY LAKES** – Following concerns raised by both members of the public and local Councillors, a site visit with the Countryside manager was arranged to walk the Hiltingbury lakes. Whilst budgetary restrictions would always limit the ability to undertake all the work and additions the Local Area Committee (LAC) would like to achieve, it was apparent that the site had not been maintained to the basic standard which would be acceptable. During the site visit, attended by the local Councillor, it was agreed with the Countryside manager for a two pronged attack. Firstly, some quick wins and visual improvements to those easy to fix areas, such as the cleaning of debris from the lake and the removal of laurel. This work was booked in and would commence the following day and Friday the same week. The second stage, looking at the removal of redundant fencing and the widening of paths etc., would be planned into an agreed maintenance schedule of the coming months.
- **HILTINGBURY PAVILION DEVELOPMENT PROJECT** – Working alongside the Parish Council, the Local Area Coordinator took the role of Project Manager for the Hiltingbury Pavilion Development project. Since the last LAC it was agreed a Project Initiation Document (PID) and TKL architects were commissioned (the architects for the Fryern Pavilion), to undertake a feasibility study to examine the viability of both a major refurbishment of the existing pavilion or to knock the building down and start again. The LAC would hope to have the costed concepts for both proposals back by the end of this month. Alongside this, having attended the last Parish Council meeting, Local Area Committee agreed a formal project Board to govern this project. Progress was made in a very short space of time and with the continued good will of the Parish and the continued enthusiasm and drive of all those involved it was felt that this project had taken off.
- **ANTI SOCIAL BEHAVIOUR** – Following the much reported and documented spates of anti-social behaviour at the Fryern Arcade, the LAC had continued to liaise very closely with the Councils Community Safety Team. The Community Safety team dealt with this via a multi-agency approach. Following discussions with Community Safety Partnership, this LAC would formally consider a Public Space Protection Order (PSPO) at its September Committee meeting. This PSPO would give the power to ask people to stop drinking, and to confiscate alcohol if that person is, or is likely to, cause anti-social behaviour in the Chandler's Ford town centre.

- **FUTURE EASTLEIGH** – Eastleigh Borough Council is undergoing a major service redesign. This redesign aims to make the Council more customers focused and more efficient, enabling it to continue to deliver a high level service to residents on the back of year on year cuts. The Local Area Coordinator role, alongside all other senior managers, was scrutinised as the Council seeks to ensure they have the right people with the right skills in the right jobs. The role of Area Coordinator would still exist in part, though it would be known as a Local Area Manager. The roles would be similar, though the new role would seek to provide a greater strategic overview. It would be envisaged that all the senior management roles will be in filled by August of this year.
- **VARIOUS OTHER WORK** includes the confirmation that post box's within Chandler's Ford would now be painted in the early part of 2017; LAC would be working with colleagues in Environmental Health and Direct Services to investigate reports of a rat infestation and would be hosting a public information meeting on the developments at Alpha Park.

#### 6. PRESENTATION ON PLANNING GUIDELINES

Development Management 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 - 52 NICHOL ROAD, CHANDLER'S FORD, EASTLEIGH

The Committee considered the report of the Head of Development Management (Agenda item 8) concerning an application for a two storey front, side and rear extensions and new vehicular access from Nichol Road (Ref. F/16/78385).

#### **RESOLVED -**

**That permission be GRANTED subject to:**

- (1) **The recommended conditions and reasons; and**
- (2) **The following additional conditions and reasons;**

**New condition 12** - No burning of materials obtained by site clearance or any other source shall take place during the demolition, construction and fitting out process. Reason: To protect the amenities of the occupiers of nearby properties.

**New condition 13** - No driven pilling shall take place on the development hereby permitted. Reason: To protect the amenity of the occupiers of the nearby dwellings.

**New condition 14** - Prior to the commencement of the development photographs of the existing condition of highway verges and footways around the application site shall be submitted to and agreed in writing by the Local Planning Authority. The development hereby approved shall not be occupied until post-development photographs of those highway verges and footway following the undertaking of any necessary repairs shall be submitted to and approved in writing by the Local Planning Authority. Reason: To ensure that any damage to the highway during construction is rectified.

(NOTES: (1) Three residents spoke in objection to the application citing a number of issues including: the proposed scale of the extension was overbearing; clear building line and building style of the area was being compromised; and the character plan of the area was being compromised and the open character of the corner of Nichol and Randal Road would be lost; (2) the applicant's architect spoke in support of the application citing several supporting factors: as previous applications were refused and appeal was dismissed, all of the points which the planning inspector raised were addressed: the proposed extensions were reduced; reduction of sunlight to the neighbouring property was solved by redesigning the size and shape of the roof. Overall footprint was reduced by 21%; (3) one resident spoke in support of the application. She cited the positive effect on the local economy, provision of adequate family housing as supporting factors. She disagreed that the proposed development had an overbearing character; and (4) a recorded vote was requested, and duly supported, in respect of Agenda item 8, the result of which was as follows:

FOR: Cllr Alan Broadhurst, Cllr Haluwen Broadhurst, Cllr Pamela Holden-Brown, Cllr David Pagnell

AGAINST: Cllr Margaret Atkinson, Cllr Judith Grajewski, Cllr Daniel Hatfield, Cllr Michael Hughes.

FOR: 4; AGAINST: 4

Chair Cllr Pamela Holden-Brown had the casting vote in support of the application.)

8. PLANNING APPLICATION - HILTONBURY FARMHOUSE, NORTH MILLERS DALE, CHANDLER'S FORD, EASTLEIGH

**As the Chair declared a personal interest in this application, the Vice Chair was in the Chair.**

The Committee considered the report of the Head of Development Management (Agenda item 9) concerning an application for the change of open space to private pub garden and provision of external cold room, installation of extractor fan and erection of 1.2m high timber palisade fence. (Ref. F/16/78284).

Members considered Agenda items 9 and 10 together.

The Committee was advised that one further representation had been received but no new points were raised.

Members raised a number of concerns regarding the use of the open space and the proposed fencing and wished for this to be removed from the application.

**RESOLVED -**

**That the decision be delegated to the Head of Development Management in consultation with the Vice-Chair, Councillor Pragnell, and Councillor Grajewski, to PERMIT subject to:**

- (1) The proposed 'change of open space to private pub garden' on the application being removed;**
- (2) The proposed 'erection of a 1.2m high timber palisade fence' on the application be removed; and**
- (3) All other recommended conditions and reasons that do not relate to recommendation (1) and (2) above.**

(NOTES: (1) Three residents spoke in objection to the application citing a number of issues including: loss of open space due to the proposed installation of timber fencing; potential noise from the external fan and outside cold store; increased noise nuisance due to the proposed extended patio area; and (2) the agent spoke in support of the application.)

9. PLANNING APPLICATION - HILTONBURY FARMHOUSE, NORTH MILLERS DALE, CHANDLER'S FORD, EASTLEIGH

**As the Chair declared a personal interest in this application, the Vice Chair was in the Chair.**

Consideration was given to the report of the Head of Development Management (Agenda item 10) concerning the Listed Building Consent: Change of use of open space to private pub garden and provision of external cold-room, installation of extractor fans and erection of 1.2 metre high timber palisade fence (Ref. L/16/78285).

Members considered Agenda items 9 and 10 together.

Committee was advised that one further representation had been received but no new points were raised.

Members raised a number of concerns regarding the use of the open space and the proposed fencing and wished for this to be removed from the application.

### **RESOLVED -**

**That the decision be delegated to the Head of Development Management in consultation with the Vice-Chair, Cllr Pragnell, and Cllr Grajewski, to PERMIT subject to:**

- (1) The proposed 'change of open space to private pub garden' on the application being removed;**
- (2) The proposed 'erection of a 1.2m high timber palisade fence' on the application be removed; and**
- (3) All other recommended conditions and reasons that do not relate to recommendation (1) and (2) above.**

(NOTES: (1) Three residents spoke in objection to the application citing a number of issues including: loss of open space due to the proposed installation of timber fencing; potential noise from the external fan and outside cold store; increased noise nuisance due to the proposed extended patio area; and (2) the agent spoke in support of the application.)

#### **10. PLANNING APPLICATION - HILTONBURY FARMHOUSE, NORTH MILLERS DALE, CHANDLER'S FORD, EASTLEIGH**

**As the Chair declared a personal interest in this application, the Vice Chair was in the Chair.**

The Committee considered the report of the Head of Development Management (Agenda item 11) concerning an application for a display of 1no.non-illuminated hanging post sign, 2no. externally illuminated wall signs and 1no. non-illuminated wall sign.

The Committee was advised that the description above had changed slightly from the one set out in the agenda.

**RESOLVED –****That advert consent be GRANTED as set out.**11. PLANNING APPEALS

The Head of Legal and Democratic Services reported:-

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

6 Wellbrooke Gardens, Chandler's Ford, SO53 1TN - appeal against the Council's refusal of planning permission for change of use of land to private garden: Retrospective (amended description) (Ref: F/15/76762.)

This was a delegated decision

13 Grosvenor Road, Chandler's Ford – Appeal against a refusal of planning permission for felling of 1 no. birch tree to front (Ref: T/15/77691.)

This was a delegated decision

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

10A Coultas Road, Chandler's Ford, Hampshire SO53 5BD - appeal against the Council's refusal to grant planning permission for a first floor extension (Ref F/15/77352.)

This was a delegated decision

**RESOLVED -****That the report be noted.**12. APPOINTMENTS TO OUTSIDE BODIES**RESOLVED –****That appointments for 2016 2017 be made as follows:**

**Chandler's Ford Community association – Councillor David Pragnell,  
Hiltingbury Community Association - Parish Councillor James Duguid  
North Millers Dale Community Association - Councillor Pamela Holden-Brown**

(NOTE: Members asked that Fryern Working Group be added to the agenda for the next meeting to appoint a representative to this outside body.)

13. APPOINTMENTS TO REGULATORY PANEL

To appoint a Regulatory Panel to deal with Licensing Issues not covered by the Licensing Act 2003 or Gambling Act 2005.

**RESOLVED –**

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

14. APPOINTMENTS TO EASTLEIGH BOROUGH COUNCIL/TEST VALLEY BOROUGH COUNCIL LIAISON GROUP

**RESOLVED –**

**That Councillors Alan Broadhurst and Judith Grajewski be appointed.**

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