

CHANDLER'S FORD AND HILTINGBURY LOCAL AREA COMMITTEE

Wednesday, 18 November 2020 (7:00 pm – 9:58 pm)

PRESENT:

Councillor Broadhurst (Chairman); Councillors Groves, Atkinson, Grajewski, Pragnell and Duguid

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RESOLVED ITEMS (SUBJECT TO QUESTIONS ONLY)

80. MINUTES

**RESOLVED -**

**That the Minutes of the meeting held on 16 September 2020 be confirmed and signed by the Chair as a correct record.**

81. DECLARATIONS OF INTEREST

There were no declarations of interest in relation to items of business on the agenda at this point in the meeting.

Please see the minutes under the Financial Management Report.

82. PUBLIC PARTICIPATION

There was no public participation on this occasion.

83. CHAIR'S REPORT

The Chair welcomed Ross McClean as the Local Area Manager.

The Chair reiterated the importance of maintaining social distancing and following government guidance.

84. FINANCIAL MANAGEMENT REPORT

The Committee considered a report by the Local Area Manager (Agenda Item 6) setting out recommendations for expenditure from the Committee's revenue budget and developer contributions.

Councillor Grakewski proposed the following amendment:

"It is recommended that the Committee recognises that Chandler's Ford Parish Council has a proven track record of managing assets taken over from the Borough Council more efficiently and cost-effectively than the Borough to the benefit of its parishioners. This Committee therefore asks

the Local Area Manager, on behalf of this Committee, to write to Chandler's Ford Parish Council, respectfully requesting that the Parish Council considers opening up a dialogue with Eastleigh Borough Council to explore the feasibility of the Parish taking over responsibility for and management of Ramalley Cemetery in order to reduce the financial burden on and secure best value for money for the residents of Chandler's Ford and Hiltingbury."

In light of the amendment proposed, Councillors Duguid, Broadhurst and Atkinson declared that they were members of Chandler's Ford Parish Council.

A vote was taken on this amendment which was not carried.

#### **RESOLVED:**

##### **That the committee:**

- (1) Approved the proposed fees and charges from 01/01/2021 in relation to the cemetery;**
- (2) Noted the current financial position;**
- (3) Agreed that £480 be allocated for the temporary provision of a portable toilet at The Old Youth Club, Hiltingbury Road, funded from an annual revenue budget that CFH has allocated for community grants;**
- (4) Agreed that £340 be allocated for a new dual waste dog bin at Ramalley Woods, funded from Developers Contributions;**
- (5) Agreed that £1,650 be allocated for the purchase of a Speed Indicator Device for CFH funded from Developers Contributions; and**
- (6) Agreed that the Local Area Manager for CFH be given a discretionary budget of up to £400 per quarter to spend on small works needed without approval from formal committee.**

#### 85. PRESENTATION ON PLANNING GUIDELINES

A short, pre-recorded presentation was given 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.

86. PLANNING APPLICATION - 16 KEBLE ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 3DS

The Committee considered the report of the Head of Housing and Development (Agenda item 8) concerning an application for the erection of 4no. four bedroom detached dwellings with associated garages and hard & soft landscaping following demolition of existing bungalow. (Ref: F/19/85922).

The Committee were updated as follows:

A correction was noted to paragraph 21 of the report as the objection was received from the Council's Direct Services team rather than the Environmental Health team as stated.

**RESOLVED:**

**That permission be REFUSED for the reasons set out in the agenda.**

[NOTES: Two residents spoke in objection to the application citing concerns over flooding, surface water and foul drainage failure, loss of privacy, access for waste collection vehicles and emergency vehicles, safety of pedestrians from additional traffic reversing onto Keble Road, ground instability]

87. PLANNING APPLICATION - 1 OAKWOOD ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 1LW

The Committee considered the report of the Head of Housing and Development (Agenda item 9) concerning an application for the erection of 1no. six bedroom detached dwelling following demolition of existing bungalow. (Ref: F/20/88190).

The Committee were updated as follows:

Site Plan has been amended to show T1 retained and the turning head from Hiltingbury Road access provided. The tree officer confirmed an objection would be raised to the loss of T1.

Additional conditions should be added to retain the hedge at a height of 1 metre along Hiltingbury Road and secure details of the root protection system for the new and amended driveway and parking areas

**RESOLVED:**

**That permission be GRANTED for the reasons set out in the agenda subject to the following amendments:**

**Condition Updates**

- 1) The development hereby permitted shall be implemented in accordance with the following plans numbered: 4104-P-11 Revision B, 4104-P-12 Revision K, 4104-P-13 Revision D and 4104-P-14 and the ecology report by Hampshire Ecological Services (September 2020). Reason: For the avoidance of doubt and in the interests of proper planning.
- 2) No construction or demolition work shall start until a Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. Demolition and construction work shall only take place in accordance with the approved method statement which shall include:
  - a) measures to control the emission of dust and dirt generated by demolition and construction works, including measures to prevent mud on the highway;
  - b) a scheme for controlling noise and vibration from demolition and construction activities including details of any piling (driven piles would not be considered acceptable);
  - c) the arrangements for deliveries associated with all construction works, loading/ unloading of plant & materials and restoration of any damage to the highway [including vehicle crossovers and grass verges].
  - d) the parking of vehicles of site operatives and visitors on site. If onsite parking is not provided details of arrangements for off-site parking to avoid vehicles parking close to road junctions.
  - e) no burning of materials obtained by site clearance or any other source shall take place during the demolition, construction and fitting out process.
- 3) No construction or demolition to the site shall take place during the construction period except between the hours of 0800 to 1800 Mondays to Fridays or 0900 to 1300 on Saturdays and not at all on Sundays or Bank Holidays.

The following additional conditions were added:

- The hedge between points AA on the site plan hereby approved shall be retained as a minimum height of 1.8m. If any part of the hedge fails or dies, it should be replaced within the next planting season with a complimentary species in accordance with details that shall be submitted to, and approved in writing by, the Local Planning Authority. The hedging thereafter shall be retained. Reason: To protect the character of the area

• **Prior to commencement of demolition or construction work details of the root protection system and surfacing proposed for the new access and driveway and the revision to the onsite parking and turning accessed from Hiltisbury Road shall be submitted to, and approved in writing by, the Local Planning Authority. The root protection system shall be installed and proof of installation including an onsite meeting with the tree officer shall be undertaken before development commences. The root protection system shall thereafter be retained Reason: To protect the health and vitality of the existing trees and hedging.**

• **No development shall take place past the dampproof course until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall cover all hard & soft landscaping [including trees and boundary treatment] and shall provide details of timings for all landscaping and any future maintenance. The works shall be carried out in accordance with the approved plans and to the appropriate British Standard. For a period of no less than 10 years after planting, any trees or plants which are removed, die or become seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of the same species, size and number as originally approved in the landscaping scheme. Reason: In the interests of the visual amenity of the locality and to safeguard the amenities of neighbouring residents.**

• **New condition 8 as omitted on report - No deliveries to the site or removal of material from the site shall take place during the demolition and construction period except between the hours of 0900 to 14:50 and 1600 and 1800 Mondays to Fridays or 0900 to 1300 on Saturdays and not at all on Sundays or Bank Holidays. Reason: In the interest of the safety of pedestrians passing the site on the way to and from nearby schools.**

[NOTE: The applicant spoke in support of the application]

## 88. PLANNING APPEALS

The Head of Legal Services reported:

(a) that the following appeal had been allowed:

28 BROWNHILL ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 2EA  
Appeal against the Council's refusal to grant permission for a 3 metre rear extension with interior changes. (H/20/87218)

**RESOLVED -**

**That the report be noted.**

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