

CHANDLER'S FORD AND HILTINGBURY LOCAL AREA COMMITTEE

Wednesday, 16 November 2016 (7:00 pm – 9:00 pm)

PRESENT:

Councillor Holden-Brown (Chairman); Councillors 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 14 September 2016 be confirmed and signed by the Chair as a correct record.**

2. DECLARATIONS OF INTEREST

Councillor Pamela Holden-Brown declared a Disclosable Pecuniary Interest in agenda item 9, Planning Application - Little 1 Nursery, 49 Valley Road, Chandler's Ford, Eastleigh, SO53 1GS, because her son lives diagonally opposite the application site.

Councillor Judith Grajewski declared a Disclosable Pecuniary Interest in agenda item 10, Planning Application - 14 Kingsway Gardens, Chandler's Ford, Eastleigh, SO53 1FE, because she resides close to the application site.

3. PUBLIC PARTICIPATION

There was no public participation on this occasion.

4. CHAIRMAN'S REPORT

The Chairman welcomed Min Partner – the new Local Area Manager at Chandlers Ford and Hiltingbury. She also thanked everyone for condolences received after the passing of her husband.

5. REPORT OF THE LOCAL AREA MANAGER

Min Partner introduced herself to the Members. She had previously been the Local Area Coordinator for the Committee. The new role would be similar but would be more strategic as it further developed. Min had been busy getting to know the concerns and priorities of all the Members. She had visited the Hilt and had liaised with various community groups in the area.

In the future, the Local Area Manager would facilitate community leadership while identifying the needs of the local community (protecting Public Spaces) at a time of diminishing public resources.

6. FEES AND CHARGES - REPORT OF THE LOCAL AREA MANAGER

Consideration was given to a report of the Area Co-ordinator (Agenda Item 7), which outlined that fees and charges for Council services were reviewed on a regular basis. In accordance with the Budget Strategy approved by Cabinet in October, fees and charges levied by the Council were being reviewed with the intention of increases being introduced with effect from January 2017.

**RESOLVED –**

**That the Cemeteries fees and charges to come into effect from 1 January 2017 be approved.**

(NOTE: Councillor Grajewski, expressed concern at the level of charges for burials which seemed higher than adjacent districts. Increases were also higher than the rate of inflation Councillors Hughes, Atkinson and Hatfield also supported Councillor Grajewski and added that the fees comparison to other district areas was not provided with the report. Local Area Manager –Min Partner would establish the comparison with the other areas and inform Members.)

7. 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.

8. PLANNING APPLICATION - LITTLE 1 NURSERY, 49 VALLEY ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 1GS

The Committee considered the report of the Head of Development Management (Agenda item 9) concerning an application for One & two storey rear extension & single storey side extensions to replace the existing single storey additions, provision of a temporary classroom building at the rear and the variation of condition 2 of planning permission F/08/62770 to increase nursery capacity from 50 to 69 children attending at any one time (Ref.F/16/79277).

The Committee was advised of the following updates: a) a temporary classroom had been removed from the application; b) no objection was received from the Environment Agency; c) condition 2 was revised to delete the reference to drawing number 'G'; and d) conditions 4 and 13 relating to the temporary classroom had been deleted.

**RESOLVED –**

**That permission be GRANTED subject to:**

- (1) transport contributions and funding of a Traffic Regulation Order being secured;**
- (2) the following amended condition: condition 9 be amended to read: “(9) The development hereby permitted shall not be occupied until a minimum of 13 staff and 4 parent drop-off/collection spaces have been provided in accordance with the approved plan, drawing reference ‘F’, and thereafter permanently retained and used only for the purpose of accommodating motor vehicles incidental to the use of the premises. Reason: To make provision for off street parking for the purpose of highway safety.”; and**
- (3) the following additional conditions:**
  - i) “No deliveries or collection of plant, equipment or materials shall take place during the construction period before 09:00 hours on any approved working day. Reason: For reasons of children’s, pedestrian and highway safety”;**
  - ii) “Prior to the commencement of development, a Construction Management Plan giving details of phasing of the development and how the nursery will remain in operation during the course of construction works shall be submitted to and approved in writing by the Local Planning Authority. The approved management plan shall then be followed in full throughout the construction process, unless otherwise agreed in writing by the Local Planning Authority. Reason: For reasons of safety and amenity”;** and
  - iii) “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”;** and
- (4) The recommended conditions and reasons.**

(NOTE: Councillor Holden-Brown declared a disclosable pecuniary interest in the item, left the room and did not vote thereon.)

9. PLANNING APPLICATION - 14 KINGSWAY GARDENS, CHANDLER'S FORD, EASTLEIGH, SO53 1FE

The Committee considered the report of the Head of Development Management (Agenda item 10) concerning an application for a two storey rear extension, addition of box dormer to the side elevation and alterations to front facade. (Ref:F/16/79104).

**RESOLVED –**

**That permission be GRANTED subject to:**

**(1) the following additional conditions:**

- i) “construction or demolition works 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. Reason: To protect the amenities of the occupiers of nearby dwellings”;**
- ii) “No deliveries or collection of plant, equipment or materials shall take place during the construction period before 09:00 hours Monday to Friday during Thornden School term times. Reason: In the reason of pedestrian and highway safety”;** and
- iii) “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”;** and

**(2) the recommended conditions and reasons.**

(NOTES: 1) One resident raised his concerns with regard to the height of the proposed windows and parking on site; and 2) Councillor Grajewski declared a disclosable pecuniary interest in the application, left the room and did not vote thereon.)

10. PLANNING APPLICATION - HOCOMBE MEAD LOCAL NATURE RESERVE, SOUTH OF ASHDOWN ROAD, CHANDLER'S FORD, SO53 5QD

The Committee considered the report of the Tree Officer (Agenda Item 10) with regard to the coppicing of woodland at Hocombe Mead Local Nature Reserve, South of Ashdown Road, Chandler's Ford, Eastleigh, SO53 5QD (Ref.T/16/79061).

The application had been referred to Committee as Eastleigh Borough Council was the applicant.

Members were advised that the tree works should be completed as required within ten years of the date of the permission being granted.

**RESOLVED –**

**That permission be GRANTED subject to the recommended conditions and reasons.**

11. PLANNING APPEALS

The Head of Legal and Democratic Services reported that the following appeal had been allowed:-

1 Merdon Close, Chandler's Ford, Hampshire SO53 1EF - appeal against a refusal to grant planning permission for a two storey side and rear extension. (Ref:F/16/78240)

**RESOLVED –**

**That the report be noted.**

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