

CHANDLER'S FORD AND HILTINGBURY LOCAL AREA COMMITTEE

Tuesday, 15 March 2022 (7:00 pm – 8:55 pm)

PRESENT:

Councillors Duguid (Chair); Councillors Broadhurst, Groves, Grajewski and Pragnell

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RESOLVED ITEMS (SUBJECT TO QUESTIONS ONLY)

133. MINUTES

**RESOLVED -**

**That the Minutes of the meeting held on 12 January 2022 be confirmed and signed by the Chair as a correct record.**

134. DECLARATIONS OF INTEREST

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

135. PUBLIC PARTICIPATION

Two members of the public spoke regarding parking on the pavement in Ashdown Road, Charnwood Crescent and the lower end of Sycamore Avenue. Their concerns included, but were not limited to, vehicles parking on the pavements and verges, sight lines being blocked, access struggles for buses and emergency vehicles, danger to pedestrians who have to walk in the road to get by, danger to school children, damage to the carriageway, contraventions to the Highways Act 1980, access to neighbouring residential streets, untaxed and sorn cars on the pavements and verges, and pedestrian safety.

The Local Area Manager provided a short verbal response that the Committee had been made aware of the issues, and he would look at what actions could be taken, both in the short and long-term, and respond to the speakers in writing.

136. CHAIR'S REPORT

The Chair was delighted to report that the footpath at the south-west corner of Hiltingbury recreation ground, that had a nasty corner ridge, had been repaired.

The Chair was also pleased to report that the project initiation document for Flexford Nature Reserve was completed and works were planned to start in September 2022.

The Chair thanked everyone involved in the clear up after the damage caused by recent storms.

The Chair mentioned that lots of people were organising street parties for the Queen's upcoming jubilee, and that there was guidance available on Eastleigh Borough Council's website if any extra help was needed.

The Chair thanked the Local Area Manager and the Assistant Local Area Manager for their work in identify a grant available to help encourage people to shop locally, which was something to celebrate.

The Chair was saddened by the current catastrophe and desperate situation in the Ukraine, but was pleased to see the people of Chandler's Ford and Hiltingbury rallying together to try to provide help and support to the people of the Ukraine.

The Chair mentioned that Hiltingbury Car Park and the footpath to the west side of Hiltingbury recreation ground were awaiting work by Chandler's Ford Parish Council, and he hoped it would not be too much longer.

Finally, the Chair thanked all officers for their continued hard work during the last two years of the Covid-19 pandemic.

#### 137. 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 issues that could, and could not, be taken into account. This was set against the broader policy framework.

#### 138. PLANNING APPLICATION - 185 HURSLEY ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 1JH (F/21/92125)

The Committee considered the report of Executive Head of Planning & Economy (Agenda item 7) concerning an application for demolition of existing bungalow (retrospective) and construction of replacement four-bedroom dwelling (part retrospective) at 185 Hursley Road, Chandler's Ford, Eastleigh, SO53 1JH. (Ref: F/21/92125).

There was lengthy debate where the Committee raised concerns and requested clarity on the measurements of the development, including the roof height, driveway gradient, garage access and proximity to the boundary with number 187.

Councillor Broadhurst proposed an amendment to the substantive recommendation, which was seconded by Councillor Groves. This was carried as follows.

**RESOLVED -**

**That subject to:**

- i) Receipt and consideration of a construction environmental management plan to include protection of the water course, contractor parking, delivery vehicles and material storage.**
- ii) The imposition of an additional condition to ensure work is carried out in accordance with the construction environmental management plan.**

**To delegate back to the Executive Head for Planning and Economy in conjunction with the Chair and Vice Chair and Cllr Grajewski (as opposition member) of Chandler's Ford Local Area Committee to PERMIT:**

**With the following amended condition:**

**Condition 6: The rear balcony shall not be constructed until details of a privacy screen, of at least 1.8m high, positioned along both sides of the balcony has been submitted to and approved in writing by the Local Planning Authority. The balcony shall be installed and thereafter retained in perpetuity in accordance with the approved details.**

**Reason: To protect the privacy of the neighbouring dwellings.**

**With the following additional condition:**

**For the lifetime of the development, 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 scheme of landscaping works secured under condition 7.**

**Reason - In the interests of the visual amenities of the locality and to protect the water quality of the stream.**

(NOTE: Two written statements were received in objection to the application citing concerns, including but not limited to, increases in size of the development, stepped access to the dwelling, gradient of the drive access to the garage, proximity to number 187, lack of information provided in the application, inadequate parking solutions on the site, and flooding.

Three people spoke in objection to the application citing concerns, including but not limited to, flood risks, watercourse concerns, failure to build in accordance with plans, access to maintain property of the neighbouring houses, height of the proposed dwelling being unclear, lack

of flood resilience, drainage issues, lack of remedial work undertaken, the proposed garage being unusable, lack of enforcement action, lack of privacy to neighbouring properties, lack of building regulation compliance, lack of detail in the plans, impact on residential amenity, encroachment on neighbouring property, ecology and environment impacts, impact and damage to neighbouring trees, lack of detail in the conditions of the application, and previous breaches to the permitted development on the site.

The applicant's planning agent spoke in support of the application.)

### 139. PLANNING APPEALS

The Head of Legal reported:-

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

17 Lake Road, Chandler's Ford, Eastleigh, SO53 1EZ (H/21/91377)

Appeal against the Council's refusal to grant planning permission for a grass roofed carport.

This was a delegated decision.

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

307 Hursley Road, Chandler's Ford SO53 5PJ (H/21/90793)

Appeal against the Council's refusal to grant planning permission for a carport.

This was a delegated decision.

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

1 Welles Road, Chandler's Ford, SO53 2GQ (H/20/89088)

Appeal against the Council's refusal to grant planning permission for the addition of a rear extension.

This was a delegated decision.

50 Shaftesbury Avenue, Chandler's Ford SO53 3BP (H/21/90791)

Appeal against the Council's refusal to grant planning permission for a two storey side extension with attached rear first floor extension.

This was a delegated decision.

**RESOLVED -**

**That the report be noted.**