

HORTON HEATH DEVELOPMENT MANAGEMENT COMMITTEE

Wednesday, 3 November 2021 (5:30 pm – 8:31 pm)

PRESENT:

Councillor Gomer (Chair); Councillors Tennent, Asman, Rushton, Marsh and Broomfield

Apologies for absence were received from Councillors Bearder

---

RESOLVED ITEMS (SUBJECT TO QUESTIONS ONLY)

30. DECLARATIONS OF INTEREST

Councillor Marsh declared a non-pecuniary interest as the headteacher of St James' Primary School in West End which would be the catchment school for the initial development phase.

Councillor Gomer declared a non-pecuniary interest as the Local Authority Governor of St James' Primary School in West End.

31. MINUTES OF PREVIOUS MEETING

**RESOLVED –**

**That the minutes of the meeting held on 30 September 2021 be confirmed and signed as a correct record.**

32. PUBLIC PARTICIPATION

There was no public participation on this occasion.

33. PLANNING GUIDELINES

The Executive Head for Planning and Economy 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.

34. PLANNING APPLICATION - CHALCROFT FARM, PHOTOVOLTAIC INSTALLATION, LAND WEST OF BURNETTS LANE, EASTLEIGH, SO30 2HU - F/21/91266

The Committee considered the report of the Planning Officer (Agenda item 6) concerning an application for the relocation of solar panels from western side of solar farm to southern side with associated infrastructure (no net change in number of panels). (Ref: F/21/91266).

**RESOLVED -**

**To PERMIT as recommended.**

(NOTE: A member of the applicant's team spoke in support of the application.)

35. PLANNING APPLICATION - VICTORIA FARMHOUSE, FIR TREE LANE, HORTON HEATH, SO50 7DF - F/21/90865

The Committee considered the report of the Planning Officer (Agenda item 6) concerning an application for the demolition of building at Victoria House, Fir Tree Lane, Horton Heath, Eastleigh. (Ref: F/21/90865).

The Committee was **updated** that there was no objection from the Ecology officer subject to conditions.

**Additional conditions**

1. Site clearance and construction works that could result in harm or disturbance to species listed on Schedule 2 of the Conservation of Habitats and Species Regulations, 2017 (as amended) or their breeding sites or resting places, shall not in any circumstances commence unless the local planning authority has been provided with a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorising the specified activity/development to proceed . The works must be undertaken strictly in accordance with the methods, conditions and limitations of the licence granted. Reason: To ensure there are no adverse effects to the populations of legally protected species.
2. The demolition works shall be undertaken in accordance with the precautionary method of working detailed within Appendix 1 of the submitted One Horton Heath Victoria House Update PEA, BRI and Bat Report Final J00729/ Version 1.2.13<sup>th</sup> September 2021, unless otherwise agreed in writing by the local planning authority. Reason: To ensure species are protected and to avoid the killing or injury of reptiles and amphibians.

**RESOLVED -**

**To PERMIT.**

(NOTE: A member of the applicant's team spoke in support of the application.)

36. PLANNING APPLICATION - LAND WEST OF BURNETTS LANE, EASTLEIGH, SO30 2HH - O/20/89500

The Committee considered the report of the Executive Head for Planning and Economy (Agenda item 8) concerning an application for the erection of 381 residential units with public open space, hard and soft landscape works, internal roads, footway/cycleways, associated parking spaces, substation, SuDS and associated infrastructure (this application is subject to Environmental Impact Assessment) at land west of Burnetts Lane, Eastleigh (One Horton Heath) (Ref: F/20/89500).

The Committee was **updated** that:

1. The reference number was corrected on the written report and was F/20/89500 not O/20/89500; and
2. The surveillance plan was amended to illustrate overlooking and not differentiate between ground or first floor.

**RESOLVED -**

**To PERMIT application in principle and delegate decision to Executive Head for Planning and Economy (in consultation with the Chair and Vice Chair of the Horton Heath Development Management Committee) following receipt of further highways plans and information and comments from HCC Highways thereon; receipt of further sustainable drainage proposals and comments; completion of the Habitats Regulations Appropriate Assessment (including consideration of Natural England comments); completion of the Environmental Impact Assessment; completion of draft conditions; and completion of a S106 legal agreement.**

(NOTE: (A) One written statement was received raising questions around flooding, impact on the roads and the possibility of traffic accidents – it was responded to via email, and one person spoke in objection to the application citing concerns, including, but not limited to, flooding and the site history of flooding, over development of the site, drainage and any further issues water from the development would create, plans not in keeping with the current homes surrounding the site, climate change concerns and the possibility of loss of life from flooding. (B) The applicant's team spoke in support of the application, citing benefits, including but not limited to, the development putting people and not money at the heart, affordable housing provision, design of properties in the development, mitigation and enhancement in the development, economically sustainable homes, high quality cycle network and design of outdoor space.)