

CHANDLER'S FORD PARISH COUNCIL - PLANNING, HIGHWAYS AND LICENCING COMMITTEE

17 JULY 2013

Fryern Hill Pavilion, Greenways, Chandler's Ford

(7.00 pm – 8.06 pm)

PRESENT: Councillor Cole (Chairman), Councillors Bicknell, Bull, Ms Hodgson and Hosegood

APOLOGIES: Councillor Streeter

In attendance – Stephen Mursell, Parish Clerk

1. DECLARATIONS OF INTEREST

No members of Council stated a declaration of Interest.

2. MINUTES OF THE LAST MEETING

Members did not raise any issues over the accuracy of the minutes of the meeting held on 23 May 2013.

It was AGREED that:

1)The minutes of the Planning, Highways and Licensing Committee held on 23 May 2013 be signed by the Chairman as an accurate record.

Members did not raise any issues over the accuracy of the minutes of the joint meeting with Strategic Planning Committee held on 24 June 2013.

It was AGREED that:

1)The minutes of the joint Planning, Highways and Licensing and Strategic Planning Committees held on 24 June 2013 be signed by the Chairman as an accurate record.

3. MATTERS ARISING

Cllr Bicknell commented that members may benefit from a presentation on Community Infrastructure Levy and S 106 agreements which may help with their understanding of the rules applying to such schemes.

It was AGREED that:

1)The Parish Clerk would identify a speaker from Eastleigh Borough Council on this topic who would be available to provide a presentation to the Parish Council

4. PLANNING APPLICATION : 72 HILTINGBURY ROAD

Members raised various issues concerning this planning application. Members recognised that as the site is largely unused there was a need to do something with the site and welcomed an application to develop site; but also recognised that the design of the buildings were a consideration for any proposed change of use.

Members were concerned for the amenity of the local residents where the proposed change of use is on the edge of a residential area.

Considering parking on the site it was considered that there was existing parking, but considering the number of anticipated employees of the business and the number of customers, the parking would need to be more organized.

Members had concerns over the proposed seven day opening hours and the length of the proposed opening hours. Members also recognized the attraction of the business to the younger population and it was felt that a number of youngsters would congregate at the site and potentially congregate with cars and motorcycles for prolonged periods.

It was AGREED that the following comments be made to Eastleigh Borough Council on the planning application:

1)In principle members were not against such an application for change of use to A3 as it is recognised that it is a difficult site to develop and as it is it can be regarded as unsightly but on this individual application as presented members had concerns as follows.

2)There were concerns about the amenity of local residents as it is noted the opening hours are stated as most days during the year from 8.00 a.m. to 22.30 pm. which appear to be excessive and the general impact this would have on local residents with noise of customers entering and leaving the premises.

3)There were concerns for the amenity of residents with regard to highways and parking issues as there was insufficient detail in the application as to how such issues would be addressed without inconvenience to local residents.

4)There were concerns for the amenity of residents as it was considered the nature of the business would attract a larger number of younger users over a longer period of time which could impact on the amenity of local residents.

5. PLANNING APPLICATION : ST SWITHUN WELLS SCHOOL

Members consider the application for the erection of a modular classroom at St Swithun Wells School. The Parish Clerk referred members to his report on waiting lists at local schools and also referred members to a copy of numbers of children currently on

waiting lists at local schools.

Members were aware that Nightingale School had been granted permission to increase the numbers on roll at the school and there was evidence of increasing immigration to the Eastleigh area bringing pressure on school places.

It was AGREED that:

- 1) There was no objection to the proposed erection of a modular classroom at St Swithun Wells School
- 2) Members noted the report and supporting evidence on increasing waiting lists at schools in the area and this was recognised as a matter for consideration during the Local Plan consultations

6. OTHER PLANNING APPLICATIONS

Members considered the remaining applications brought to this Committee.

It was AGREED that:

- 1) 82 Lakewood Road – it was noted that the Tree Officer had visited the site and therefore this committee would raise no objection to the application on the basis that the Tree Officer confirms the trees are considered dangerous
- 2) 85 Lakewood Road – it was noted that the trees to be felled were currently crowded out and this committee would raise no objection on the basis that the Tree Officer concurs with this view
- 3) 72a Thornbury Wood - it was noted that the trees are considered dangerous and therefore this committee would raise no objection to the application on the basis that the Tree Officer confirms the trees are considered dangerous
- 4) 16 Charlecote Drive - it was noted that the trees are considered dangerous and therefore this committee would raise no objection to the application on the basis that the Tree Officer confirms the trees are considered dangerous
- 5) 23 Sycamore Avenue - it was noted that the trees are considered dangerous and therefore this committee would raise no objection to the application on the basis that the Tree Officer confirms the trees are considered dangerous
- 6) 104 Hursley Road - it was noted that the trees are considered dangerous causing damage to the property and driveway therefore this committee would raise no objection to the application on the basis that the Tree Officer confirms the trees are considered dangerous
- 7) 299 Hursley Road – it was considered that the tree was healthy and there was no valid reason for the tree to be felled therefore the Parish Council would object to the removal of the tree

7. ROADSIDE BANNERS

The Parish Clerk introduced his report on guidelines for roadside banners and members agreed to note the report.

8. TPOs

The Parish Clerk introduced his report on the current progress made by Eastleigh Borough Council with the historic TPO list and members agreed to note the report.