

CHANDLER'S FORD PARISH COUNCIL – COUNCIL MEETING

3 JULY 2012

Chandler's Ford Community Association, Hursley Road, Chandler's Ford
(7.00 pm – 9.08 pm)

PRESENT: Councillors Mrs Atkinson (Chairman); Councillors Bicknell, Boyes, Broadhurst, Cole, Davidovitz, Ms Grajewski, Hughes, Luffman, Olson and Pragnell

Apologies for absence were received from Councillors Bull and Hodgson

In attendance: Stephen Mursell Parish Clerk

There were five members of the public present.

286. DECLARATIONS OF INTEREST

No members stated a declaration of interest.

287. PUBLIC PARTICIPATION

Members of the public present at the meeting were advised that they could address the Council.

288. CHAIRMAN'S REPORT

Since the last meeting the Chairman reported that she had not attended any meetings or functions on behalf of the Parish Council.

289. MINUTES OF MEETINGS

Minutes of the Parish Council meeting held on 6 June 2012 were considered for accuracy.

Members noted that the correct title for Prince Edward on page 156, item 278, paragraph 3 should read the Earl of Wessex.

Cllr Grajewski advised members under item 280 she had also wished that the minutes should refer to the statement she had made regarding the impact on the Aviary Estate.

Subject to these amendments it was AGREED that:

1)The minutes of the Parish Council meeting held on 6 June 2012 are signed by the Chairman as an accurate record of the meeting.

Minutes of the Planning, Highways and Licencing Committee meeting held on 20 June 2012 were considered for accuracy.

Members stated that item 10 should read Draft Habitats Regulations Assessment Screening Report and this title should read the same in line 1.

Subject to this amendment it was AGREED that:

1) To receive the minutes of the Planning, Highways and Licencing Committee meeting held on 20 June 2012 are signed by the Chairman as an accurate record of the meeting.

290. MATTERS ARISING

There were no matters arising from the Parish Council meeting held on 6 June 2012.

291. PROPOSED CHANGES TO DRAFT LOCAL PLAN

Julia Norman advised members that as a result of representations made and further appraisals conducted the changes to the Draft Local Plan were being presented for consultation. The Draft Local Plan reflected feedback from over 2,700 representations made by 1,000 individuals or organisations. At that time of the previous draft local Plan, further technical work by way of assessment reports had yet to be presented and work to identify additional employment land sites were yet to be completed. Once these additional reports had been received and the representations received from the initial consultation, the current Draft Local Plan had been published.

The current Draft Local Plan is being consulted upon with representations to be received by 13 July 2012. Following these representations the Plan will be fully revised and printed in mid-August for consultation by mid-October. When this round of consultation has been completed the Draft Local Plan will be presented to the Secretary of State for examination.

Members were advised that the Transport Assessment was presented in respect of the preferred development option; however the same transport model had also been run for all development options. Julia Norman at this stage opened the meeting for questions from members.

Members were concerned as to whether the Draft Local Plan would require additional housing development over and above the 9,400 new homes already identified. In addition members were concerned that they understood that Hampshire County Council would not consider the proposed housing allocation at Stoneham. Julia Norman confirmed that the County Council and Eastleigh Borough Council had been in correspondence over this matter however this matter was still unclear. It was however confirmed that if the development was not considered appropriate by the County Council then the development strategy presented in the Draft Local Plan would need to be re-considered. Members were of the opinion that it was the volume of additional traffic movements and the lack of traffic improvements that were concerning them, rather than the prospect of housing development at Stoneham.

It was AGREED that:

1) Julia Norman would seek clarification as to whether the County Council would favour the proposed development at Stoneham

292. RECOMMENDATIONS - HOUSEHOLD WASTE RECYCLING CENTRE AND EMPLOYMENT LAND SITES

Members considered the first recommendation from the Planning, Highways and Licensing Committee in respect of the proposed Household Waste Recycling Centre at Stoneham Rise which was noted in the Draft Local Plan as Policy CF5. The Chairman noted that the Parish Council had already raised an objection to this Policy following the Special Council meeting on 19 December 2011. Members felt the proposed site would attract more users over a wider geographic area and in the absence of any road improvements this would result in loss of amenity to residents over a wide area due to increased traffic volumes in the locality. Members also noted that the Draft Local Plan states that the proposed facility is on a site where it could be increased in size and it was acknowledged that economies of scale might be achieved should it be decided that the facility increase in size in the future.

Members recognised that, following the identification of a proposed employment land site at Allbrook Hill where the slope of the landscape would suit a split level re-cycling site, this employment land site should be considered as an alternative site for the Household Waste Recycling Centre. Members also recognised that increased traffic movements to Allbrook Hill would impact on the roads to the north of the parish and would be pressing for HGV ban for vehicles over 7.5 tonnes on appropriate access roads should and development proceed. Members noted that some of any impact on traffic congestion may be alleviated by traffic improvements to Junction 12 of the motorway.

Members then considered the recommendation in respect of the proposed employment land site at Allbrook Hill. Members supported this site as a potential employment land site due to its proximity to the motorway and more particularly as an alternative for Household Waste Recycling Centre site at Stoneycroft Rise, subject to their concerns regarding traffic congestion as previously detailed.

Members then considered the proposed employment land site south of ASDA and east of Bournemouth Road. Members noted that this land represented an area of strategic gap between Eastleigh Borough land and City of Southampton land and is bordered by land owned by Test Valley. It was also noted that there was an on-going need for cemetery land and also a woodland burial site in the Borough.

Julia Norman advised members that the landowner of this site had approached the Borough Council to offer the site for purchase and advised that some objections had already been received regarding this proposed allocation for employment land.

Members noted that the proposed employment site at Riverside represented a significant employment site for the Borough, however it was considered to be unlikely to come to fruition because of the high cost of providing new roads to the site and also the fact that Railtrack are unwilling to provide the land required for the site. As a result there would still be a need to identify employment land site. It was recognised that there were already unoccupied industrial units on the Chandler's Ford Industrial Estate and this should be further investigated.

293. DRAFT TRANSPORT ASSESSMENT

Members had considered the report and recognised that the report highlighted that the road infrastructure was already at capacity in the vicinity of the proposed development at Stoneham and it was doubted if the proposed transport mitigation in the report would have any significant impact on the existing road congestion. Members were of the opinion that without significant road improvements this would raise concerns over the viability of any development on land at Stoneham.

Members agreed that there were significant traffic issues across the wider Borough area and these issues already impacted on the traffic flow within the Parish. Members agreed that consideration should be given to further developments in the whole of the Borough and any potential effects they may have on the Parish. In addition members recognised the unresolved issue and an on-going requirement for an additional link to a motorway junction for relief of traffic using Leigh Road.

294. DRAFT SUSTAINABILITY REPORT

Members were concerned that the report reflected the potential loss of amenity that will result for residents in the locality should any development take place at Stoneham. The cumulative effect of the comments made in the both the Transport and Sustainability Assessment reports indicates that the proposed development at Stoneham cannot be sustained and represent a significant barrier to the proposed development.

The Chairman stated that following the Special Council Meeting on 19 December 2011 it was agreed that the Parish Council was in favour of the Draft Local Plan to deliver 9,400 new homes but on this occasion the Parish Council was being requested to consider and comment on the additional reports including the Transport Assessment and Sustainability Report. It was as a result of this consideration that it was noted that the reports did not support the proposed development at Stoneham.

295. HABITATS REGULATION ASSESSMENT SCREENING REPORT

Members considered the Habitats Regulation Assessment Screening Report and no comments were raised by members.

296. BIODIVERSITY ACTION PLAN

Members considered the Biodiversity Action Plan and no comments were raised by members.

297. PARISH COUNCIL RESPONSE TO THE DRAFT LOCAL PLAN AND OTHER REPORTS

Following discussion on the Draft Local Plan and other supporting documents members discussed the comments to be sent to Eastleigh Borough Council.

It was AGREED that:

The response to Eastleigh Borough Council is as follows:

1. Draft Eastleigh Borough Local Plan 2011-29 – changes to site allocations
 - To re-affirm the objection of the Parish Council to the proposed re-siting of the Hampshire Waste Recycling facility to land at Stonecroft Rise (CF5). This objection is made on the grounds of road safety concerns resulting from the users of the proposed facility being in conflict with the users of the Freespace facility; on the grounds of increased traffic movements resulting from the re-siting of the facility in the locality; and also on the grounds that an employment land site has been identified at land at Allbrook Way and failing that an alternative site at Chandler's Ford Industrial Estate which could accommodate the re-siting of the facility
 - No objection is raised to the proposed employment land site at Allbrook Way (Policy AL4), however it is noted that this will result in additional traffic movements in that locality. The Parish Council would request that consideration is given to junction improvements and consideration of sight lines is given to entrances and exits to any proposed employment land site. In addition the Parish Council requests that consideration is given to a HGV ban for vehicles over 7.5 tonnes on Hocombe and Hiltingbury Roads in consideration to the amenity of residents in that locality.
 - The Parish Council wishes to raise an objection to the proposed employment land site South of ASDA and east of Bournemouth Road (Policy CF6). The objection is raised on the grounds that this would constitute a loss of the strategic gap between Eastleigh and Southampton. In addition it is noted that there are sufficient employment land sites on Chandler's Ford Industrial Estate which is currently under-utilised with empty units.

2. URS Sustainability Appraisal Report

- The Parish Council notes that the URS Sustainability Appraisal Report indicates that the proposed development at Stoneham will impact deleteriously on the health and quality of life for residents in that area, particularly with regard to quality of air and loss of playing fields for recreational purposes
- The Parish Council also notes that development at Stoneham will result in a significant deleterious effect on the environment of that area due to the potential loss of an important historic landscape dating back to Saxon times; the potential impact of surface water runoff, with the resultant potential effect on the water quality; and the impact on the ability of the existing services to cope with the development of that site.
- Therefore the Parish Council objects to the development of 1300 housing units at Stoneham as it considers development of this scale on this site is unsustainable taking into account all the issues raised in the URS Sustainability Appraisal Report, and it is not convinced that the mitigation measures proposed to be either appropriate or adequate to make the development sustainable. Neither does this development at this location sustain the strategic gap between Eastleigh Borough and the City of Southampton

3. Habitats Regulations Assessment Screening Report

- The Parish Council has no comments to raise on this report

4. Draft Transport Assessment

- The Parish Council is concerned that the Transport Assessment does not support the major urban extension including Stoneham and highlights concerns that the road infrastructure does not support the proposed development at Stoneham and across the wider Borough area and furthermore is concerned about other major urban extensions in other District authority areas and the resultant impact on the overall motorway infrastructure.

- The Parish Council is concerned that the proposed development at Stoneham will not attract the necessary investment in significant road development schemes to alleviate the existing traffic gridlock at peak times, which is supported by the Transport Assessment. The mitigation contained within the report is noted; however the Parish Council feels that this will not alleviate the existing problem as the transport infrastructure needs to be considered over a far wider area with significant investment in new roads.
- Development at Stoneham will result in a significant loss of amenity to residents in that locality and therefore the Parish Council wishes to raise objections to development at Stoneham on these grounds.

5. Biodiversity Action Plan

- The Parish Council has no comments to raise on this report

298. CORRESPONDENCE

The Clerk advised members that the Eastleigh Borough Council Local Plan member seminar is scheduled for 23 July 2012 and not 26 July as stated.

299. FINANCE MATTERS

The Clerk tabled a list of cheques drawn on the Council's bank account for various expenditure items since the last Council meeting.

It was AGREED that:

- 1)The following cheques be endorsed

The following cheques have been drawn since the last council meeting which members are asked to endorse:

Cheque No	Net	VAT	Gross
100156 S Mursell April salary			£1019.40
100157 HMRC Tax & NI			£442.87
100158 Eastleigh Borough Council			

Diamond Jubilee Garden	£6199.94	£123.99	£7439.93
100159 British Gas Business Eagle Close electricity	£6.57	£0.33	£6.80
100160 HCC No Cold calling Zones	£146.97	£29.33	£176.00
100161 E Mango Remote Back up	£585.00	£117.00	£702.00
100162 Bullfinch Diamond Jubilee Beacon	£309.00	£61.80	£370.80
100163 EBC Deposit Funds			£40,000.00
100164 Itchen Stationers Computer Consumables	£40.00	£8.00	£48.00
100165 HALC Training	£15.00	£3.00	£18.00
100166 BML Printers Office Stationery	£204.00	£40.80	£244.80
100167 HCC NCCZ signs	£20.83	£4.17	£25.00
100168 HCC NCCZ signs	£20.83	£4.17	£25.00
100169 S Mursell Gazebo for Community Safety Initiative	£94.15	£18.83	£112.98
100170 HCC NCCZ signs	£40.00	£8.00	£48.00
100171 C Ford Methodist Church Room hire			£88.00
100172 HomeStart Grant			£500.00
100173 S Mursell May salary			£1019.40

100174 HMRC Tax & NI			£442.87
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100175 HALC Training	£175.00	£35.00	£210.00
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Members are asked to authorise the following requests for payment:

Cash Replenish petty cash			£94.24
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S Mursell Office expenses			£92.96
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Do The Numbers Ltd Internal Audit fees			£475.00
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JL Pritchard Jubilee Garden plaques			£364.80
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C Ford UR Church Room hire			£32.50
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British Gas Business Eagle Close electricity			£11.35
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S Mursell June salary			£1019.40
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HMRC Tax & NI			£442.87
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Community First Equipment insurance			£101.58
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For members information there is a balance at bank of £22,926.62, once all the above cheques have been presented.

300. MEMBERS QUESTIONS

The Chairman wished to raise the matter of impending asset transfers and the need to engage solicitors to act for the Parish Council in the transfer of such assets.

It was AGREED that:

1)The Clerk will obtain quotes from three suitable solicitors to act for the Parish Council in potential transfers of assets from Eastleigh Borough Council