

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

13 MAY 2013

Fryern Hill Pavilion, Greenways, Chandler's Ford

(7.00 pm – 7.58 pm)

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

APOLOGIES: Councillors Bicknell

In attendance – Cllrs Atkinson, Davidovitz and Ms Gault, and Stephen Mursell, Parish Clerk

1. ELECTION OF CHAIRMAN

The Vice Chairman took the chair to seek nominations for the position of Chairman. Cllr Cole stated his willingness to continue to serve as Chairman of the committee and no further nominations were made.

It was AGREED that:

1)Cllr Cole be elected as Chairman of the Planning, Highways and Licensing Committee for the year 2013/14.

2. ELECTION OF VICE CHAIRMAN

Cllr Cole resumed the chair to seek nominations for the position of Vice Chairman. Cllr Hodgson was nominated by Cllr Cole and seconded by Cllr Hosegood.

It was AGREED that:

1)Cllr Hodgson be elected as Vice Chairman of the Planning, Highways and Licensing Committee for the year 2013/14.

3. PUBLIC PARTICIPATION

There were no members of the public present.

4. DECLARATIONS OF INTEREST

No members of Council stated a declaration of Interest.

5. MINUTES OF THE LAST MEETING

Members did not raise any issues over the accuracy of the minutes of the meeting held on 13 March 2013.

It was AGREED that:

1)The minutes of the Planning, Highways and Licensing Committee held on 13 March 2013 be signed by the Chairman as an accurate record.

6. MATTERS ARISING

Members requested an update on current actions being taken by Eastleigh Borough Council to review the list of historic tree orders. The Clerk advised members that he had been in contact with the Tree Officer regarding progress made and it was confirmed that progress was slow. Members requested that the Clerk should regularly review progress to ensure that TPOs are preserved wherever practical.

It was AGREED that:

1)The Clerk would maintain regular contact with officers of Eastleigh Borough Council and provide members with reports on progress of the review of historic TPOs

7. DEVELOPMENT PROPOSAL : 75-97 HILTINGBURY ROAD

Members raised various issues concerning the development proposal. Members were concerned that neighbouring properties might suffer a loss of amenity resulting from an increase in traffic movements around the development and the style and size of the proposed development. Members also recognised a need for smaller family houses rather than more flats in the area and in this respect questioned whether the proposals were out of line with the character plan for Hiltingbury.

Members recognised that the site is currently messy and they would welcome a re-development of the site; however with the proposed re-development there would be increased traffic movements on the site especially where traffic was entering and exiting the development on a one-way system. Members stated that they would wish to make further comments on pedestrian safety around the site when detailed proposals were available to be consulted on.

Members had differing views as to whether the development proposal represented over development or not; however there was general recognition that careful planning of traffic movements was required to preserve pedestrian safety of those using the shops and walking to school.

Members considered the adequacy of parking on the site and recognised that the proposed provision of parking spaces was adequate for the new development however members were uncertain as to the adequacy of parking of shoppers, shop staff and

occupiers of flats above the shops.

The Chairman summarised the views expressed by members as a consensus for the response to Eastleigh Borough Council on behalf of the Parish Council.

It was AGREED that the following comments be made to Eastleigh Borough Council on the development proposal:

Chandler's Ford Parish Council welcomes the proposals for development of this site and would like to make the following comments:

- It is recognised that the existing parking to the front of the shops is congested at peak times and the movement of cars mainly reversing on the road causes some traffic issues. It is also recognised that despite the proposed provision for parking on the new development there will be a resultant substantial increase in the overall traffic movements around the proposed development
- It is noted that there is provision for one-way traffic on to the proposed development and one-way traffic leaving the proposed development, however provision should be made for the safety of pedestrians along Hiltingbury Road, using the shops and those walking to schools. It should also be noted that there is no current footpath for pedestrians along the service road to the east of shops between the shops and Hiltingbury Road (pedestrians usually cross diagonally between the shops and the pavement at Hiltingbury Road)

The Parish Council understands that this proposal does not include detailed proposals with regard to traffic proposals; however the Council would wish to make further comment when detailed proposals regarding such traffic movements have been drawn up. It is also noted that parking provision is provided for the new development however parking is also required by those staff working in the shops and also for the tenants in the flats above the shops.

Because of the additional traffic movements on the site the Parish Council is also concerned that this might represent an over development of the site. It is noted that the flats to the rear of the shops include provision for three storey development where no such similar size development exists in the immediate locality and therefore this style and height of development may be considered out of character in the immediate locality. It is noted that the development proposal does not include any indicative street scene views and therefore the Parish Council would wish to make further comment when more detailed proposals including street scene views are available for inspection.

In summary the Parish Council welcomes the proposals for the development of the larger site however have concerns over the traffic movements in this locality and would wish to make further comments when detailed development proposals are made available.

8. DAMAGE TO GRASS VERGES

Cllr Atkinson introduced the motion by saying that the main issue that residents commented on resulting from the last newsletter, was damage caused to grass verges through irresponsible parking. A number of areas are now starting to look scruffy with damaged verges, therefore a motion was being introduced to bring forward to the Local Area Committee by the Parish Council. It was proposed that a deposit is made to Eastleigh Borough Council when a planning application is made with the deposit being made by the householder and refunded after completion of the building works and no damage being resultant to the grass verge.

Members recognised that this was a first step to arrest the ongoing damage to verges; however it was also recognised that damage is caused in other circumstances for example deliveries and also resident parking.

It was AGREED that:

To recommend to the Parish Council that the following motion brought by Cllr Atkinson be brought to the Local area Committee for consideration

- That this Parish Council deplores that the damage caused to the Parish's pavements and verges by inconsiderate parking, particularly by trade vehicles when undertaking building works on premises within the Parish, is not repaired by those causing the damage
- So that the damage caused can be made good this Council proposes that any resident obtaining planning permission for works to their property within the Parish is required to deposit a sum of £200 with the local Borough Council at the time planning permission is given, and for this sum only to be returned once any pavement/verge damage incurred either outside their own property or those adjacent to their property has been made good

- If the damage is not made good then the deposit will be retained by the Borough Council and used for the reparation of the pavement/verge
- It is at the Borough Council's discretion to determine that any damage caused has been repaired to an acceptable standard.