

CHANDLER'S FORD PARISH COUNCIL
PLANNING, HIGHWAYS AND LICENCING COMMITTEE
13 MARCH 2013
Fryern Hill Pavilion, Greenways, Chandler's Ford
(7.00 pm – 7.50 pm)

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

In attendance – Cllr Davidovitz and Stephen Mursell, Parish Clerk

1. PUBLIC PARTICIPATION

There were no members of the public present.

2. DECLARATIONS OF INTEREST

No members of Council stated a declaration of Interest.

3. MINUTES OF THE LAST MEETING

It was AGREED that subject to a minor amendment the minutes of the Planning, Highways and Licensing Committee held on 14 November 2012 be signed by the Chairman as an accurate record.

4. MATTERS ARISING

Members queried whether a decision had been made on the planning appeals at 5 Bournemouth Road and 98 Hursley Road. The Clerk was not aware that a decision had been made but agreed to make further enquiries.

It was AGREED that:

1)The Clerk would make further enquiries and communicate the progress of the appeals to members

5. TEST VALLEY LOCAL PLAN

Members considered the extracts from the Draft Test Valley Local Plan in respect of the proposed residential development of 75 dwellings at Park Farm, Stoneham. Members noted that the proposed development will require the proposed development of 1,300 dwellings planned by Eastleigh Borough Council to proceed, to ensure that the intended community development and infrastructure improvements take place. Members noted that Hampshire County Council had stated that they would release sufficient land for 300 homes only due to their concerns about additional traffic movements and therefore

it was considered that the proposed development planned by Test Valley was unsustainable.

Members recognized that this proposed development was in the strategic gap between Southampton and Eastleigh and was an unnecessary intrusion in to the strategic gap and therefore should also be resisted. In line with the Parish Council's comments on the proposed development by Eastleigh Borough Council at Stoneham there were concerns over the additional traffic movements in the area which are also impacted by the relocation of the Household Waste Recycling Centre. Members recognized that the Park Farm development would further impact on this situation as there were no proposed road improvements to the area.

It was AGREED that:

1) This committee would recommend to the Parish Council that the following comments to Test Valley Local Plan consultation be made

2) The Parish Council object to the proposed development of 75 homes at Park Farm, Stoneham on the following grounds:

- The land identified is in the strategic gap designed to separate the settlements of Eastleigh and Test Valley from the City of Southampton. It believes that development in this area would be an unnecessary intrusion in to this separation and as such have an unnecessary adverse impact on the amenity of the communities which this strategic gap is designed to protect.
- It fails the test of sustainability. It is admitted that without a sizeable complementary development that would lead to a range of infrastructure provision that could be funded from a tariff from the Community Infrastructure Levy on dwellings and developer contributions; this development would be unsustainable. As the landowner has decided that the development on the Eastleigh site will only be allowed to provide for up to 300 dwellings such funding would not be forthcoming. As such the infrastructure required to make the development sustainable would therefore not be sufficient to support the development proposed.
- The main access route to the site is already heavily congested and without the funding required to make the substantial highways infrastructure that would be required to relieve the adverse impact, the increased traffic generated from the site would have an adverse effect on the quality of life and amenity of the existing communities and the safety of road users.

Members also considered the proposed developments at Hoe Lane, North Baddesley and Whitenap and raised no objections to the proposed developments. It was however noted that additional traffic movements generated from the proposed developments might pass eastwards across the parish area and on to Hocombe and Hiltingbury Roads which already experience heavy traffic movements at peak times.

It was AGREED that:

1) This committee would recommend to the Parish Council that they raise no objection to

the proposed developments at Whitenap and Hoe Lane, however that a request be made that a traffic impact assessment be carried out and that a request be made that a Community Infrastructure levy be sought for traffic improvements to alleviate the increase in peak flow traffic movements generated in this parish.

6. TPOs

Members considered the report from the Parish Clerk on the work being undertaken by Eastleigh Borough Council on historic tree orders and the possible revocation of TPOs. It was recognized that this is a significant task and it was not possible for the Clerk to take a proactive approach but also the Parish Council need to be advised of TPOs that are revoked. It was also recognized that in cases where the Parish council did not agree with revocation order that a request can be made for a new TPO listing.

It was AGREED that:

- 1)The Clerk would write to Eastleigh Borough Council to ensure that all TPOs revoked are notified to the Parish Council
- 2)That the planning Committee be advised of case where TPOs are revoked and will consider these cases individually