

**COLDEN COMMON PARISH COUNCIL**  
**MINUTES OF THE PLANNING COMMITTEE**  
**HELD ON WEDNESDAY 27<sup>th</sup> JANUARY 2016 AT 12.00 NOON IN THE**  
**COLDEN COMMON COMMUNITY CENTRE, ST VIGOR WAY, COLDEN COMMON**

**Present** Cllr Maggie Hill  
Cllr Barbara Kelly  
Cllr Izard  
Cllr Pam Glasspool (at item 92/15)  
Cllr Bligdon

**Apologies**

**In attendance** 21 members of the public  
Cllr Badham  
Debbie Harding (Clerk)  
Toby Ayling  
Eastleigh Borough Council

**P 87/15      APOLOGIES FOR ABSENCE**

Cllr Hill took the Chair for this meeting.

Cllr Glasspool gave her apologies in advance. Cllr Glasspool is expecting to be slightly late due to another appointment.

**P 88/15      TO RECEIVE RESIGNATIONS FROM THE CHAIR AND VICE-CHAIR**

Cllr Bligdon confirmed her resignation as Chair of the Committee  
Cllr Evans has also resigned as Parish Councillor and therefore the Vice-Chair position is vacant.

**P 89/15      TO ELECT A CHAIR OF THE COMMITTEE**

***Cllr Izard proposed Cllr Hill as Chair of the Committee, seconded by Cllr Kelly and carried.***

Cllr Hill signed her declaration of office and continued in the Chair.

**P 90/15      TO ELECT A VICE-CHAIR OF THE COMMITTEE**

***Cllr Izard proposed Cllr Bligdon as Vice-Chair of the Committee, seconded by Cllr Maggie Hill and carried.***

Cllr Bligdon signed her declaration of office.

Cllr Hill confirmed that she would bring forward the agenda item about the local plan followed by questions by members of the public.

**P 91/15      TO CONSIDER THE EASTLEIGH BOROUGH COUNCIL ISSUES AND OPTIONS CONSULTATION, AND MAKE A RECOMMENDATION TO THE PARISH COUNCIL TO APPROVE A REPRESENTATION FROM THE PARISH COUNCIL TO BE SUBMITTED AS PART OF THE CONSULTATION.**

Toby Ayling from Eastleigh Borough Council attended the meeting and gave a presentation on the Eastleigh Local Plan.

Cllr Glasspool joined the meeting at 12.10.

***The minutes below are not verbatim of the questions and answers from Councillors and Members of the public, they are designed to give a general overview of the discussion.***

It was confirmed that not all 8 options as shown in the local plan issues and options document are required for housing. Eastleigh Borough Council believe that in addition to applications already determined, approx. 4,000-7,000 units for housing are required. The plan shows the full extent of the housing required in the borough so it is open and transparent.

After this initial consultation the Council officers will bring forward preferred options, to be approved by Eastleigh Councillors, for another consultation later this year.

Ongoing technical work will continue with HCC regarding the transport aspects of any development. HCC will be drawn on their view of preferred proposals which they have studied in the transport study (Dec 15) after they have seen results of this consultation which will close on the 17<sup>th</sup> February.

Points were made by the Council on severance of Bishopstoke Lane, leaving parishioners of Colden Common effectively cut off from the Parish.

The WCC landscape sensitivity report showed the views from Church Lane out to Bishopstoke as highly sensitive. A site on Church Lane put forward as part of WCC Local part 2 allocation of sites was discounted due to its landscape sensitivity.

A question was asked about the proposed speed limit and status of this proposed route. The HCC strategic transport study refers to a single lane road with a proposed speed limited of 50MPH.

Options on the Allbrook relief road are not in any detail yet, but it suggested that the existing bridge would be sufficient once Highbridge Road was remodelled.

Cllr Glasspool suggested a link road should run above the railway line link from Bishopstoke Road to the Allbrook M3 junction should be considered by Hampshire County Council to relieve traffic in this part of the Borough and use the Allbrook M3 junction which is believed to be underutilised in comparison with other junctions.

The Eastleigh local plan proposes substantial growth (3500 dwellings) north of Bishopstoke and Fair Oak. This would break into a new landscape zone, to date undeveloped and forming a clear buffer between the dense urban development of south Hampshire and the SDNP and to the River Itchen. The HCC transport study comes to no clear conclusion on the extent to which the proposed road would relieve the existing B3335 which is already at capacity.

Mention has been made of widening Church Lane in Colden Common as another option, although currently discounted. This could not be achieved without destruction of the landscape and street scene environment which was protected by WCC in LPP2, and is not sustainable in developmental terms. This constitutes a threat to Colden Common as a rural village within the Winchester District

It was felt that funnelling traffic to Allbrook Bridge would be of no benefit.

***Cllr Hill read out a list of grounds to object to option b and it was resolved to prepare a recommendation based on these points for adoption by the Full Parish Council on Monday 1<sup>st</sup> February 2015 for submission to Eastleigh Borough Council. Proposed by Cllr Hill, seconded by Cllr Izard and carried.***

**P 92/15      TO APPROVE AND SIGN THE MINUTES OF THE MEETING HELD ON THE 16<sup>th</sup> DECEMBER 2015**

Cllr Izard and Kelly left the room, but the meeting remained quorate.

***The previously circulated minutes of the planning meeting dated 16<sup>th</sup> December were considered and it was resolved to accept these minutes as an accurate record of the meeting, proposed by Cllr Maggie Hill, seconded by Cllr Pam Glasspool and carried.***

***Cllr Bligdon abstained.*** Cllr Izard and Kelly returned to the meeting

**P 93/15      TO RECEIVE AN UPDATED OUTLINE PLAN FOR THE SANDYFIELDS SITE FROM FOREMAN HOMES GENERAL UPDATE ON THE PLANNING APPLICATION**

A revised site layout has been received which will be submitted to the SDNP. The site can accommodate 165 units. A further management plan for Stratton Copse has been commissioned by Foreman homes. The open space within the development will be managed by someone other than the Parish Council.

This layout is distributed to members for information and Foreman homes are not asking for any comment at this stage.

<b>P 94/15</b>	<b><u>TO CONSIDER ANY GENERAL HIGHWAYS MATTERS</u></b>	
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No matters were raised

**P 95/15**

**TO RECEIVE AN UPDATE FROM ANY ACTIONS FROM THE LAST MEETING OR OTHER GENERAL UPDATES FOR INFORMATION ONLY**

The following matters have been reported via the HCC website but are still outstanding

- The signs in Highbridge Road are placed in the incorrect place and are the wrong distance from the junction of Spring Lane.
- uneven pavement surface of the stretch of pavement from Avondale to Spring Lane.

Cllr Izard has spoken to Cllr Humby regarding the lack of visibility when exiting Moors Close.

The huge pothole at the end of New Road / junction of Main Road has been reported.

The Clerk has received feedback from two professionals which live in the village regarding speed limits on Brambridge and Highbridge Road and their comments will be discussed in more detail at the next meeting.

**P 96/15**

**TO NOTE ANY UPDATE ON PLANNING APPLICATIONS WHICH HAVE BEEN DETERMINED BY WINCHESTER CITY COUNCIL OR THE PLANNING INSPECTOR**

The following applications have been approved.

15/02409/FUL	44 Spring Lane	Erection of pair of semi-detached houses and associated parking courtyard and sheds for cycle storage
15/02328/TPO	Hazel Cottage, 34 Vears lane	Partial reduction of 1 no Ash tree by 2m

The following applications have been refused

15/02521/TPO	8 Tees Farm Road	1 no. Oak to crown reduce by 3m, remove lower epicormic growth below 4m
15/02143/FUL	28 Valley Close	(HOUSEHOLDER) Two storey extension

The following application was withdrawn

15/02577/TPC	2 Hawthorn Close	1 no. Birch to fell
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The following applications are still to be determined

14/01993/OUT	Sandyfields Nursery	165 no. dwellings and associated works (OUTLINE)
15/00573/FUL	Colden Common Manor Farmhouse	(HOUSEHOLDER) Refurbishment of existing ancillary living accommodation, part conversion of garage to ancillary, incorporating a single storey front extension to outbuilding
15/01283/AVC	Environment Agency Colvedene Court	2 no. non illuminated fascia signs, 2 no. Monoliths each with a flag pole.
15/02490/FUL	Hazeldene Upper Moors Road	Change of use of property from horticultural to residential (RETROSPECTIVE)
15/02415/FUL	Mallard House And The Annexe	(HOUSEHOLDER) Revision to planning permission 14/01765/FUL addition of side extensions, car ports with utility rooms and a chimney to the barn.
15/02740/LDC	Oakbank Upper Moors Road	Lawful commencement of development comprising of the erection of 2no. dwellings with garages and vehicular access
15/02563/FUL	Greenacres Hensting Lane	Construction of dwelling and garage, following demolition of existing dwelling and removal of caravan.
15/02828/TPO	5 Hawthorn Close	1 no. Oak to crown lift to 7m and tip prune from house leaving approx 8m
15/02822/TPO	The Birches	1 no. Oak to crown reduce by approx 2-3m
15/02804/TPO	2 Hazel Close	1 no. Oak to fell (T3)
15/02956/HCS	CC Primary	Planning application for the continued use of an existing single classroom modular building for a further 4 years

**P 97/15 TO NOTE ANY UPDATE ON ANY WINCHESTER CITY COUNCIL ENFORCEMENT ACTION**

The Planning officer has confirmed that it is within the approved planning permission to extend the tarmacked area of the car sales forecourt on the Dunfords site, Main Road.

**P 98/15 TO CONSIDER REPRESENTATION ON THE FOLLOWING PLANNING APPLICATIONS**

**16/00089/TPO - 2 Hawthorn Close**

1 Birch to fell

***It was resolved to make no comment and leave the decision to the WCC Tree Officer.***

**16/00022/FUL - 16/00022/FUL – 1 Skintle Green**

Single Story extension

***Cllr Izard declared an interest in the above application and took not part in the discussion. It was resolved to have no comment on the above application. Proposed by Cllr Hill and carried.***

**15/02905/FUL - Oak Shade Hensting Lane Fishers Pond**

Erection of stone tower (folly) and associated stone wall (ruin). 'Two storey rear extension.'

It was resolved to make no comment on this application and ask for an extension in time to consider at the next meeting of the Committee to be held on the 23<sup>rd</sup> March.

**02955/TPO, - Street Record St Vigor Way Colden Common,**

1 no. Oak to lop off the lowest main branch from the trunk which hangs over the rear garden of 18 St Vigor Way.

***The Council owns these trees and has agreed these works are necessary with the householder.***

**15/00044/TPO - Street Record St Vigor Way Colden Common Hampshire**

1 no. Oak to prune high limbs back from house by approx 3m (T1), 1 no. Oak to remove low epicormic and prune back upper canopy by 2-3m (T2), 1 no. Oak to remove epicormic growth from scaffold limb (T3), 2 no. Oak to remove lowest limb, crown lift to 8m and prune back from house by 2-3m (T4 and T5) (all trees adjacent to side 16 St Vigor Way)

***The Council owns some of the trees and has agreed these works are necessary with the householder.***

**16/00067/FUL- The Cottage Chestnut Avenue**

Variation of condition no. 10 of planning permission 13/00254/FUL. Due to change in legislation requirements drop from Level 5 to Level 4, change in installation from Biomass to gas boiler which will move the home to Level 4 energy level in line with current requirements.

***The Council supports this application***

**P 99/15      TO AGREE ITEMS FOR THE NEXT AGENDA**

No matters were raised. The meeting closed at 2pm