

**AN EXTRAORDINARY MEETING OF ALLBROOK AND NORTH BOYATT PARISH COUNCIL
WAS HELD ON 14 DECEMBER 2011
AT OTTERBOURNE VILLAGE HALL AT 7PM**

PRESENT: Councillor Wall (Chairman), Councillor Mrs Symonds, Councillor Smith, Councillor Mrs Calder and Councillor Mrs Sollitt.

NB: Prior to the meeting, Julie Norman, Planning Officer at Eastleigh Borough Council, presented Eastleigh Borough's Local Plan 2011 – 2029 to members of the public.

51. APOLOGIES

Apologies for inability to attend the meeting were received on behalf of Councillor Mrs Cossey and Councillor Hawes.

52. DECLARATIONS OF INTEREST

Councillor Mrs Symonds declared a personal interest in item 4: Allotments.

53. EASTLEIGH BOROUGH'S LOCAL PLAN 2011 - 2029

Julie Norman, Planning Officer for Eastleigh Borough Council (EBC), was welcomed to the meeting.

The Parish Council considered a presentation by Julie Norman on Eastleigh Borough's Local Plan for 2011 – 2029 and its implications for the Allbrook and North Boyatt Parish area. Mrs Norman noted that the Local Plan presented was a draft plan and EBC welcomed all comments, positive and negative. She advised that all suggestions made by members of the public would be considered. Councillor Wall clarified that the proposals for the Allbrook and North Boyatt Parish area were only proposals. The consultation was an opportunity for local people to give their views on the proposals.

Mrs Norman explained how areas were identified for development, for industrial or residential use. Examples of some of the areas taken in to consideration, were:

- The relationship the development would have to the surrounding area;
- The benefits the site would bring to the local area;
- Whether the site was suitable for the proposed development;
- Nature conservation; and
- Flooding.

Mrs Norman explained that the plan contained the proposals for developments, but it did not contain minor details about each individual development. Should the different policies in the Local Plan be accepted, then a detailed development brief would be undertaken to access the finer details of any development, such as access. She confirmed that any development brief created would have a consultation period too.

Councillor Wall advised the Council that the existing Local Plan for Eastleigh Borough was out of date therefore a new plan was needed to address the needs of the residents in the future. EBC had identified that: more land was needed in the Borough; more homes were needed for local people; there was a need to encourage economic growth and provide work for local people;

Eastleigh Town Centre and River Side needed to be developed; the Countryside needed to be protected; and EBC needed to promote healthy lifestyles.

Councillor Wall informed the Council that EBC estimated that 9,400 houses needed to be built over the next 18 years. Of those, 4,700 could be built in existing urban areas, while the remaining 4,700 needed to be built on green sites. In Allbrook and North Boyatt this equated to 115 new houses over the 18 year period (approximately 6 a year). Of those 115, approximately 90 had already been allocated through current planning applications, such as the Brendoncare Nursing Home, therefore only an additional 25 housings were required. Officers from EBC suggested that these could be accommodated on the land behind Portchester Rise, next to Boyatt Lane.

Councillor Wall also advised the Council that Officers at EBC had proposed the allocated of a small scale business or factory units on the land north of Knowle Hill.

Councillor Wall explained the problems of the Parish Council or members of the public not consulting on the document: they would have no say on what happens in their area. The consultation on the Local Plan was an ideal opportunity for people to suggest where future housing and industry could be developed. If the Parish Council or members of the public did nothing then the Council would assume that people agreed with its proposals and would go ahead with implementing the Local Plan. In addition to this, if the Borough Council did not produce the plan then there would be no guidance as to what the Borough needed for the future and therefore it could result in mismatch developments that did not suit or benefit the local area. It was in the benefit of the public to have a Local Plan.

Some members of the public complained that they had not heard about the consultation on the Local Plan. Councillor Wall advised members of the public that it had been publicised in the Borough News and Hampshire Chronicle, as well as a leaflet drop to every household.

Mrs Norman advised the Committee that there was no national or regional strategy that dictated how much housing was needed or how it should be provided. EBC officers had examined the growth and change in population and households, as well as the wider needs of South Hampshire.

The Council discussed the lack of village shops and post offices in the parish.

The Council discussed the future of Rookwood School. Councillor Wall assured the Council that the School and its grounds were categorised for educational use only. It was noted by a member of the public that although the School may have been closed in the past due to lack of pupils, it would be needed in the future due to the increasing population and additional dwellings planned to be built. The public welcomed the categorisation of Rookwood School as educational use.

Policy AL1: Land at Portchester Rise/ Boyatt Lane, Allbrook

Members of the public expressed their concern over Policy AL1: Land north of Portchester Rise. They were concerned that once the Council started allowing developments on green sites, other green sites would be at risk of future development.

Mrs Norman informed the Council that new house were necessary due to the increasing population; an increasing number of people on the housing list; increased immigration; more single occupancy homes; and people living longer.

The Council discussed 10 and 10a Pitmore Road and the land behind it. Councillor Wall explained that this land had been acquired by EBC as a future development site.

A resident from Oakfields, the land to the north of the proposed Policy AL1 site, informed the Council of the damage created by the roots of the mature trees to houses in Oakfields. He commented that any houses built on the land at Portchester Rise would also suffer from this.

Councillor Mrs Symonds asked whether EBC had researched how many empty homes there were in the borough. Mrs Norman advised the Council that EBC did employ an Empty Homes Officer, but Eastleigh did not suffer with large numbers of empty houses, unlike larger cities.

Members of the public worried that the current traffic infrastructure could not cope with current levels of traffic. They noted that traffic would only increase with the increase in dwellings.

Councillor Mrs Symonds noted that reviewing the option of creating a Parish Plan could be beneficial. Some members of the public supported the idea of a Parish Plan and noted their interest with the Parish Clerk. Neighbourhood plans were also discussed, but it was felt that a Parish Plan would suit the area better. It was agreed that an extraordinary meeting of the Parish Council would be organised in the New Year to discuss, in more detail, what a Parish Plan could look like for Allbrook and North Boyatt Parish.

Policy AL2: Land at Knowle Hill, Allbrook

A member of the public objected to the proposed industrial development on the land at Knowle Hill. They expressed their concern on the effects of a small industrial unit on the already busy traffic infrastructure. They also stated that the land proposed was exposed and no reinforced landscaping would hide the industrial unit. This was especially so in the surrounding fields which were used by members of the public on a regular basis. It would be a blight on the landscape.

A member of the public questioned why locations for new industrial units were being proposed, when not all existing industrial units were occupied. Mrs Norman explained that the Local Plan was only proposing that the site at Knowle Hill could be used as a site for an industrial unit and that the Plan was considering what the Borough needed for the next 20 years. In that time more industrial units may be needed and the Council needed to ensure that they could be provided. They needed to make provisions for the future.

Policy AL3: Allbrook Hill

The Council and members of the public agreed that there was a significant traffic problem on Allbrook Hill and welcomed EBC promoting further traffic calming measures.

Councillor Wall thanked members of the public for the engaging debate on the Eastleigh Borough Local Plan. He encouraged members of the public to register any comments with EBC before the deadline in January. It was agreed that the Parish Clerk would organise a response on behalf of the Parish Council.

The Council thanked Mrs Norman for attending the meeting.

RESOLVED: That,

- a) An extraordinary meeting of the Parish Council be organised in the New Year to discuss a

- potential Parish Plan for the area; and
b) The Parish Clerk coordinate a response from the Parish Council.

54. ALLOTMENTS

Consideration was given to a report of the Parish Clerk on the transfer of allotments from Eastleigh Borough Council to Allbrook and North Boyatt Parish Council.

The Parish Council considered the following allotment documentation:

Occupancy List – appendix 2a

The Parish Council noted the occupancy list.

Waiting Lists – Appendix 2b

The Parish Council noted the waiting list.

Tenancy Agreement – Appendix 2c

The Parish Council approved the tenancy agreement with only one amendment, the delation of clause 4.6.

Start Tenancy Letter – Appendix 2d

The Parish Council approved the start tenancy letter.

Uncultivated Plot Letter – Appendix 2e

The Parish Council approved the uncultivated plot letter.

Offer Letter – Appendix 2f

The Parish Council approved the offer letter.

Notice to Quit: Uncultivated plot – Appendix 2g

The Parish Council approved the uncultivated plot letter.

Notice to Quit: 3 strikes – Appendix 2h

The Parish Council did not approve the three strikes rule; therefore this letter was not approved.

The Parish Council agreed to discuss the future management of the two allotment sites once all up to date documentation had been transferred from EBC to the Parish Council.

RESOLVED: That, the above allotment documentation be approved, with the exception of the three strikes rule.

55. DATE OF THE NEXT PARISH COUNCIL MEETING

25th January 2012 at 7pm in Crestwood School.

The meeting ended at 9.30p.m.

CHAIRMAN