

**Minutes of the Planning Committee Meeting of
Botley Parish Council held on Tuesday 2nd June 2026**

Meeting Venue: The Botley Centre, High Street Recreation Ground, Botley, SO30 2ES.

Start Time: 7.20pm

Name	Present	Apologies	Absent
Cllr Cooper	✓		
Cllr Grinham	✓		
Cllr King	✓		
Cllr Kyrle	✓		
Cllr Lamey (Vice Chair)		✓	
Cllr Simcock (Chair)	✓		

Also Present: Matthew Wanstall, Deputy Clerk, and 10 members of the public.

Public Participation Session: One member of the public attended regarding PH/26/4 (iv) and 9 others attended regarding changes to the Boorley Green Traffic Calming Plan. A key concern was the change from 2 to 1 buildouts / priority system in Oatlands Road. A resident acknowledged that the change was partially down to preserving access for a resident with access requirements.

The issue of having the top (north) of Maddoxford Lane closed during the planned closure of the junction of A334 / A3051.

It was noted that the HCC meeting on 01/05/26 details 3 buildouts in Oatlands and 2 in Maddoxford Decision board Catherine Sydnham?

Some residents had received a letter with the planned works but only those that directly opposite the works.

PH/26/1 Council Housekeeping:

i. To elect the Chair of the Planning Committee for 2026/2027

A proposal was made by Cllr Grinham, seconded by Cllr Cooper and voted unanimously to elect Cllr Simcock as Chair of the Planning Committee for 2026/2027.

RESOLVED: That Cllr Simcock is elected as Chair of the Planning Committee.

ii. To receive and accept apologies for absence

A proposal was made by Cllr Simcock, seconded by Cllr King and voted unanimously to accept apologies from Cllr Lamey.

RESOLVED: That the apologies were accepted.

(Power used: Local Government Act 1972 s85)

iii. **To elect the Vice Chair of the Planning Committee for 2026/2027**

A proposal was made by Cllr Simcock, seconded by Cllr Cooper and voted unanimously to defer the matter to the next meeting.

RESOLVED: That the matter is deferred to the July meeting

iv. **To receive and accept Declarations of Disclosable Pecuniary Interests on the Agenda**

No declarations were received.

PH/6/2 To review and agree the Terms of Reference for the Planning Committee

A proposal was made by Cllr Cooper, seconded by Cllr Grinham and voted unanimously to recommend the Terms of Reference to Full Council.

RESOLVED: That the Terms of Reference be passed to Full Council

PH/26/3 To approve the minutes of the Planning & Highways Committee meeting held on Tuesday 28th April 2026

A proposal was made by Cllr Grinham, seconded by Cllr Cooper and voted unanimously to approve the minutes from 28th April 2026 and that a reference to Grampian rights should be sent as a follow up to council comments regarding PH/25/88 (ix) and that recent traffic concerns in Maddoxford should be expanded on.

RESOLVED: That the minutes of the Planning & Highways Committee meeting held on 28th April 2026 are approved.

PH/26/4 Planning Applications:

i. **H/26/101205 – 23 Oatlands Rd, SO32 2DE. Erection of a garden room.**

A proposal was made by Cllr Simcock, seconded by Cllr Grinham and voted unanimously to object to the subject to sound proofing measures being stipulated as the specified use of a gym may be different class use to a garden room and due to proximity to neighbouring properties. It could be considered to put hours of use restrictions in place.

RESOLVED: To object to the application, subject to sound proofing measures and hours of use restrictions being applied.

ii. **H/26/101253 – 9 Alexandra Way, SO30 2ED. Single-storey rear extension.**

A proposal was made by Cllr Cooper, seconded by Cllr King and voted unanimously to raise no objection.

RESOLVED: To raise no objection.

iii. **F/26/100881 – Land adjacent to Pear Tree PH. Erection of 6 dwellings.**

A proposal was made by Cllr Cooper, seconded by Cllr King and voted, with one abstention, to object to the application. The site does not meet the housing needs of the community which is for 1 bed dwellings. The conditions applied by Southern Water are significant and should be considered strongly with Grampian conditions being an option. Hampshire Highways request for a footpath width of 3m should be applied. Noise impact from the Public House will be an issue for the properties but the preexisting business should take priority. This application should be passed to the HEWEB LAC.

RESOLVED: To object to the application due to: housing needs / type; Southern Water & Hampshire Highways concerns, with Grampian conditions being applied. The application should be passed to the LAC.

iv. F/26/101341 – Boorley Park Primary School. Modular Classroom for SEND.

A proposal was made by Cllr Grinham, seconded by Cllr King and voted with four in favour and one abstention to raise no objection.

RESOLVED: To raise no objection.

v. V/26/101391 – Bungalow, Tanhouse Lane, SO30 2SZ. Erection of 1 self-build dwelling.

A proposal was made by Cllr Cooper, seconded by Cllr Simcock and voted unanimously to object on the basis that the application contains no construction design or details, is not in the local plan, lack of information regarding utilities, particularly waste management.

RESOLVED: To object due to the lack of design and construction plans, lack of utility details, particularly waste management, and the site is not in the local plan.

vi. H/26/101347 – 14 Holmesland Drive, SO30 2SH. Retrospective fencing.

A proposal was made by Cllr Cooper, seconded by Cllr Grinham and voted unanimously to object. The original development application H/25/99683 answers no to the question 'Will any trees or hedges need to be removed or pruned to carry out your proposal?' and this application also answers this as no. The land outside the new fence has been cleared as part of the project. The fence itself is not an issue however the clearance of land outside the boundary should be treated as a breach of conditions and full replanting should be enforced as this area is now being parked on.

RESOLVED: To object on the basis that both the original application for works and this application state that no trees or hedges will be cleared but this is not the case

PH/26/5 To receive a list of decisions made between 20th April and 22nd May 2026 from Eastleigh Borough Council

Application Details: NC/26/101150 Notification of proposed works to trees in conservation areas

Decision: 5 May 2026 Raise No Objection To Delegated Decision

Proposal: 1no. Norway spruce (T1) - Remove. Tree is of significant size and has a considerable lean. Evidence of root heaving on the opposite side of the lean suggesting eventual failure. Roots have lifted up ground, and move up and down during high winds. Location: of tree is close to house, a garage and old Victorian, would cause damage if it fell. Happy to replace this tree with something of higher amenity value. Contemplating between salix babylonica, digitalis purpurea or fagus sylvatica.

1no. Leylandii-Cupressus - Remove. On boundary line of properties behind, close proximity of neighbour's garage. Worry roots will cause subsidence to garage and wall next to the stem of tree. Causes sunlight blockage for all neighbours behind, meaning they can't plant anything near it. Intend on removing due to size and weight of the leylandii and the amount of wind exposure it gets. Leylandii are known for having weak unions, so significant risk of a branch failure. Want to replace with a beech that they plan on reducing it once it's a mature tree to avoid more future subsidence.

1no Yew (T3) - Reduce overextended lateral branches on the north-east or west side of canopy by approx 2m to alleviate weight on the unions. Leaving no pruning wounds

larger than 80mm. This will also give both the yew and mulberry tree next to it more light and better airflow. Want both trees to thrive in the future.

Location: STEEPLE COURT MANOR, STEEPLE COURT, CHURCH LANE, BOTLEY, SOUTHAMPTON, SO30 2EQ

Application Details: NC/26/101203 Notification of proposed works to trees in conservation areas

Decision: 13 May 2026 Raise No Objection To Delegated Decision

Proposal: 1no. Sycamore - Fell. Tree has been dropping limbs, can't see any sign of fruiting bodies. Tree is situated above play area.

Location: 3 WINCHESTER STREET, BOTLEY, SOUTHAMPTON, SO30 2EB

Application Details: H/26/101100 Householder planning

Decision: 21 May 2026 Permit Delegated Decision

Proposal: Proposed two storey side extension, new oak framed porch, rear facing dormer and loft conversion.

Location: 12 HOLMESLAND LANE, BOTLEY, SOUTHAMPTON, SO30 2EH

Application Details: NC/26/101219 Notification of proposed works to trees in conservation areas

Decision: 19 May 2026 Raise No Objection To Delegated Decision

Proposal: 1no. Saucer Magnolia (T1) – Remove branch rubbing/damaging wall.

1no. Bull Bay Magnolia (T2) – Prune to provide approx 1m clearance from neighbouring property roof and wall. 1no. Lawson Cypress (T3) – Reduce in height by approx 3m.

1no. Group mixed species - Lonicera, Cherry Laurel & Griselinia on boundary of 27 High street (G1) – Reduce in height by approx 1m

1no. Group Speckled and Cherry Laurel (G2) – Fell.

1no. Cypress (T4) – Reduce in height by approx 4m, reduce side growth to retain a natural balanced look. 1no. Eucalyptus (T5) – Crown raise to approx 5m above ground level (garden side), reduce canopy facing East by approx 2m, concentrating on small diameter 50mm cuts. 1no. Hawthorn (T6) – Sever/remove Ivy, remove lowest branch.

1no. False Acacia (T7) – Reduce canopy facing East by approx 1m

1no. Group Cherry Laurel Hedge (G3) – Reduce in height by approx 1m

1no. Small False Acacia growing in Yew tree (T8) – Fell

1no. Group Yew hedgerow (G4) – Reduce height down to just where has previously been trimmed on side to create a uniform and level hedge line.

Location: 29 HIGH STREET, BOTLEY, SOUTHAMPTON, SO30 2EA

PH/26/6 To receive an officer report to our response to [NC/26/101203](#)

The report was received

PH/26/7 To respond to an appeal notification for [O/25/99534](#), 150 dwellings on land at Denham's Corner

A proposal was made by Cllr Grinham, seconded by Cllr Cooper and voted, with one abstention to request Rule 6 status and that we are intending to make representation in both writing and in person.

RESOLVED: To request Rule 6 status and confirm that we are intending to make representation in both writing and in person.

PH/26/8 To receive road naming protocols for the King's Copse Avenue development and make recommendations to Full Council.

A proposal was made by Cllr Kyrle, seconded by Cllr Simcock and voted unanimously to write to Eastleigh Borough Council to confirm whether Botley Parish Council's two elected members had input to the names. Cllr Kyrle suggested that BPC could consider creating a list of suggested names for roads in new developments within the Parish.

RESOLVED: To write to EBC and question the process of engagement on this issue.

PH/26/9 To receive correspondence

No correspondence was received

'To receive resolution to exclude members of the public and press from Confidential Matters to be discussed 'that in the view of the confidential/special nature of the business about to be transacted, it is in the public interest that the public and press be temporarily excluded and they are instructed to withdraw'

PH/26/10 To receive Eastleigh Borough Council Enforcement List

The report was received.

Meeting closed at 9.42pm.

THESE MINUTES COULD BE THE SUBJECT OF AMENDMENTS WHICH WILL BE RECORDED IN THE MINUTES OF THE FOLLOWING MEETING