

HEDGE END, WEST END AND BOTLEY LOCAL AREA COMMITTEE

Monday, 28 September 2020 (7:00 pm – 10:20 pm)

PRESENT:

Councillor Garton (Chair); Councillors Asman, Allingham, Corben, Gomer, House, Jurd, Kyrle, Pretty, Tennent, Trace and Bearder

RESOLVED ITEMS (SUBJECT TO QUESTIONS ONLY)

63. DECLARATIONS OF INTEREST

There were no declarations of interest in relation to items of business on the agenda.

64. PUBLIC PARTICIPATION

There was no public participation on this occasion.

65. MINUTES

RESOLVED -

That the Minutes of the meeting held on 15 June 2020 be confirmed and signed by the Chair as a correct record.

66. CHAIR'S REPORT

Ageas Bowl/Hilton at the Ageas

The Chair reported that due to the restrictions during the current COVID crisis, cricket spectators were not allowed into the Ageas Bowl campus. However, the uniqueness of the facilities meant that a bio-secure bubble could be created. This enabled the first international cricket match to be staged anywhere in the world during the Crisis. The England Men's summer fixtures were shared with only one other ground in the United Kingdom, namely Old Trafford in Manchester.

Meeting with the Chief Inspector

The Chair and Vice-Chair had met with Chief Inspector Marcus Cator and discussed a range of issues on behalf of residents and local councillors. The increase in speeding on local roads was highlighted and an investment in speed indicator devices had been recommended along with the reintroduction of the community speed watch operation when it was safe to do so. The reports about the rise in anti-social behaviour were also reviewed. The Chief Inspector was keen to work with the local community

and reiterated that incidents should continue to be reported and communication with the town and parish councils would be improved.

Meeting with representatives of the West Hampshire Clinical Commissioning Group

The Clinical Commissioning Group (CCG) had provided a very informative presentation to the Members of the Local Area Committee and were advised that residents were being asked to complete a survey which will assist with decisions about future health provision in the local area. A further meeting with the CCG would take place in January to discuss the results of the survey and an update would be provided to the Committee on 25 January 2021.

Hedge End Market

The Chair reported that the temporary market was now into its second month of operation and stalls have been steadily increased with more people being attracted into the village centre.

67. **LOCAL AREA MANAGER'S REPORT**

Wildern Swimming Pool Roof

The Local Area Manager reported that internal works such as retiling the poolside were nearly complete. It was expected that the facility would be handed back to the Wildern Academy Trust in October. An opening date would be discussed with members of the Wildern Community Management Committee on 6 October 2020.

Park Sport

The Committee had provided funding for the Summer Park Sport programme. The programme was very different due to COVID and the activities involved a photo trail, photo competition, geocaching and virtual challenges. There was also an interactive story trail at Itchen Valley Country Park. The virtual challenges and photo trail were still available until the end of October half term.

Boorley Park

The opening of the community facilities had been delayed by COVID coupled with snagging issues. The issues were being resolved with the developers and a working group meeting had been held to identify outstanding actions. An inspection of the playing fields and allotments was planned in the next month. Consultation on the new play area by the sports pavilion had finished and a contractor would be appointed with the intention of completing the play area by Christmas, subject to ground conditions.

Speed Limit Reminders

The Committee had finalised 47 locations for the speed limit reminders and speed indication devices. It was proposed that when the device is located at Church Hill in a couple of weeks, the display is turned off and then turned back on for specified periods of time. The results would be ready by the end of October.

68. **FINANCIAL MANAGEMENT**

The Committee considered a report by the Local Area Manager (Agenda Item 7) setting out recommendations for expenditure from the Committee's revenue budget and developer contributions.

RESOLVED –

That the Committee:

- (1) Noted the expenditure of £643 for the cricket nets at Turnpike Way Recreation Ground from this Committee's revenue budget;**
- (2) Noted the allocation of the developer's contribution of £70,486.21 for the play area at Hatch Farm;**
- (3) Noted the expenditure of £540 for the repairs to the Botleigh Bridge, Hedge End from the Committee's revenue budget;**
- (4) Allocated £200 from its revenue budget for the purchase of Neighbourhood Watch signs;**
- (5) Approved expenditure of £1,066 from its revenue budget for tree works at the Copse adjacent to 21 Barbe Baker Avenue, West End; and**
- (6) Approved expenditure of £1,890 from its revenue budget for a speed indicator device.**

69. **FORWARD FUNDING WOODHOUSE LANE SPORTS FACILITIES PROJECT**

The Corporate Project Manager presented the report. The Committee discussed the report but did not go into exempt business as Appendix 1 was not discussed.

RESOLVED –

That the Committee approved:

(1) the allocation of the Boorley Gardens Sports Pitch Contribution of £534,434 towards the Woodhouse Lane Sports Facilities Project; and

(2) to ask Cabinet to support the forward funding of the Woodhouse Lane sports facilities project as detailed in this report, to enable delivery of the project in line with the delivery programme for Deer Park School and in line with the Council's infrastructure first approach.

70. PRESENTATION ON PLANNING GUIDELINES

A short pre-recorded presentation was given on guidelines that had to be taken into account when determining planning applications; in particular the issues that could, and could not, be taken into account. This was set against the broader policy framework.

71. PLANNING APPLICATION - LAND TO THE REAR OF SOVEREIGN DRIVE AND PRECOSA ROAD, HAMPSHIRE - F/20/87625

The Committee considered the report of the Lead Specialist for Housing and Development (Agenda item 10) concerning an application for a residential development comprising 106 no. dwellings, new access from Sovereign Drive, associated landscaping and drainage works following demolition of no. 47 Sovereign Drive and Hatts Copse House (net 104 no. dwellings). (Ref: F/20/87625).

The Committee were updated as follows:

- In addition to the letters of objection received in relation to the application, 1 letter of support had been received from someone who was looking for 4-bed affordable/shared ownership house near to Southampton.
- Since the agenda report was written, the Council had published a new Housing Land Supply position of 5.6 years. The reduction from 6.1 years referred to in the agenda report is principally due to uncertainty surrounding the possible implications of the COVID pandemic on housing supply.

RESOLVED -

That permission be REFUSED for the reasons set out in the agenda, subject to the following amendments:

- (1) Reason for refusal 3 – amended to add in reference to the proposal failing to demonstrate that the internal layout can be traversed by all users safely or that all areas can be suitably accessed by emergency and refuse collection vehicles. Reference to draft policies DM13 and DM14 were added and DM32 was deleted; and**

- (2) Note to applicant – reference to paragraphs 186 and 187 of the National Planning Policy Framework (NPPF) was replaced with paragraph 38.

[NOTES: (A) Councillor Colin Mercer, Chair of Botley Parish Council spoke on behalf of the Parish Council and one local resident submitted a written statement in objection to the application citing concerns over the lack of drainage to the land, dangerous entrance to the site, present facilities already overcrowded, increase in street parking, loss of green space and traffic; and (B) The agent submitted a written statement in support of the application stating that the development would boost the economy and provide more housing in the Borough. (C) One resident submitted a written statement in support of the application stating that more shared ownership schemes were required. The Principal Planning Officer explained that the shared ownership scheme was not part of the application.]

72. PLANNING APPLICATION - LAND OFF BOTLEY ROAD, PHASE II, WEST END, BOTLEY ROAD, SOUTHAMPTON, SO30 3JR - F/19/85439

The Committee considered the report of the Lead Specialist for Housing and Development (Agenda item 11) concerning an application for a residential development of 30 dwellings and associated landscaping following demolition of existing dwelling, stables and related structures (amended application) (Ref: F/19/85439).

The Committee were updated as follows:

- Amended plans received
- Viability assessment review initially advises much closer to full 35% affordable can be provided, subject to clarification on some points. Outcome to be discussed with Members and S106 terms set accordingly.
- Consultee responses – Ecologist now no objection subject to conditions to include management of native plants for wildlife in the landscape scheme; hedgehog holes in the baseboards of fences (conditions 6 and 4v cover this) and for implementation of the Biodiversity Management Plan now received (delegated condition 8 amendment)
- Paragraph 72 – April 2020 5 year housing supply figure 5.6 years

RESOLVED -

That subject to the viability review process confirming 35% affordable housing can be provided, permission be GRANTED subject to final conditions and S106 agreement (delegated to Head of Housing and Development in consultation with Chair, Vice Chair, Leader and Ward Members). If full affordable provision is not secured, the application to be referred back to the Committee for final decision.

[NOTES: A written statement from the agent was received in support of the application stating that there was a need for housing and that the development would boost the local economy.]

73. VARIOUS ROADS TRAFFIC REGULATION ORDER (TRO)

The Committee considered a report by the Traffic Engineer (Agenda Item 12) which detailed representations received in response to proposed waiting restrictions on various roads.

RESOLVED –

(1) That a Traffic Regulation Order was made to introduce waiting restrictions in the following roads:

- 1. Foord Road;**
- 2. Cerne Close;**
- 3. Sovereign Drive;**
- 5. Tamella Road;**
- 6. Eden Road;**
- 7. West End Road;**
- 8. Upper New Road;**
- 9. Tanhouse Lane; and**

(2) Following local concerns, the order proposed for Chalk Hill was amended to revoke the proposal of yellow lines on the west side and the short section of yellow lines on the east to remain as proposed.

[NOTES: One local resident submitted a pre-recorded video citing concerns over the lack of need for double yellow lines, the lines would detract from local appearance and they would be an unnecessary expense for marginal gain.]

74. CHELTENHAM GARDENS TRAFFIC REGULATION ORDER (TRO)

The Committee considered a report by the Traffic Engineer (Agenda Item 13) which detailed representations received in response to proposed waiting restrictions in Cheltenham Gardens.

RESOLVED –

- (1) That a Traffic Regulation Order be made, the effects of which were to introduce waiting restrictions on Cheltenham Gardens as advertised on 17 July 2020, with the exception of the layby opposite Nos 42 and 44; and**
- (2) Following local concerns the parking bays at the rear of Cranleigh House remain restricted.**

75. PLANNING APPEALS

The Head of Legal Services reported:-

(a) that the following appeals had been lodged:-

UNIT 3, LANKESTER HOUSE, 1 FREEGROUNDS ROAD, HEDGE
END, SOUTHAMPTON, SO30 0HG

Appeal against the Council's refusal to grant planning permission
for the variation of condition 3 of prior notification J/17/80081 to
extend opening hours. (X/19/86760)

CROFT FARM, WINCHESTER ROAD, SOUTHAMPTON, SO32
2BX

Appeal against the Council's refusal to grant planning permission
for the erection of detached bungalow. (F/19/86814)

WILD GROUNDS, BROOK LANE, BOTLEY, SOUTHAMPTON,
SO30 2ER

Appeal against the Council's refusal to grant planning permission
for the Construction of 2no. five-bedroom dwellings and
repositioning of access following demolition of the existing "Wild
Grounds" dwelling and associated agricultural barns and
repositioning of existing access. (F/20/87263)

73 HOPE ROAD, WEST END, SOUTHAMPTON, SO30 3GE

Appeal against the Council's refusal to grant planning permission
for a loft conversion to include raising of roof with front dormer, first
floor rear extension, single storey front extension and alterations to
fenestration. (H/19/87071)

(b) that the following appeals had been dismissed:-

RIVER COTTAGE, 2 HAMBLEWOOD, BOTLEY, SO30 2GX

Appeal against the Council's refusal to grant planning permission
for the conversion, extension and alteration of the existing two
storey side extension and single storey garage to form self-
contained 1-bedroom dwelling with rationalisation of vehicle parking
and landscaping. (F/19/85906)

73 HOPE ROAD, WEST END, SO30 3GE

Appeal against the Council's refusal to grant planning permission
for a single-storey front extension, raising ridge height of property
and 1 no. front dormer window. (H/19/87071)

RESOLVED -

That the report be noted.

M6623