

HEDGE END, WEST END AND BOTLEY LOCAL AREA COMMITTEE

Monday, 7 March 2016 (7:00 pm – 9:51 pm)

PRESENT:

Councillor Kyrle (Chairman); Councillors Clarke, Allingham, Asman, Hall, House, Myerscough, Norman, Tennent and Welsh

Apologies for absence were received from Councillors Bloom, Boulton and Pretty

RESOLVED ITEMS (SUBJECT TO QUESTIONS ONLY)

1. PUBLIC PARTICIPATION

There was none on this occasion.

2. MINUTES

RESOLVED -

That the Minutes of the meeting held on 11 January 2016 be confirmed and signed by the Chairman as a correct record.

3. DECLARATIONS OF INTEREST

Councillor Bruce Tennent declared an Interest in Agenda item 9, Planning Application - Land at Hatch Farm, North of Barbe Baker Avenue West End, Southampton, because he lived at the other end of Barbe Baker Avenue.

4. RECOMMENDATIONS OF HEDGE END, WEST END AND BOTLEY YOUTH COUNCIL FOR YOUTH GRANTS

Consideration was given to the report of the Area Co-ordinator in partnership with the Hedge End, West End and Botley (HEWEB) Youth Council, that invited Members to endorse the recommendations of this year's Youth Grants Panel and to extend their thanks to the volunteers who had participated in the decision making process.

The Chairman proffered the Committee's thanks to the Youth Council and asked that its best wishes be passed to Joshua Buckle, Chair of HEWEB Youth Council, who unfortunately had flu and was unable to attend the meeting. He added that he was delighted that young people were passionate about their community and Joshua would be very welcome to address the Committee at a future meeting if he wished.

RESOLVED –

- (1) That the recommendations of the Hedge End, West End, and Botley (HEWEB) Youth Council for youth grants be endorsed as shown in Appendix 1 to the report;**
- (2) That thanks be extended to members of the Youth Grants Panel; and**
- (3) That £4,000 be allocated to enable local youth grants to be awarded in 2017.**

(NOTE: Donna Love, Hedge End Town Council Youth Team Leader, spoke with regards to how the decisions had been made.)

5. **CHAIRMAN'S REPORT**

The Chairman reported the following:

Welcome

Janice Asman had been recently elected as the Borough councillor for West End North. He would therefore like to welcome Councillor Asman to her first local area committee meeting.

Sports Awards

Eastleigh's Sport and Physical Activity Alliance had recently held its annual sports awards. There was an excellent representation from those residing in Hedge End, West End and Botley (HEWEB) or participating in a club within the local area resulting in 9 nominations within the 13 categories. Special congratulations went to Dan Rush, Senior Volunteer; Stuart O'Connor, Performance Coach and Keith Richardson for Service to Sport as they won their categories. Both Dan and Stuart were coaches at the Poseidon Boxing Club based at the Ageas Bowl.

Committee funded projects

Pedestrian bridge near Mallet Close, Hedge End - the previous bridge had to be replaced due to extensive damage to the handrails and surface. This Committee had agreed to fund a replacement bridge which had now been installed. It was of a similar wooden design, in keeping with the surrounding area.

Bus shelter, Winchester Street, Botley - following a request for end panels to be added to the new bus shelter, the Committee approved funding and these works had now been completed.

The pathway leading from Lower Northam Road to the Hedge End Medical Centre - works had started again. The hedge had been removed

and the Council was now waiting for Virgin Media to complete their works. Once this had happened, works on the path could commence. The Council had received an apology from Virgin Media for the delay. The Partners at the Surgery had also agreed to fund the relining of the Centre's car park once the pathway was completed.

Friday Night Football - Botley

These sessions enabled those aged 10 -19 to take part in recreational weekly football sessions for just £1. The numbers attending were very impressive ranging from 50 - 60 per week. This project was already supported by this Committee, the HEWEB Youth Partnership, and Botley Parish Council. The Chairman was pleased to announce that as a result of discussions with the football coaches and the Chair of the HEWEB Youth Partnership, White and Co. a local removals company from Botley, had just provided £500 in sponsorship which would help to sustain the sessions and continue to ensure that they were affordable and accessible for local young people.

6. AREA CO-ORDINATOR'S REPORT

The Area Co-ordinator reported the following:

Mill Gardens, West End

The proposed play area within the new development at Mill Gardens had been delayed, firstly as a result of unsatisfactory site inspections, and now the Council had learnt that Southern Water was proposing to route a water pipe across the open space earmarked for the play area. Council officers had held a site meeting with Southern Water and discussions were continuing. This matter would also be raised at West End Parish Council's meeting on Wednesday 9 March.

Responses to residents' and councillors' requests

Litter bins - during the past few months, residents had been requesting an increasing number of litter bins. When these requests were received, the Council's Streetscene staff visited the area and made a judgement as to whether a bin was required. As a result, this Committee had funded additional or replacement bins at West End Copse, Drummond Road in Hedge End, and Pudbrook in Botley, with an additional bin supplied by Botley Parish Council.

Midlands Estate - residents were concerned about motorists taking shortcuts across the grass adjacent to the traffic lights and the road within the Estate. The Chairman and local ward members had agreed to fund the installation of some wooden posts to prevent this practice. Since taking this action, there had been no further concerns reported.

Grass verges - due to the wet weather and the continued practice of parking on the verges, residents had been complaining about the condition of the grass. Hampshire Highways were responsible for the maintenance of the verges and this Committee was working with officers to identify hotspot areas, such as Paxton Close and Mortimer Road, and would then agree a works programme subject to funding.

Hedge End Train Station - a number of fences around the station's car park had been vandalised and a litter bin was damaged. The Committee funded some urgent repairs which were carried out by the Council's small works team.

Moorgreen Hospital - residents and local councillors were concerned when the developer installed directional signage to the new development which was incorrect. The Council had confirmed with Barratts that there was to be no construction access off Moorgreen Road. There were also concerns about the displacement of parking once the development commenced. The health authorities were in discussions with the management team at the Ageas Bowl to determine whether there could be some temporary parking on its site. Local retailers had also been contacted. NHS Property Services had planning permission for an amended parking scheme on the remainder of the site but this would not commence before the building works.

7. PRESENTATION ON PLANNING GUIDELINES

Development Management staff gave a short presentation 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.

8. PLANNING APPLICATION - LAND AT HATCH FARM, NORTH OF BARBE BAKER AVENUE WEST END, SOUTHAMPTON

The Committee considered the report of the Head of Development Management (Agenda item 9) concerning an application for the construction of 98no. dwellings with access from Barbe Baker Avenue and Barnsland, associated landscaping, parking, new footpath, children's play area, attenuation pond and diversion of 3no. public rights of way. (Ref: F/15/77718)

The Committee was advised of a number of updates including the following:

- **Drainage** – Plans had been received with indicative swales location, further information on the capacity of attenuation pond and the flow rate
- **Attenuation pond** – cross section had been provided. Parks and Open Space Manager had agreed the 1:4 gradient slope to bank around the pond

- **Consultees**
 - No objection from the Parks and Open Space Manager
 - No objection from the Environment Agency
 - No response from either Hampshire County Council Rights of Way, or Southern Water Gas Network

RESOLVED -

That the decision be delegated to the Head of Development Management in consultation with the Chairman and Vice Chairman of Hedge End, West End and Botley Local Area Committee to PERMIT subject to:

- (1) **The recommended conditions and reasons;**
- (2) **The receipt of amended plans to include minor revisions to the site plan, elevations, and the submission of a boundary treatment strategy;**
- (3) **The receipt of the Biodiversity Officer's comments on water quality protection measures and the submission of the 2012/13 ecology reports;**
- (4) **The conclusion of the viability discussions;**
- (5) **The completion of a Section106 agreement to secure improvements to Public Open Space, highway improvements, sustainable transport, community infrastructure and affordable housing; and**
- (6) **The following additional condition and reason:**

Notwithstanding the provisions of the Town and Country Planning [General Permitted Development] Order 1995 [or any order revoking and re-enacting that Order with or without modification], the properties hereby approved shall not be extended at first floor level or above without the prior written consent of the Local Planning Authority. Reason: To protect the amenities of the locality and to maintain a good quality environment.

(NOTE: (a) The Chair of Hatch Farm Preservation Residents' Association and six other members of the public spoke in objection to the application citing a number of issues including: loss of open space; that it was Council owned land; should be reviewed by a third person; overlooking; flooding, drainage, steepness of slope; traffic problems; undesirable location; alternative sites were better; out of character; visible from high ground; local surgery at its peak; not listened to; forty householder objections; compromises privacy; intrusive; height of public footpath; noise; over development of West End; defer to conduct a full and proper research; not

enough ecological surveys done; public have been misguided; and roads become a river when it floods, and (b) the agent for the applicant spoke in support of the application, (c) a recorded vote was requested, and duly supported, in respect of Agenda item 9, the result of which was as follows:

FOR: Councillors Allingham, Asman, Clarke, House, Kyrle, Myerscough, Norman, and Welsh

AGAINST: Councillors Hall and Tennent.

FOR: 8; AGAINST: 2)

9. PLANNING APPLICATION - 1 PUDBROOKE GARDENS, HEDGE END.

The Committee considered the report of the Head of Development Management (Agenda item 10) concerning an application for the change of use from domestic dwelling (C3) to residential care home (C2) (Ref: F/15/77732)

The Committee was advised of the following:

- No additional representations had been received.
- No objection from the Head of Transportation and Engineering.
- Amendment to Condition 1 to include an additional plan number, 'E/204/PP'.
- An additional condition and reason.

RESOLVED –

That permission be GRANTED subject to:

(1) The recommended conditions and reasons;

(2) Condition 1 be amended to read:

The development hereby permitted shall be implemented in accordance with the following plans numbered; Loc01 and E/204/PP. Reason: for the avoidance of doubt and in the interests of proper planning; and

(3) The following additional condition and reason:

The development hereby approved shall be used as a residential care home and for no other purpose [including any other purpose in Class C2 of the Schedule to the Town and Country Planning [Use Classes] Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification]. Reason: In the interests of highway safety and local amenity.

(NOTE: (a) One member of public spoke in objection to the application citing traffic, limited parking, increased car noise; limited access for emergency vehicles; pedestrian safety issues; run as a business; increased parking in the road would compromise the street as a place of recreation; and shared sewer line and drainage issues; (b) the Chairman also read a letter from another resident who raised similar issues; and (c) the applicant spoke in support of the application.)

10. PLANNING APPEALS

The Head of Legal and Democratic Services to report:-

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

T/15/77199 - Appeal against the Council's refusal of application to carry out works to protected trees at 15 Dumbleton Close, Kaneshill, Southampton

This was a delegated decision

F/15/77145 - Appeal against the Council's refusal of planning permission for a first floor side extension at 229 Cranbourne Park, Hedge End, Southampton. SO30 0PA

This was a delegated decision.

F/15/77244 – Appeal against the Council's refusal of planning permission for change of use from A1 (retail) to A5 (hot food takeaway). Installation of extractor ventilation system and flue at Hedge End Butchers, 5A Lower Northam Road, Hedge End, Southampton, SO30 4FN.

This was a delegated decision

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

F/15/75840 – Appeal against the refusal of application for the erection of 2No.three bedroom dwellings with associated car parking and amenity space at land to the rear of 82 St Johns Road, Hedge End, Hampshire, SO30 4DF.

This was a delegated decision.

F/15/76328 – Appeal against the refusal of application for the a first floor extension to the existing ground floor footprint at 1 Marvin Way, Botley, Hampshire SO30 2EG.

This was a delegated decision.

C/15/76670 - Appeal against the refusal of application for the erection of a pitched roof over the existing flat roof garage at The Shambles, 45 High Street, Botley.

This was a delegated decision.

F/14/75261 – Appeal against the refusal of application for ‘an extension in my garden to give me a second bedroom’ at 61 Cheltenham Gardens, Hedge End

This was a delegated decision.

RESOLVED -

That the report be noted.

11. ALLOCATION OF DEVELOPERS' CONTRIBUTIONS

Consideration was given to the joint report of the Head of Transportation and Engineering, with the Head of Development Management and Chief Financial Officer that sought approval for funding from this Committee’s Community Investment Programme (CIP) for feasibility and implementation of local transportation schemes prioritised by this Committee.

RESOLVED -

That the allocation of Developers’ Contributions held within this Committee’s Community Investment Programme (CIP) for feasibility and implementation of prioritised transport schemes, as listed in Appendix 1 to the report, be approved.

12. NAMING OF STREETS, FORMER MOORGREEN HOSPITAL SITE, WEST END

Consideration was given to the report of the Head of Transportation and Engineering which recommended street names on a new housing development.

West End Parish Council had suggested the following street names that had been proposed following a meeting of their Planning and Highways Committee on 19 January 2016.

Bamber Close - named after the late Dr Claude Bamber who was the GP medical lead in West End during the 1960s - 1980s, as well as long serving Hampshire County Councillor.

Noyce Court - named after the late Tony Noyce who was former Mayor of Eastleigh as well as long standing Eastleigh Borough and West End Parish Councillor.

RESOLVED -

That the names Bamber Close and Noyce Court be approved as names for new streets on the former Moorgreen Hospital site, West End.

13. FUNDING FOR LOCAL PROJECTS

Consideration was given to the report of the Area Co-ordinator in consultation with the Head of Culture, Clerk to West End Parish Council, and the Head of Trees and Countryside which requested funding to support projects that would meet identified local needs.

There were two Developers' Contributions from Linden Homes which were allocated to the playing fields at Cutbush Lane. The playing fields were leased to West End Parish Council by Southampton City Council. As a result they were not included in Eastleigh's supply of pitches when the recent Playing Pitch Strategy was undertaken. Furthermore, West End Parish Council had agreed that the replacement of the play areas was a higher priority than any works at Cutbush Lane.

Therefore it was recommended that the Council approached Linden Homes requesting that part of the Developer's Contribution detailed in the report for £55,000 was reallocated to the two play area projects which would be packaged together in order to achieve economies of scale.

RESOLVED -

- (1) That a contribution of £5,000 towards the TRAIN (arts) project be approved;**
- (2) That £6,000 for tree works within the Grange Park ward be approved;**
- (3) That £550 for tree works and a £400 contribution towards a new fence in Tamarisk Road/Jasmine Road, Hedge End be approved;**
- (4) That expenditure of £3,713 for 9 plant towers in the Hedge End, West End and Botley (HEWEB) shopping centres be noted; and**
- (5) That (a) the allocation of Developers' Contributions for play areas at Townhill Farm and Carpathia Close, West End be approved; and (b) that it be noted that permission be sought from Linden Homes for the reallocation of contributions to two play area projects.**