

HEDGE END, WEST END AND BOTLEY LOCAL AREA COMMITTEE

Monday, 21 March 2016 (7:30 pm – 8:40 pm)

PRESENT:

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

Apologies for absence were received from Councillors Asman, Boulton and Clarke.

RESOLVED ITEMS (SUBJECT TO QUESTIONS ONLY)

1. PUBLIC PARTICIPATION

There was no public participation on this occasion.

2. MINUTES

RESOLVED -

That the Minutes of the meeting held on 7 March 2016 be confirmed and signed by the Chairman as a correct record.

3. DECLARATIONS OF INTEREST

Councillor Louise Bloom declared an Interest in Agenda item 9, Hedge End Train Station Area Parking Proposals, because she lived in a road mentioned in the report.

4. 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.

5. PLANNING APPLICATION - LAND NORTH AND EAST OF BOORLEY GREEN, BOTLEY, SOUTHAMPTON, SO32 2BX

The Committee considered the report of the Head of Development Management (Agenda item 6) concerning an application for Reserved Matters application (pursuant to outline planning permission O/12/71514 which was subject to an Environmental Impact Assessment) for the erection of 441no. dwellings, car parking, road infrastructure, pedestrian/cycle links, foul and surface water drainage networks,

landscaping and associated works (Phase 1). This application included the diversion of Footpath no.2 (Ref: R/15/77595).

The Committee were advised of the following updates:

CONSULTATION RESPONSES

Head of Regeneration and Planning Policy - Design objection – The lack of resolution of the division of Phase 1 into clearly distinctive character areas was a real concern. More thought to stricter choice of materials and boundary elements was needed. If the application was granted without balconies for the flats there was a danger this would set a precedent for future phases for this site and elsewhere.

Head of Regeneration and Planning Policy – Conservation – The site was not adjacent to a Conservation Area or any statutorily listed buildings, but was approaching a locally listed building on Maddoxford Lane (Maddoxford Farm House). The nearest listed buildings were Uplands and Newhouse Farm. This would add to design comments that the layout appeared to include a number of materials and combinations to provide variety in the street elevations, but more information was required to ensure that there was actual quality in the proposed detailing of the buildings and good level of design for a really successful neighbourhood.

Head of Regeneration and Planning Policy – Biodiversity - No objection in principle to the drainage strategy, but there was a need for additional landscaping details. No revised landscaping scheme had been received therefore concerns about lack of hedgerow and woodland connectivity (impacting on bat, badger and dormouse movement) remained. Lighting to be conditioned or additional information was required.

Trees – No objection to amended plans. It was with regret that following a site meeting earlier this year that it was evident that the retention of oak tree (T161) would not be possible due to excessive change in levels. It was expected that a replacement oak tree be planted, the specimen should be a semi-mature 25-30cm girth and 5-6m tall tree. A detailed planting pit design was required.

Transportation and Engineering – No objection to amended plans subject to some minor amendments re: turning area, bin collection points, service margins, parking and visitor parking for a few plots. The cross-sections of the attenuation features proposals appeared satisfactory.

Hampshire County Council Flood Water and Management Team – The general principles for surface water drainage proposals were acceptable, but recommended that further information on the proposals be submitted as part of a more detailed design phase. The requirements of the authorities responsible for maintaining the existing drainage systems to be

connected to should be reviewed. A mechanism for securing long-term maintenance was also required.

CONSIDERATION OF APPLICATION

Appearance – The amended plans had addressed the vast majority of the comments raised previously but some further amendments to the design of particular plots were required covering issues such as additional chimneys, brick detailing, window design, elevational treatment, etc. In general these were minor amendments that did not require a change to the overall concept of the layout or the scale/massing of the proposed dwellings. The layout and choice of house types in one small area of the site did need improving to ensure a cohesive street scene was provided. The Council's Design Officer had raised concerns about the proposed character areas not being successfully established and further improvements were required. In addition, whilst information had been submitted in relation to the proposed materials, further improvements were required. Whilst this could be covered by condition on the Outline Permission it should be noted that improvements would be required and what had been proposed to date was not acceptable. In addition, changes to the proposed boundary treatments were required.

Layout – There was a notable number of dwellings where the proposed separation distances between properties did not meet the increased separation distances required due to the change in levels across the site. However, improvements had been made and given the other constraints and requirements on the site no further amendments were requested. Similarly there were a number of plots that did not meet the necessary standards for size of garden area and length of garden area, but the vast majority met at least one of these standards. Given the other constraints and requirements on the site no further amendments were requested. Clarification of the rear access and car and cycle parking arrangement for a few dwellings was required. Amended plans were submitted on 18 March 2016 to address the comments made by the Head of Transportation and Engineering. These were currently out for consultation and Members were asked to delegate the matter back to the planning officer to resolve any outstanding issues.

Scale – All matters in relation to the scale of the proposed dwellings had been resolved.

Landscaping – A revised landscaping plan was awaited.

Residential Amenity – Subject to a change on one particular dwelling all other matters of residential amenity had been resolved.

Foot and Mouth – A verbal update was given that following comments from a local resident the applicants had undertaken further investigation in relation to this matter, including discussions with the Animal and Plant Health Agency, and the Environment Agency. This concluded that given

the time elapsed since the last recorded outbreak in the region in 1967 it was likely that any buried carcasses would have decomposed significantly, possibly entirely, and there was no ongoing risk to public health or the wider environment.

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 APPROVE RESERVED MATTERS subject to:

- (1) The satisfactory receipt of amended plans/additional information to address consultees responses and minor issues of appearance, layout, landscaping and residential amenity;**
- (2) The recommended conditions and reasons;**
- (3) Any further conditions, amendments or additions required by consultees, including updating the list of approved plans, and tree pit details to be secured;**
- (4) That the design of the flats and palette of materials be improved; and**
- (5) The following amended conditions and reasons, and additional informative:**

Original Condition 2 - deleted as the condition on the Outline Permission can be relied upon, however none of the plans/information submitted to show the proposed materials or their distribution is to be approved as part of this application as improvements are required.

Original Condition 4, new Condition 3 - correct the typographical error in the reason for the condition "...off-street parking..."

Original Condition 7, new Condition 6 - change the reference to scale of 1:10 to 1:50 and delete reference to GRP.

ADDITIONAL INFORMATIVE - That the use of GRP will not generally be acceptable on this development

(NOTES: (1) The Chairman of Botley Parish Council spoke in objection to the application citing a number of issues including: the flats were aesthetically unpleasant, too high and prominent; white cladding would not fit well with the traditional brick and clay of the area; and the impact on medical practices in the area, (2) the Chairman read out a letter from a resident concerned about the conservation area, foot and mouth,

overdevelopment, and water pressure, and (3) the agent for the applicant spoke in support of the application.)

6. PLANNING APPEALS

The Head of Legal and Democratic Services reported that the following appeal had been dismissed:-

F/15/76253 – Appeal against the refusal of application for the construction of a four bedroom detached dwelling to incorporate alterations to ground levels and provision of associated retaining structures following demolition of existing garage at 78 Bursledon Road, Hedge End.

This was a delegated decision.

RESOLVED -

That the report be noted.

7. FUNDING FOR LOCAL PROJECTS

Consideration was given to the report of the Area Co-ordinator (Agenda item 8) which recommended funding to support projects which would meet identified local needs. The projects would also contribute to the achievement of corporate priorities.

RESOLVED -

- (1) That £3,800 for the purchase and installation of two defibrillators in the Grange Park ward be approved;**
- (2) That a £250 grant towards the set up costs of Hedge End United Under 9s Football Club be approved;**
- (3) That the expenditure listed below, together with accrued interest of £43.21 from Developers' Contributions for previously approved projects be approved as follows:-**
 - (i) Contributions to planting scheme at Mortimer Road/High Street - £983.50;**
 - (ii) Pudbrook Open Space/Mortimer Road landscape improvements - £1,138.61;**
 - (iii) Pudbrook open space - interpretation panels/signage and contribution to new pathway - £5,502.45;**
 - (iv) Contributions to renovations of war memorial and market hall clock - £2,550.45; and**

- (4) **That the Chairman's approval of £1,445.66 to fund remedial works on Council land near Hickory Gardens be noted.**

8. HEDGE END TRAIN STATION AREA PARKING PROPOSALS

Consideration was given to the report of the Area Co-ordinator in consultation with the Head of Transportation and Engineering (Agenda item 9), that provided an update for Members following the Committee report dated 12 January 2015 concerning the Hedge End Train Station area parking proposals.

The implementation of agreed restrictions had been successful and Members were recommended to revoke the remainder of the traffic regulation order. Members would need to consider a new section of Cheltenham Gardens and whether this should be restricted as part of its annual review of traffic priorities.

RESOLVED -

- (1) **That the update regarding parking restrictions in the surrounding roads of Hedge End Train Station be noted;**
- (2) **That the revocation of the remaining roads in the traffic regulation order be approved; and**
- (3) **That the comments regarding a new section of Cheltenham Gardens and inclusion of this road in the Committee's annual review of traffic regulation priorities be noted.**

(NOTE: Councillor Bloom declared an Interest in this item, remained in the room, did not speak but voted thereon.)

9. CHAIRMAN'S REPORT

The Chairman reported the following which was added to the agenda as a late item:

Following the recent flooding that had taken place in Stanier Way, Hedge End, due to a failed Southern Water mains pipe, the Chairman strongly felt, given the damage that had been caused to residents' property, that Eastleigh Borough Council should write to Southern Water, expressing its deep concerns. He believed that this was certainly the second or maybe third such incident in a short space of time, in the same vicinity. In the said letter he believed that the Council should be calling on Southern Water to undertake further investigations to the pipe work in the area, to ensure that the pipes and infrastructure were of a sufficient standard and level of maintenance that was required to prevent such an occurrence from happening again in the future.

In addition, the Chairman suggested that the Council sought assurance from Southern Water that it would fully investigate these incidents collectively and not in isolation, to better understand the causes of the infrastructure failure, which may be linked to the use of fibreglass pipe work.

If Southern Water identified a common factor, the Council would want a guarantee that Southern Water would rectify these problems in a timely manner, to ensure the future resilience of the system and to protect residents and their properties from such incidents occurring in the future.

RESOLVED -

That the Chief Executive of Eastleigh Borough Council formally write to Southern Water expressing concerns over the failed Southern Water mains pipe in Stanier Way, Hedge End, and requesting that a full and collective investigation be undertaken as soon as possible.