

HEDGE END, WEST END AND BOTLEY LOCAL AREA COMMITTEE

Monday, 13 June 2016 (7:00 pm – 8:48 pm)

PRESENT:

Councillor Clarke (Chairman); Councillors Allingham, Bloom, Asman, Garton, Hall, House, Kyrle and Pretty

Apologies for absence were received from Councillors Tennent, Boulton, Myerscough and Norman

RESOLVED ITEMS (SUBJECT TO QUESTIONS ONLY)

1. PUBLIC PARTICIPATION

Moorgreen Hospital

Nancy Smith, member of Hedge End, West End and Botley Labour Group addressed the Committee and spoke with regards to Moorgreen Hospital stating that little had been done recently to campaign for a walk-in centre. In spring 2015 The West Hampshire Clinical Commissioning Group (WHCCG) had printed a booklet advising that health care would be provided for in the community. Since then there had been silence. Therefore Nancy proposed that funding for the centre be provided through Developers' Contributions, NHS, and Eastleigh Borough Council.

The Chair advised that the previous MP, Mike Thornton, had campaigned tirelessly for a walk-in centre but he was not aware of any campaigning from the current MP, Mims Davies. He added that the Policy and Performance Scrutiny Panel would be considering a health update at its meeting on 7 July 2016.

Councillor Hall confirmed that Mims Davies MP would be happy to speak to anyone who had difficulties regarding the walk-in centre and that they should contact her directly or via himself.

Councillor Bloom added that it all came down to budgets at the WHCCG and everyone should continue to campaign for a walk-in centre.

Botley By-pass

Keith Day, member of Hedge End, West End and Botley Labour Group addressed the Committee and spoke with regards to the proposed route for Botley by-pass that was out for consultation by Hampshire County Council. He expressed concerns that a) the route north to south would increase traffic at Maypole roundabout; b) it would conflict with a new cycleway that went west to east, and what would be done to protect

cyclists; and c) the impact on the biodiversity of the nature and wildlife sites in the area.

The Chair invited Councillor Kyrle to respond. Mr Day was encouraged to submit his views to the consultation on-line. He added that the traffic at Maypole roundabout easily dispersed.

Members added that the by-pass was good for Botley and that Hampshire County Council was keen to promote cycling. It was very important for residents to respond to the consultation.

2. MINUTES

RESOLVED -

That the Minutes of the meeting held on 21 March 2016 be confirmed and signed by the Chairman as a correct record.

3. DECLARATIONS OF INTEREST

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

4. CHAIRMAN'S REPORT

The Chairman reported the following:

Changes to the Local Area Committee

Following the Borough Council elections in May, Cynthia Garton had been elected as the Borough Councillor for Hedge End, St. John's ward. He therefore welcomed Councillor Garton to her first Local Area Committee meeting. Councillor Garton had taken over from Councillor Jane Welsh who had stood down in May. He thanked Councillor Welsh for her service to the Council and also congratulated her on a very successful year as the Borough's Mayor.

His thanks also went to Councillor Kyrle who had been the Chair of this Committee since May 2007, and congratulated him on his re-election as ward member for Botley.

Finally he welcomed Councillor Tennent as this Committee's new Vice-Chair.

Public Transport consultation

As Members were aware, local people and organisations were being invited to have their say on a number of public transport services across the Borough. The Council had compiled a range of options and proposals for consideration.

There was a consultation document on the Council's website or the Council could be contacted by phoning 023 8068 8280. The newly formed Hedge End, West End and Botley (HEWEB) Business Community Group had already been asked to comment. The consultation had been open since 20 May 2016 and would close on 16 June 2016.

Public Inquiries

Two public inquiries had recently been held regarding this Committee's refusal to grant planning permission for 335 dwellings at Bubb Lane and 680 dwellings at the Land North of Hedge End. A decision had already been reached by the Planning Inspector regarding Bubb Lane and this was noted on the Committee's agenda. Whilst he was pleased that the Inspector had upheld this Committee's decision by dismissing the appeal, Members should be mindful that the appellant had 6 weeks to challenge this decision. He would like to thank everyone who was involved with the Inquiries and especially the many people who attended the evening public sessions as the huge turnout showed the depth of local feeling against the proposed developments.

There was one more public inquiry pending for the HEWEB area and this was for 100 dwellings on the Botley Road site, known locally as the Peacehaven Fields in West End. This inquiry would commence on 19 July 2016 and would take place at the Holiday Inn Express, Botley Road, West End.

Southern Water

At the last Local Area Committee, Members requested that the Council's Chief Executive wrote a letter to the Chief Executive of Southern Water following the burst water pipe and subsequent flooding of properties in the Grange Park area. There had now been an exchange of correspondence in which the Chief Executive of Southern Water had apologised for the distress and inconvenience caused by the flooding. He stated that significant sections of the water mains pipework had been replaced previously and that further monitoring and investigations were taking place.

5. AREA CO-ORDINATOR'S REPORT

The Local Area Co-ordinator reported the following:

Mill Gardens, West End

Members would recall that the timetable for the proposed play area within the new development at Mill Gardens was subject to Southern Water's installation of a major new pipeline which would be installed underneath the open space earmarked for the play area. Southern Water had now confirmed that these works would commence on 19 July 2016 with a proposed finish date at the end of 2017. It should be noted that as a result

of these works, there would be disruption to traffic using the A27. Southern Water would seek to minimise this disruption and was aware of the major matches and events at the Ageas Bowl.

Responses to residents' and Councillors' requests

Tamarisk Road/Jasmine Road - residents had thanked the Council for resolving some issues within their neighbourhood. Substantial fly tipping had occurred in the open space between the neighbouring properties and this had now been removed by our Direct Services and Community Payback teams. This Committee had also agreed to provide some grant funding for a replacement fence. Residents also contributed to the cost and the fence had now been installed.

Grass verges - as previously reported, residents have complained about the condition of the grass verges which have been damaged due to the continued practice of parking on the verges. Work to install dragons' teeth (wooden posts) had been carried out in Paxton Close, Sovereign Drive and Holmesland Lane

Townhill Farm District Centre- following concerns from residents and Councillors, a meeting was called by West End Parish Council to discuss the issues and seek remedial action from the managers of the Centre. As a result, agreement was reached to make several physical improvements to the Centre, pathways, guttering and fencing and to cut back trees which were overhanging the streetlights.

Fit trail, Hatch Grange - this had now been installed and was being used by local residents including members of the Youthouse. Signage was awaited and an official launch was being planned. At the West End Parish Assembly, Councillor MacDonald thanked the Committee for allocating funding to this project.

Berrywood Widflower Meadow/Public footpath - the seats had now been installed and improvements to the entrance had been completed.

Table tennis table for Dowd's Farm Community Centre - Ian Davis, the Centre's Manager reported that the youth club sessions at the Centre had become so popular that an additional table tennis table would be very welcome. This was agreed and paid for from the existing capital funding. The table tennis table had now been delivered.

Defibrillator update - it had been agreed that the defibrillator for Dowd's Farm would be located at Wellstead School following a meeting to discuss maintenance and access.

6. ANNUAL REVIEW 2015/16

Consideration was given to the report of the Chairman in consultation with the Area Co-ordinator (Agenda item 7). The report reviewed the

performance of the Hedge End, West End and Botley Local Area Committee for the period 1 April 2015 to 31 March 2016, and contained information about local projects and partnerships which was appended to the report.

The Chairman concluded that there were a lot of excellent projects going on.

RESOLVED -

That the contents of the report be noted.

(NOTE: Mr Keith Day spoke on this item.)

7. FUNDING FOR LOCAL PROJECTS

The Committee considered the report of the Area Co-ordinator (Agenda item 8) which identified projects within the Hedge End, West End and Botley area that would benefit the community.

RESOLVED -

- (1) **That the allocation of developers' contributions of OS C/11/69687 £61,911 for the play area at Mill Gardens be approved;**
- (2) **That the Chair's approval of £2,000 from reserves for architects' services for the expansion of Itchen Valley Country Park be noted;**
- (3) **That the Chair's approval of £780.63 from revenue to repair fencing at Fawn Crescent, Hedge End be noted; and**
- (4) **That the Chair's approval of £3,600 from reserves to part fund the orchestra pit rail at the Berry Theatre be noted.**

8. APPOINTMENTS TO OUTSIDE BODIES

RESOLVED –

That appointments to outside bodies for 2016/17 be as follows:

**Hedge End, West End and Botley Youth Partnership
– Councillor Emma Norman**

**North Whiteley Development Forum
– Councillor Daniel Clarke**

**Wildern Community Management Committee
– Councillor Cynthia Garton**

**Hedge End, West End and Botley Business Community Group
– Councillor Derek Pretty**

9. APPOINTMENTS TO (A) REGULATORY PANEL; AND (B) COMMUNITY GRANTS SUB GROUP

That appointments for 2016/17 be made as follows:

- a) **Regulatory Panel - That all Members of the Committee be appointed to serve on the Local Area Regulatory Panel, as a 'pool' from which three Members could be called upon as required.**
- b) **Community Grants Sub-Group - Councillors Clarke, Garton, Hall and Pretty.**

10. 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.

11. PLANNING APPLICATION - LAND AT PAVILION ROAD, HEDGE END, SOUTHAMPTON

The Committee considered the report of the Head of Development Management (Agenda item 12) concerning an application for the erection of 70-bed care home (use class C2) parking, access, diversion of footpath and associated works. (Ref: F/16/78015).

The Committee was advised of the following:

- Additional consultation response had been received from Hampshire County Council Waste Planning Team which highlighted the need to give consideration to the relationship between the development and the Botley CSG Waste Site.
- Updated consultation response had been received from the Council's Implementation and Design Manager following receipt of revised sustainability report. No objection raised subject to conditions requiring minimum BREEAM 'very good' rating with score of at least 68%, water consumption of no more than 90 litres per person per day, as well as adherence to other applicable requirements of Council's Environmentally Sustainable Development Supplementary Planning Document.
- Revised conditions 13 and 14 to reflect comments of the Council's Implementation and Design Manager.

RESOLVED -

That permission be **GRANTED** subject to:

(1) The completion of a Section 106 Agreement in respect of the required planning obligations and Variation to Section 52 Agreement;

(2) The following amended conditions 13 and 14

(13) No development shall start until a BREEAM interim stage certificate of at least 'very good' level with a minimum score of 68%, and a sustainability report demonstrating how an internal mains water consumption level of no more than 90 litres per person per day (with reference to the BRE Water Calculator) and essential requirements ESD4, ESD5, ESD6, and ESD8 of the Eastleigh Borough Council adopted Supplementary Planning Document 'Environmentally Sustainable Development' are to be met, have been submitted to, and approved in writing, by the Local Planning Authority. Reason: To ensure the development meets the essential requirements of the adopted Supplementary Planning Document 'Environmentally Sustainable Development'.

(14) The development shall not be occupied until a BREEAM interim stage certificate of at least 'very good' level with a minimum score of 68%, and a sustainability report demonstrating how an internal mains water consumption level of no more than 90 litres per person per day (with reference to the BRE Water calculator) and essential requirements ESD4, ESD5, ESD6, and ESD8 of the Eastleigh Borough Council adopted Supplementary Planning Document 'Environmentally Sustainable Development' have been met, have been submitted to, and approved in writing, by the Local Planning Authority. Reason: To ensure the development meets the essential requirements of the adopted Supplementary Planning Document 'Environmentally Sustainable Development'; and

(3) The recommended conditions and reasons.

(NOTE: (i) The Chair of Hedge End Bowling Club Management Committee raised concerns over car parking at the application site; and (ii) the Agent for the applicant spoke in support of the application.)

12. PLANNING APPLICATION - THE AGEAS BOWL, BOTLEY ROAD, WEST END, SOUTHAMPTON

The Committee considered the report of the Head of Development Management (Agenda item 13) concerning an application for the alteration and expansion of existing car park area and associated landscaping and earthworks to increase parking capacity (Ref: F/16/78213.)

The Committee was advised of the following:

- Additional information and details required in relation to drainage and infill had been received.
- Applicants had advised that road closures would be reduced on major event days, with improvements to traffic conditions locally.
- Consultation responses:
 - Biodiversity Officer – No objection subject to sustainable drainage conditions.
 - Planning Policy Manager – No objection subject to high quality landscaping and surface materials.
 - Head of Environmental Health – No objection subject to conditions to include an amendment to Condition 14.
- Revised conditions 5 and 14:

RESOLVED –

That permission be GRANTED subject to:

(1) The recommended conditions and reasons; and

(2) The following amendments to conditions 5 and 14.

(5) Before the development commences, or by such later date as the Local Planning Authority may determine, a full landscape scheme comprising all planting, details of aggregate size, colour and specifications of the hard surfacing and any means of enclosure shall be submitted to, and approved in writing by the Local Planning Authority. Such a scheme shall include a planting specification and schedule, and shall indicate the position, size, number, planting density and species of shrubs and trees. A seed or turf specification must be provided for areas to be grassed and/or used for wildflowers. The planting scheme must include details of phasing, timing and provision for management and maintenance during the first ten years from the date of planting. Reason: To ensure that the appearance of the development is satisfactory.

(14) Before any development is commenced a scheme for protecting noise sensitive properties from noise and vibration

during the approved works must be submitted to and approved in writing by the Local Planning Authority. The scheme should have due regard to the advice and guidance contained in British Standards BS 5228-1:2009+A1:2014, and BS 5228-2:2009+A1:2014 “Noise And Vibration Control On Construction And Open Sites”. Works must proceed in accordance with the approved noise scheme.

13. PLANNING APPLICATION - 14 ENNERDALE GARDENS, WEST END

The Committee considered the report of the Head of Development Management (Agenda item 14) for the erection of a two storey side extension (Ref: F/16/78311.)

The Committee was advised that an additional letter of representation had been received in support of the proposals.

The Committee found it difficult to understand the first reason for refusal as they felt it added variety to the houses in the street. They also felt that parking was not a concern as neighbours had submitted representations in support of the proposals

Members therefore overturned the recommendation and voted to delegate the decision to **PERMIT** the application to the Head of Development Management subject to conditions to be worded in consultation with the Chair and Vice Chair.

RESOLVED -

That the decision be delegated to the Head of Development Management to PERMIT subject to conditions and reasons to be worded in consultation with the Chair and Vice-Chair.

(NOTE: The applicant spoke in support of the application.)

14. PLANNING APPEALS

The Head of Legal and Democratic Services reported:-

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

Appeal against the Council’s refusal of planning permission for a two storey extension with side dormer windows and roof light, following demolition of conservatory and addition of pitched roof and alterations to existing dormer windows at 8 Oatlands Close, Botley, Southampton. SO32 2DF (Ref: F/15/77543)

This was a delegated decision.

Appeal against the Council's refusal of planning permission for alterations to roof to form hip to gable enlargement, front and rear dormers, single storey side and rear extension, erection of garage to front and new boundary wall and gate, at 20 Moorgreen Road, West End, Southampton. SO30 3EG (Ref F/15/76902)

This was a delegated decision.

Appeal against the Council's refusal of planning permission for the construction of a detached dwelling at land adjacent to River Cottage, Hamblewood, Botley. SO30 2GX (Ref: C/15/76977)

This was a delegated decision.

Appeal against the Council's refusal of outline planning permission for replacement of agricultural buildings with 2no. live/work units (B1/C3 uses). Matters for consideration: access, layout and scale at Croft Farm, Winchester Road, Botley, SO32 2BX (Ref: O/15/76894)

This was a delegated decision.

Appeal against the Council's refusal of planning permission for the construction of a 2 bay single storey car port to front at 19 Oatlands Road, Boorley Green, Southampton, SO32 2DE (Ref: F/15/77488)

This was a delegated decision.

Appeal against the Council's refusal of planning permission for the erection of 3 bedroom detached bungalow with detached garage, associated parking and amenity space Land to the Rear of 82 St Johns Road, Hedge End, Southampton, SO30 4DF (Ref: F/15/76948)

This was a delegated decision.

- (b) that the following appeal had been allowed:-

Appeal against the Council's refusal of planning permission for a change of use from retail (A1) to hot food takeaway (A5) use with installing extractor ventilation system inside the premises connected to external galvanized metal flue at the back of the premises at 5a Lower Northam Road, Hedge End (Ref: F/15/77244).

This was a delegated decision.

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

Appeal against the Council's refusal of planning permission to undertake works to fell two sycamore trees protected by a Tree

Preservation Order at 15 Dumbleton Close, Kaneshill, Southampton (Ref: T/15/77199)

This was a delegated decision.

Appeal against the Council's refusal of planning permission for the construction of a single-storey first floor side extension at 229 Cranbourne Park, Hedge End (Ref: F/15/77145).

This was a delegated decision.

Appeal against the Council's refusal of planning permission for residential development comprising up to 335 residential dwellings (including 35% affordable housing), 0.2 hectares of land for a doctor's surgery and associated car parking, structural planting and landscaping, informal public open space and children's play area, surface water attenuation and associated ancillary works at land off Bubb Lane, West End, Southampton. (Ref: O/14/75166).

This was a LAC decision.

RESOLVED -

That the report be noted.

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