

HEDGE END, WEST END AND BOTLEY LOCAL AREA COMMITTEEMonday, 15 June 2020 (7:00 pm – 10:15 pm)PRESENT:

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

Apologies for absence were received from Councillors Allingham

RESOLVED ITEMS (SUBJECT TO QUESTIONS ONLY)49. MINUTES

It was requested that the following amendments were made to the minutes for the meeting that was held on 2 March 2020:

- Item 2 – Graham Hunter’s objection was formally noted
- Item 39 – Councillor Allingham’s pecuniary interest is amended to personal interest
- Item 44 – Clarification on road names for the Traffic Regulation Orders:
  - Aspen Road which should read Aspen Close at its junction with Whitebeam Road
  - Oak Tree Gardens at its junction with Granada Road
  - Ravenscroft Way at its junction with Oatlands Road
  - September Close at its junction with Upper New Road
  - The Foxgloves at its junction with Tanhouse Lane
  - Ullswater Avenue at its junction with Eden Road
  - Upper Northam Road, at its junctions with Netley Firs Road; St. Catherine’s View; Chalice Court; Cherrywood; Wheatsheaf Court and The Close
  - Wilderness Heights with its junction at West End Road
  - Yardley Road

**RESOLVED -**

**That subject to the above amendments, the Minutes of the meeting held on 2 March 2020 be confirmed and signed by the Chair as a correct record.**

50. DECLARATIONS OF INTEREST

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

51. PUBLIC PARTICIPATION

There was no public participation on this occasion.

52. CHAIR'S REPORT

COVID-19 Local Response

The Chair thanked everyone in the Hedge End, West End and Botley area who had volunteered to help through the pandemic and condolences were passed to those affected by the virus.

Annual Review

The Chair's annual review was included in the meeting's agenda and the speech would be forwarded to Hedge End Town Council and West End and Botley Parish Councils after the meeting.

Former Budgen's Car Park

The Chair updated the Committee that the demolition of the former Budgen's store had been completed. A temporary extension to the existing car park had been prepared and the entire car park had been reopened. This had received a very positive response from the public.

Itchen Valley Country Park

Itchen Valley Country Park had remained open during the Crisis which had been appreciated by visitors. Plans were being put in place to reopen the toilets on a trial basis and it was hoped to open the hatch at the Highwood Barn to serve takeaway drinks and ice creams.

Wildern Swimming Pool Roof

The pool roof project had continued to progress despite the challenges on site. The structure was in place and it was forecasted that the project would be completed in September.

53. APPOINTMENTS TO OUTSIDE BODIES

The Committee considered the report of the Local Area Manager (Agenda Item 6) concerning appointments to regulatory panels and outside bodies.

**RESOLVED –**

**That the Committee approved:**

- (1) the nominations for 2020-21 municipal year appointments to regulatory panels and other groups as set out in paragraph 5 are approved; and**

- (2) the proposed nominations for 2020-21 municipal year appointments to Outside Bodies, as set out in Appendix One are approved.**

54. FINANCIAL MANAGEMENT

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

**RESOLVED –**

**That the Committee:**

- (1) approved the allocation of developers' contributions of £29,000 for the stated projects at Hedge End Medical Centre;**
- (2) approved the allocation of the developer's contribution of £2,374 towards the security measures at Hedge End Train Station; and**
- (3) noted the financial decisions made during the COVID-19 emergency to-date.**

55. ANNUAL REVIEW 19/20

The Committee considered a report by the Local Area Manager (Agenda item 8) which highlighted the main areas of work undertaken by the Hedge End, West End and Botley Local Area Committee in 2019/20.

**RESOLVED –**

**That the Councillors noted the contents of the report.**

56. CAR PARKING CHARGES

The Committee considered a report by the Local Area Manager (Agenda item 9) which outlined the car parking charges at Stroudley Way, Hedge End Train Station and Itchen Valley Country Park.

**RESOLVED –**

**That the Committee approved the amendments as detailed in paragraph three of the report, to the parking charges at Stroudley Way, and the car parks at Hedge End Train Station and Itchen Valley Country Park.**

57. UPPER ST HELENS ROAD TRAFFIC REGULATION ORDER (TRO)

The Committee considered a report by the Traffic Management Engineer (Agenda item 10) which detailed representations received in response to

proposed waiting restrictions on Upper St Helens Road and other road in the vicinity.

Councillor Asman arrived part way through the presentation so was unable to vote on this item.

## **RESOLVED –**

**That the Hedge End, West End and Botley Local Area Committee approved the making of a Traffic Regulation Order (TRO), the effects of which were to:**

- 1. Introduce waiting restrictions in Upper St Helens Road, Heath House Lane, Heath House Close and Stockholm Drive as advertised on 31 January 2020.**

**[NOTES: (A) Three written statements from local residents were received in objection of the proposal citing concerns over unnecessary costs, delivery drivers needing to park outside properties to deliver heavy goods, encouraged cars to park on grass verges and pavements and the unwarranted need to introduce the TRO due to no accidents being reported in the last five years. (B) Three written statements from local residents were received in support of the proposal stating that the TRO would avoid vehicles parking all day, improve visibility when exiting driveways and improve safety.]**

## 58. 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.

## 59. PLANNING APPLICATION - LAND TO THE NORTH AND EAST OF BOORLEY GREEN, WINCHESTER ROAD, BOTLEY, SO32 2UA - F/19/86233

The Committee considered the report of the Head of Development Management (Agenda item 12) concerning an application for the demolition of existing buildings and dwelling with the construction of a mixed use retail and residential development comprising an A1 retail convenience store and flexible retail floorspace (A1, A2, A3 Use Class), and 68 residential units (C3 Use Class) with associated access, parking, landscaping, drainage, and ancillary infrastructure including pedestrian and cycle links. (Ref: F/19/86233).

The Committee were updated as follows:

- HCC Flood & Water have commented on the additional drainage information and confirmed that they now only require a condition relating to the future maintenance of the surface water drainage system.
- The applicant has submitted a revised noise impact assessment to include assessment of the impact on the existing neighbouring residents. Environmental Health have considered this and concluded that while the proposal would have an impact on existing residents' appropriate mitigation can be secured by condition.
- The applicant has submitted some additional information regarding the need for employment land in the Borough, which is currently being considered by Economic Development.
- Slight amendment to the wording of Condition 16 to add "*The approved constructional details shall be implemented prior to first occupation of any building to which they relate.*" at the end of condition.
- Two additional conditions were added to the recommendation 1) No external shutters to be installed on the commercial units without prior approval of the local authority and 2) Any required tree pit details required for the landscaping scheme to be submitted and approved.

#### **RESOLVED -**

**That subject to:**

- (i) satisfactory receipt of amended plans / additional information and completion of consultations;**
- (ii) satisfactory resolution of the required mitigation against the adverse impact on the Solent and Southampton Water Special Protection Area (SPA), Solent Maritime Special Area of Conservation (SAC) and River Itchen SAC and River Test Site of Special Scientific Interest;**
- (iii) any necessary condition additions or amendments, including updating the list of approved drawings; and**
- (iv) completion of S106 legal agreement to secure financial contributions.**

**Then delegate to Head of Housing and Development, in consultation with Chair, Vice-Chair and local ward members of HEWEB Local Area Committee to**

**PERMIT subject to conditions as set out in the committee report and updated in the officer presentation.**

**[NOTES: (A) Three local residents spoke and one local resident submitted a written statement in objection to the application citing**

**concerns over the loss of privacy, increase in traffic, noise disturbance and financial loss as less desirable place to live. (B) The agent spoke in support of the application stating that the development would provide an alternative and more affordable choice of property]**

60. PLANNING APPLICATION - FORMER HOMEBASE, HEDGE END RETAIL PARK, TOLLBAR WAY, HEDGE END, SO30 2UH - F/19/87100

The Committee considered the report of the Head of Development Management (Agenda item 13) concerning an extension and external alterations to unity to provide 2 x Class A1 units; alterations to car park layout; variation to permitted range of goods; and associated development. (Ref F/19/87100).

The Committee were updated as follows:

- Three further submissions from community engagement company – approximately 204 additional online letters.
- Supporting information regarding the impact on Eastleigh Lidl store:
  - Outside of Town Centre therefore not afforded protection under the retail impact test;
  - Lidl have confirmed their commitment to the Eastleigh store in representation; are freehold owners of that store; and have recently invested significantly in upgrading/modernising the store.
- Condition Updates:
  - Travel Plan (C.6) – amend wording to require revised Framework Travel Plan, with detailed Travel Plan for each unit prior to occupation;
  - Unit 1a Goods Restriction (C.12) – typo, delete ‘all goods’ at end of first sentence.

**RESOLVED –**

**That subject to:**

- (1) the completion of a legal agreement**

**then PERMIT subject to conditions as set out in the committee report with the amendments to conditions 6 and 12, as set out in the officer’s presentation.**

**[NOTE: The applicant spoke in support of the application stating that there were environmental and economic benefits. The number of trees proposed to be removed had been reduced and that a grant would be given so new trees could be planted around the Hedge End, West End and Botley area. The applicant’s comments were applicable to the two related applications.]**

61. PLANNING APPLICATION - FORMER HOMEBASE CAR PARK, HEDGE END RETAIL PARK, TOLLBAR WAY, HEDGE END, SO30 2UH - F19/87101

The Committee considered the report of the Head of Development Management (Agenda item 14) concerning an application for the removal of existing trees, works to retained trees and replacement hard and soft landscaping scheme including new tree planting and amenity space, alterations to car park layout, and associated development. (Ref: F/19/87101).

The Committee were updated as follows:

- Three further submissions from community engagement company – approximately 204 additional online letters.

**RESOLVED –**

**That permission be REFUSED, as set out in the Committee report.**

62. PLANNING APPEALS

The Head of Legal Services reported:-

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

Land east of Little Hatts Recreation Ground, Tickner Close, Botley, Southampton, SO30 2SW

This is a linked appeal for the following: Lead Appeal APP/W1715/C/19/3231762 without planning permission, the material change of use of the land from an agricultural use to a mixed use of agriculture, equestrian, the stationing of caravans and non-agricultural business use and storage.

APP/W1715/C/19/3231763 Without planning permission the erection of a metal framed building and a tree house.

APP/W1715/W/19/3231764 Refusal of planning permission reference F/17/81707 for Change of use from agricultural land to mixed use residential and equestrian, retention of barn, hardstanding, gate, fencing, touring van, stable 1 and stable 2 Retrospective). Siting of one static caravan for gypsy and traveller accommodation, dayroom and addition of stable (3). (F/17/81707)

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

Land at the corner of Peewit Hill and West End Road, Bursledon, SO31 8BL

Appeal against the Council's refusal to grant planning permission to keep the gates on the Peewit Hill entrance (F/18/84421)

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

Land at the corner of Peewit Hill and West End Road, Bursledon,  
SO31 8BL

Appeal against the Council's enforcement notice citing the alleged breach of planning control that without permission, a siting of a container on the site (EA/19/8603).

**RESOLVED -**

**That the report be noted.**

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