

HEDGE END, WEST END AND BOTLEY LOCAL AREA COMMITTEEMonday, 4 March 2019 (7:00 pm – 8:43 pm)PRESENT:

Councillor Garton (Chair); Councillors Asman, Allingham, Boulton, Corben, Gomer, House (in attendance from 19:17), Jurd, Kyrle, Pretty, Tennent and Trace

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RESOLVED ITEMS (SUBJECT TO QUESTIONS ONLY)65. MINUTES**RESOLVED -**

Councillor Kyrle pointed out an error in the Minutes of the meeting on 28 January 2019, relating to agenda item 63 regarding “further consideration being given to providing access from the site directly on Winchester Street” and asked that they be amended to “further consideration being given to providing an access from the site directly onto the bypass” before they were confirmed and signed by the Chair as a correct record.

66. DECLARATIONS OF INTEREST

There were no declarations of interest in items of business on the agenda on this occasion.

67. HEWEB YOUTH GRANTS 2018/2019

Consideration was given to the report of the Assistant Local Area Manager in partnership with the Hedge End, West End and Botley Youth Council (Agenda item 4) that outlined the youth grants process including the involvement of the Hedge End, West End and Botley Youth Council in the decision making process.

The Chair offered the Committee’s thanks to the Youth Council for all the hard work that they did. The recommendations contained within the report aligned with corporate priorities and the allocation of youth grants was part of the Hedge End, West End and Botley Youth Partnership development plan.

**RESOLVED -**

(1) That the recommendations of the Hedge End, West End and Botley (HEWEB) Youth Council for HEWEB youth grants as shown in Appendix A of the report be endorsed; and

(2) That £4,000 is allocated towards local youth grants to be awarded in 2019/20.

(NOTE: Donna Love, Youth Leader for Hedge End Town Council and HEWEB, spoke explaining how the decisions had been made. The Chair and Councillor Pretty expressed their thanks to Donna for all of her past work as the Youth Leader.)

68. PUBLIC PARTICIPATION

There was no public participation on this occasion.

69. CHAIR'S REPORT

The Chair reported:

**Eastleigh Sport and Physical Activity Alliance Sports (SPAA) Awards**

She had been pleased to attend the Eastleigh Sports Awards evening on behalf of the Committee. It was an inspiring event and all of those nominated should be proud of their achievements. In our area, we had many winners namely, Freegrounds Primary School, Taylor Bevan, Junior Sports person of the Year; West End resident, Susan Perrin for Service to Sport and Hedge End resident, Keith Richardson who won Coach of the Year. Congratulations also to Botley Primary School for being nominated. The Hilton at the Ageas provided the perfect setting for the awards evening.

**Enforcement**

A productive meeting concerning enforcement priorities within Eastleigh had been held with colleagues from the relevant borough, town and parish councils and Hampshire Constabulary. The meeting gave all those present an awareness of responsibilities and local need were the outcomes of the meeting. A report would now be circulated to those involved to identify partnership opportunities.

**Itchen Valley Country Park**

During the recent half term holidays, attendances reached a record high with families enjoying the new facilities at Itchen Valley Country Park. The Woodland Café continued to be popular and the bespoke indoor play area and the newly opened play trail were well used by younger children. On behalf of the Committee, the Chair thanked the staff for working exceptionally hard to ensure that a good service was provided. Plans for temporary provision are being discussed to accommodate more visitors during the Easter holidays.

**Flooding issues in Hedge End**

Following a meeting with residents, the Environment Agency, Hampshire County Council and Southern Water are working together on flood resilience measures for Hobb Lane and the surrounding areas. The Environment Agency had been successful in securing funding for some works and had completed a consultation with residents to agree practical measures to lessen the impact of flooding. Partners will be meeting in March to discuss a full programme of works and to agree final funding.

### **Forthcoming meetings**

The Boorley Green Working Group - would be meeting on 5<sup>th</sup> March 2019 to discuss issues connected with the Boorley Park development. The Chair would be presenting a review of the Committee's work during 2018/19, at the annual assembly meetings in Hedge End, West End and Botley.

## 70. FINANCIAL MANAGEMENT

Consideration was given to the report of the Local Area Manager (Agenda item 7) that recommended funding to support projects which met identified local needs. The projects would also contribute to the achievement of corporate priorities.

### **RESOLVED – that HEWEB approved:**

- (1) the funding of £5,500 as a contribution towards the Young People's Wellbeing Service;**
- (2) the funding of £2,000 for Park Sport 2019;**
- (3) the funding of up to £19,392 from this Committee's reserves to match fund the Assistant Local Area Manager's position for one year;**
- (4) the funding of £4,200 for nine flower towers;**
- (5) the renewal of the service level agreement for Friday Night Football at Botley Recreation Ground for a further 24 months with funding of £2,130 per year;**
- (6) the allocation of developers' contributions of £3,430.92 for the purchase of ten litter bins at Itchen Valley Country Park;**
- (7) the allocation of developers' contributions of £29,893.97 to assist with the kitchen project at Boorley Park's new community centre be;**
- (8) the allocation of a developer's contribution of £700 for an access gate onto Cutbush Lane Playing Fields;**

**(9) the allocation of the developer's contribution of £20,526 as a contribution towards the kitchen project at the Hedge End Youth and Community Association (HEYCA) building; and**

**(10) the allocation of the developer's contribution of £5,000 for the upgrade of the boardwalk behind Berrywood School.**

71. PRESENTATION ON PLANNING GUIDELINES

Development management specialists 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.

72. PLANNING APPLICATION - WILDERN LEISURE CENTRE, WILDERN SCHOOL, WILDERN LANE, HEDGE END, SO30 4EJ

The Committee considered the report of the Development Management Senior Specialist (Agenda item 9) concerning an application for extension to existing swimming pool building and replacement roof (Ref: /19/84807).

Members were updated as follows:

- Neighbour Representations:
  - One additional neighbour representation received raising concerns regarding the external access door to the seating area.
- Consultation Responses:
  - Additional consultation response from the Council's Health and Wellbeing team – fully support proposal.
- Conditions:
  - Condition required to ensure erection and retention of tree protection in accordance with the submitted Tree Protection Plan.

**RESOLVED -**

That permission be **GRANTED** as set out in the officer's report, with tree protection condition.

**Councillors asked that the Community Use Agreement be reviewed and updated following the completion of this project.**

73. PLANNING APPLICATION - THORNEYDOWN FARM, MOORHILL ROAD, WEST END, SO30 3AY

The Committee considered the report of the Development Management Specialist (Agenda item 10) on the construction of golf course extension and its dual use for temporary, occasional car parking for major events (more than 15,000 capacity) for the Ageas Bowl between April and October for up to 1300 cars on approximately 12 occasions per annum.

Associated landscaping, drainage, ecological enhancement, tree works and earthworks (Ref: F/18/83908).

Members were updated as follows:

- Neighbour Representations:
  - 5 representations were made these are all visible on the Council's Public Access System.
  - No additional representations were made.
- Consultation Responses:
  - Additional consultation response from the Council's Health and Wellbeing team:

'We are supportive of this application, but had a few comments to consider

- We would encourage a risk assessment for the new holes proposed next to the main road. Hopefully some ball flight analysis would be conducted to ensure stray golf balls cannot make their way onto the adjacent road.
- If the fairway of the new holes are going to be used as a temporary car park for big events, what precautions are being taken to ensure the damage to the fairways are minimal.'

- Additional Information:
  - The site is owned by Eastleigh Borough Council and Leased to The Ageas Bowl
  - The Council's Development Management Enforcement Specialist is content that the conditions around construction management plans can be enforced with some aspects requiring enforcement from Hampshire County Council.
  - The transport assessment set out a typical event schedule of which 9 events are above the 15,000 threshold for the site to be brought into use
  - The transport assessment proposes a distribution of 900 vehicles entering the site from Botley Road and 400 entering the site from Moorhill Road.
  - The transport assessment for events proposes a right turn for cars from Moorhill Road into the site but all traffic exiting would make a left turn onto Moorhill Road towards Kanes Hill Roundabout. This would be controlled and managed via the required Transport Management Plans for each event.
  - The surfacing of the permanent road into the site is currently not confirmed. The applicant is also to confirm what temporary surfacing solutions are required to deal with wet ground during the use of the site for car parking Condition 3 requires these details to be submitted prior to commencement
  - The current golf course is relatively cramped due to the space available. The proposal does not add additional holes but would make the course more interesting and more marketable

- The applicant has confirmed that no netting is required adjacent to Charles Watts Way as it lies outside of the safety guidance zone such that stray golf balls would not easily reach the highway.

• Amended Recommendation:

Delegate to the Lead Specialist, Housing and Development in consultation with Chair, Vice Chair, Leader of the Council and Ward Members, to secure a revised layout to overcome ecology and landscape objections and to complete a section 106 legal agreement (to secure a lorry routing agreement, and construction management plan and public access). Then permit subject to the conditions set out in the committee report with amended conditions as set out below.

(4) Notwithstanding the Provisions of Schedule 2, Part 4 Class B of the Town and Country Planning [General Permitted Development] Order 2015 [or any order revoking and re-enacting that Order with or without modification], the use hereby permitted as temporary parking shall be used for a maximum of 12 days in any calendar year and only in conjunction with and ancillary to The Ageas Bowl and existing golf course to the north of the site. For the avoidance of doubt the site must not be used for any other purpose including parking for other venues, events or premises. Reason: In the interests of protecting the visual amenity and physical nature of the Strategic Gap, residential amenity and highway safety.

(5) The use of the development as a temporary car park for major events hereby permitted shall operate in accordance with a Transport Management Plan that has first been submitted to the Local Planning Authority at least 2 months prior to the event and approved in writing by the Local Planning Authority prior to the event taking place. The submitted details shall be broadly in accordance with the Visitor Management Plans as set out in section 4 of the submitted Transport Assessment reference 70020725TR1. Reason: In the interests of residential amenity and highway safety.

**RESOLVED -**

That authority be **DELEGATED**: (As amended) to Housing & Development Lead Specialist in consultation with Chair, Vice Chair, Leader of the Council and Ward Members, to be **PERMITTED** subject to:

- Revised layout to overcome ecology and landscape objections;
- Completion of S106 agreement;
- Additional condition wording to make it clear that Permitted Development Rights for car parking are removed and that use of the land for car parking is limited to a maximum of 12 days in a calendar year;
- And an additional condition regarding Transport Management Plans;
- And additional conditions to secure a biodiversity mitigation and enhancement plan (to include the haul road).

**Councillors asked that consideration be given to including Moorhill Gardens in the coning plan and that the Ageas Bowl ensure robust traffic management plans are produced which include ticket checking to move visitors into the site as quickly as possible and prevent mud on the highway.**

**Cllr Asman asked that the Committee investigate the traffic situation in Moorhill Gardens, particularly in relation to rat-running.**

(NOTES: a) Two members of the public spoke in objection to this application citing a number of issues, including the following: traffic noise pollution and light, compounding traffic problems at peak times, concerns about congestion, pollution and cars using Moorhill Gardens as a rat run. b) Ruth Harding, Planning Consultant from Paris Smith and Agent for Ageas Bowl and James Cole, Head of Operations at Ageas Bowl spoke in support of the application.)

#### 74. PLANNING APPEALS

The Legal Services Manager reported:-

(a) that the following appeal had been dismissed:-

Appeal under section 78 of the Town and Country Planning Act 1990 against the Council's refusal to grant outline planning permission for development of existing agricultural site to light industrial uses (use classes B1(b) and B1 (c)), general industrial use (B2) with access from Allington Lane (all other matters reserved) (amended description). (Ref: APP/W1715/W/18/3211431).

This was a delegated decision.

Councillor House queried which site this referred to and where in Allington Lane – planning confirmed it was in relation to The Piggeries, Allington Lane, West End (ref:O/18/82538).

**RESOLVED -**

**That the report be noted.**

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