

HEDGE END, WEST END AND BOTLEY LOCAL AREA COMMITTEE

Monday, 23 July 2018 (7:00 pm – 8:49 pm)

PRESENT:

Councillor Garton (Chair); Councillors Asman, Allingham, Boulton, Gomer, Jurd, Pretty, Tennent and Trace

Apologies for absence were received from Councillors Corben, House and Kyrle

RESOLVED ITEMS (SUBJECT TO QUESTIONS ONLY)

14. PUBLIC PARTICIPATION

There was no public participation on this occasion.

15. MINUTES

RESOLVED -

That the Minutes of the meeting held on 11 June 2018 be confirmed and signed by the Chair as a correct record.

16. DECLARATIONS OF INTEREST

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

17. LOCAL AREA REPORT

The Chair reported the following;

Local Plan Consultation

The three Local Plan 'drop in' sessions in Hedge End, West End and Botley (HEWEB) had been well attended by local people. Residents were encouraged to register their views on the proposals via the Council's website or by letter to the Council. The consultation was still open and would end at midnight on 6 August 2018.

Itchen Valley Country Park

Itchen Valley Country Park had been awarded a Green Flag for the 10th year in succession. The Green Flag was awarded by the Keep Britain Tidy charity for achieving the highest standards in terms of operating the Park and providing first class facilities. The Chair provided thanks to the staff for

their hard work and commitment in an exceptionally difficult year during which the new build project had been undertaken and extensive forestry works had been completed.

“Budgens” Hedge End

The Committee had previously refused planning permission for an application on the old Budgens site in Hedge End. This was the subject of a planning inquiry which would be held from Tuesday 13 November. The likely venue was the Ageas Bowl and attendance by local people, groups and organisations in support of the Committee’s refusal decision and to demonstrate the scale of local objection was welcomed.

Land west of Woodhouse Lane

Hampshire County Council had just submitted a “hybrid” planning application for educational and residential facilities at the site. The proposals included full planning approval for a Year 7 form entry secondary school with the ability to expand to a Year 9 form entry if required. This application was out for consultation with full details on the Borough Council’s website.

HEWEB Community Grants

The annual community grants, funded by this Committee, could be applied for from September 2018. Details regarding this process would be uploaded onto the Council’s website.

Parksport

The Council’s hugely popular summer activities scheme for 8 - 16 year olds would start on 30 July 2018 until 31 August 2018. This year’s programme included a host of activities such as netball, cricket, dance, basketball, tennis and football in addition to the free skate jam at Woodhouse Lane and free swimming at Wildern.

18. FINANCIAL MANAGEMENT

Consideration was given to the report of the Local Area Manager (Agenda Item 6) which recommended funding that would support projects which met identified local needs. The projects would also contribute to the achievement of corporate priorities.

RESOLVED –

- (1) That the contribution of £300 towards the Community Games to be held at Moorgreen Recreation Ground be approved;**
- (2) That the funding of £2,119 for the hardstanding at Waterbeech Drive adjacent to properties 12-18 be approved; and**

- (3) That the funding of £1,500 for the repair of the Bird's Nest Tree play structure at Itchen Valley Country Park be approved.**

19. TRAFFIC REGULATION ORDER

Consideration was given to the report of the Environment Lead Specialist (Agenda Item 7) which provided an update on new waiting restrictions which had been proposed in Cheping Gardens, Westward Road, Beattie Rise, Cheltenham Gardens, Pretoria Road, Upper St. Helen's Road and The Pavilions.

RESOLVED –

- (1) That, given the objections received, the removal of Cheltenham Gardens and Pretoria Road from the various order be approved;**
- (2) That the proposals for Westward Road, Beattie Rise and Cheping Gardens as advertised be approved;**
- (3) That an experimental order with a review at 6 months and that a decision be taken after 18 months following consultation and analysis of the feedback for Cheltenham Gardens be approved;**
- (4) That the new proposals for traffic regulation at the junction of Pretoria Road and St. John's Road with the issues further along and at the opposite end of Pretoria Road being considered separately at a later date be approved;**
- (5) That an experimental order subject to comment and agreement from the developer, Barratts, at The Pavilions (old Moorgreen Hospital site) be approved; and**
- (6) That an experimental order subject to the review of feedback for Upper St. Helen's Road in consultation with ward councillors be approved.**

20. 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.

21. PLANNING APPLICATION - LAND TO THE NORTH WEST OF BOORLEY GREEN, WINCHESTER ROAD

The Committee considered the report of the Lead Specialist for Housing and Development (Agenda item 9) concerning an application for variation

of condition 12 of outline planning permission (O/15/75953) to enable foul drainage to be carried out in accordance with either the approved Flood Risk Assessment (Dec 2014) or details set out in the Foul Sewerage Assessment (March 2018 ref M380-Doc 05) (Ref: X/18/82986).

The Committee was advised of the following updates;

Additional information had been received in response to consultation and neighbour comments received and to provide further information on the operation and maintenance of the waste water treatment works, as well as additional landscape visuals and revised landscaping details.

A number of additional consultation responses had been received from Landscape, Environmental Health, Botley Parish Council, Hamble Parish Council, Solent Protection Society and Botley Parish Action Group.

The following amendments to conditions 36, 37 and 38 had been made;

“36) Prior to the installation of any on-site waste water treatment works a detailed implementation plan showing how sewage will be dealt with and how the plant operation shall be implemented up to full operation on site shall be submitted to and approved in writing by the Local Planning Authority. The on-site waste water treatment works shall be installed and used in accordance with the approved details.

Reason: To enable the noise and odour impacts to be appropriately managed in order to protect residential amenities.

37) Prior to the commencement of the development hereby permitted a detailed assessment of noise impacts arising from the development, and a detailed noise mitigation scheme to address noise impacts to the satisfaction of the Local Planning Authority, shall be submitted to and approved in writing by the Local Planning Authority. The method of assessment and noise mitigation to be achieved shall be agreed in writing by the Local Planning Authority prior to the submission of the noise mitigation scheme. The approved noise mitigation measures shall be fully installed and verified as performing as required prior to the on-site waste water treatment works coming into use, and shall thereafter be retained in perpetuity. Where noise monitoring is deemed necessary to demonstrate compliance with the mitigation scheme, this shall be carried out in the manner agreed with the Local Planning Authority.

Reason: To enable the noise impacts to be appropriately managed in order to protect residential amenities.

38) Prior to commencement of development on any on-site waste water treatment works details of a scheme of works to protect the occupants of the proposed dwellings from odours arising on the sewage treatment works site, shall be submitted to, and approved in writing by, the Local Planning Authority. The development hereby permitted shall not be

occupied until verification that the approved scheme has been fully implemented has been submitted to, and approved in writing by, the Local Planning Authority and the approved scheme shall be retained for the duration of the development.

Reason: To protect residential amenities.”

An additional condition had been added;

“39) The landscaping of the on-site waste water treatment works and its surroundings shall be carried out in accordance with drawing MILL21068 20 rev J – Sheet 1.

Reason: In the interests of the visual amenity of the locality and to safeguard the amenities of neighbouring residents.”

RESOLVED:

That the application be PERMITTED, subject to:

- (1) Completion of Deed of Variation to ensure requirements of original Section 106 associated with O/15/75953 still apply;**
- (2) Confirmation from Secretary of State that they do not intend to call the application in; and**
- (3) The recommended, amended and additional conditions as set out above and in the report.**

(NOTES: a) Councillor Colin Mercer, on behalf of Botley Parish Council, spoke in objection to the application citing concerns regarding odour, noise, risk of a fracture to the equipment and the scale and size of the plant which had not been tested; and b) the agent spoke in support of the application.)

22. PLANNING APPLICATION - TWINOAKS GUEST HOUSE, HEDGE END

The Committee considered the report of the Lead Specialist for Housing and Development (Agenda item 10) concerning an application for Change of use from Guest House (Use Class C1) to children's care home facility (use Class C2). (Ref: F/18/83174)

RESOLVED -

That the application be PERMITTED subject to the recommended conditions.

(NOTE: Six members of the public spoke in objection citing concerns regarding noise disturbance, increased likelihood of antisocial behaviour, highway safety, impact on current traffic and parking issues, the number of

traffic movements in and out of the building, the possible detrimental impact on the children placed at the address and concerns for their safety due to the high level of traffic and noise in the area, potential for change of use by the applicant once permitted, the use of the outbuilding and impact on neighbours from this and boundary issues and maintenance of the current boundary planting.)

23. FOOTPATH DIVERSION, BOORLEY GREEN

The Committee considered an additional urgent item regarding a public footpath diversion of Botley Footpath No 2, Boorley Green. Members were asked to approve the processing of the Order so that changes could be made to the footpath which would then allow the development to progress.

RESOLVED –

That authorisation be given for the processing of an Order under Section 257 of the Town and Country Planning Act 1990 for the diversion of Public Footpath Botley No2 as necessary to facilitate the construction of development granted planning permission.(Ref: O/12/71514, R/14/74872, R/15/77552 R/15/77595, R/16/79470)

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