

HEDGE END, WEST END AND BOTLEY LOCAL AREA COMMITTEE

Monday, 10 December 2018 (7:03 pm – 8:21 pm)

PRESENT:

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

Apologies for absence were received from Councillors Boulton and Jurd

RESOLVED ITEMS (SUBJECT TO QUESTIONS ONLY)

44. PUBLIC PARTICIPATION

There was no public participation on this occasion.

45. MINUTES

RESOLVED -

That the Minutes of the meeting held on 5 November 2018 be confirmed and signed by the Chair as a correct record.

46. DECLARATIONS OF INTEREST

Councillor Rupert Kyrle declared a Personal Interest in agenda item 8, Planning Application - Land Adjacent to Russell's Equestrian Centre (including Lot C, Itchen Valley Country Park), West End, Southampton, because the applicant's mother was known to him, and Councillor Boulton was also a member of the Hedge End, West End and Botley Local Area Committee.

47. CHAIR'S REPORT

The Chair reported the following:

Former 'Budgens' site, Upper Northam Road

The car park at this site was being well used and the lights were now operational. The Chair congratulated the children of Shamblehurst Primary School who displayed their work about Remembrance in the former store's front windows. This display attracted a lot of interest from local people.

Maypole roundabout

At the request of this Committee, Eastleigh Borough Council's Chief Executive wrote to the Managing Director of Breheny regarding a post on

the Big Hen Hedge End Facebook. The post had been made by the Project Manager responsible for the Maypole roundabout and it misrepresented the Council's position. The Council had always supported a 30 mph speed limit. The letter also expressed concerns about safety on the approaches to the roundabout and on the roundabout which also lacked lane markings. The Managing Director had replied to the Council and issued a written apology for the actions of the Project Manager. The Chair had written a letter to Hampshire County Council (HCC) expressing similar sentiments about road safety. Unfortunately HCC had no intention of changing the speed limit at this time.

Boorley Park

The Chair was very pleased to report that the foundations for the Boorley Park Primary School had now been built. This school should be open by September 2019 and she wished to congratulate Tamsin Hindley who had been appointed as the Headteacher and was currently a Deputy Headteacher at Freegrounds Junior School.

Work had also commenced on the community centre and sports pavilion and these would also be completed next year.

The Pavilions, West End

Members would recall that approval for an experimental Traffic Regulation Order (TRO) had been given by this Committee in the summer. However this was subject to permission from the landowners, Barratt Homes. Initially Barratt Homes felt that a TRO was unnecessary but following parking issues with the Fireworks event at the Ageas Bowl, a meeting was held with the Managing Director, who agreed to the implementation of the TRO and some entrance signage. This was now being considered by the residents.

Wildern swimming pool roof project

This project was nearly at the end of the feasibility stage. Draft plans had been presented to the Wildern Community Management Committee and at the last Hedge End, West End and Botley Team meeting. The initial designs had been very well received by the school and councillors.

48. AGEAS BOWL REVIEW 2018

Consideration was given to the report of the Assistant Local Area Manager, in consultation with the Senior Engineering Specialist, Senior Environmental Health Specialist, and Customer Services Manager (Agenda item 6), that reviewed the complaints and comments received by departments within the council regarding the 2018 season.

The report set out the issues that affected local residents, largely around the staging of cricket matches and special events such as fireworks night,

and concerts. The main community uses were also highlighted for councillors' information.

RESOLVED –

That the report be noted.

49. PRESENTATION ON PLANNING GUIDELINES

The Lead Specialist for Housing and Development 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.

50. PLANNING APPLICATION - LAND ADJACENT TO RUSSELL'S EQUESTRIAN CENTRE (INCLUDING LOT C, ITCHEN VALLEY COUNTRY PARK), WEST END, SOUTHAMPTON

The Committee considered the report of the Lead Specialist for Housing and Development (Agenda item 8) concerning an application for the erection of 1no. courtyard building and 1no. isolation block accommodating 20 stables; 1no. double unit mobile home for onsite manager's accommodation; 1no outdoor arena with lightning and hard standing providing 7no. onsite vehicular parking spaces and utilising existing access from Allington Lane. (Ref: F/18/84121).

The Committee was advised the following:

- Two further letters of objection raising issues on highway safety, loss of vegetation had been received
- Awaiting highway technical note informed by speed survey, and an amended site plan with visibility splays and extent of landscaping to be lost.
- Awaiting updated drainage details for foul and surface water drainage
- Borough Ecologist – no objection to additional lighting information but needs to be considered with loss of vegetation to facilitate sightlines.

The recommendation was amended to:

- Defer the application until the next committee to allow receipt and consideration of
 - (i) speed survey data and resultant visibility
 - (ii) Amended site layout with landscaping
 - (iii) Drainage details and undertake a Habitat Regulations Assessment

- (iv) Consultation and consideration of responses from the highway authority, Borough Ecologist, local residents and Natural England
- (v) Full report to be presented to the next Hedge End, West End and Botley Local Area Committee

Councillors debated the proposal and considered that in policy terms the principle of development was acceptable and that the technical matters could be addressed by officers. Due to the pressing timescales for the applicant to vacate their current site and the real risk that horse welfare could be undermined should this occur, councillors did not wish to defer the scheme until the next Hedge End, West End and Botley Local Area Committee.

RESOLVED -

That it be delegated to the Lead Specialist for Housing and Development in consultation with the Chair, Vice Chair and Ward Members to PERMIT subject to:

- (1) The receipt of speed survey data and plans with the required visibility splays;**
- (2) An amended site layout with retained and proposed landscaping;**
- (3) Updated drainage details and the Local Planning Authority undertaking a Habitat Regulations Assessment in consultation with Natural England; and**
- (4) The consultation and consideration of responses from the highway authority, the Borough Ecologist, local residents and Natural England.**

(NOTES: a) The Chair read out a letter from a resident, and two members of the public spoke, in objection to this application citing a number of issues including the following: procedural matters, insufficient visibility splays, condition for a roundabout at Itchen Valley Country Park entrance, red line not extending to highway; notice not served on Hampshire County Council, dwelling disproportionate, no justification to move to adjacent land, 40mph speed limit too high, eroding countryside setting, inadequate parking; dust in the summer and lighting in the winter having a detrimental impact on residents; b) six members of the public, the applicant, and agent spoke in support of the application; and c) Councillor Kyrle declared an interest in this item, remained in the room, spoke and voted thereon.)

51. PLANNING APPEALS

The Legal Services Manager reported:-

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

Appeal against the Council's refusal of planning permission for a single storey side extension to include a new front porch attached to the side extension at 25 Rose Close, Hedge End (Ref: H/18/83321).

This was a delegated decision

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

Appeal against the Council's refusal of outline planning permission for mixed use redevelopment scheme within use classes A1(shops), A2(financial and professional services), A3 (restaurant/cafe), A4 (drinking establishment), A5 (hot food takeaway), C3 (residential apartments up to 77 units) and D1 (non-residential institution), within two separate blocks, together with access, car parking, landscaping and associated works (all matters reserved) at former Budgens Store, 1 Upper Northam Road, Hedge End (Ref: O/17/80927).

This was a Local Area Committee Decision

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

Appeal against the Council's refusal of planning permission for the erection of a detached one bedroom dwelling on land to the rear of 10 Romill Close with associated access and parking (re-submission of C/17/80065) at 10 Romill Close, West End (Ref: F/18/82388).

This was a delegated decision.

Appeal against the Council's refusal to grant a certificate of lawful use or development of a 2m high fence at 16 Ullswater Avenue, West End, (Ref: LDC/17/80861).

This was a delegated decision.

RESOLVED -

That the report be noted.

CHRISTMAS WISHES

The Chair wished everyone a Merry Christmas and Happy New Year.