

HEDGE END, WEST END AND BOTLEY LOCAL AREA COMMITTEE

Monday, 27 January 2020 (7:00 pm – 8:45 pm)

PRESENT:

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

Apologies for absence were received from Councillor Tennent

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RESOLVED ITEMS (SUBJECT TO QUESTIONS ONLY)

24. PUBLIC PARTICIPATION

A resident raised a point in relation to the planting of wildflowers to increase biodiversity. They requested that all future planning approvals contain provision for swift boxes and wildlife corridors.

The Chair explained that ecology reports are considered as part of planning considerations and thanked the resident for their comments.

A resident of the Midlands Estate raised concerns that planning permission had been granted last June for parking bays and the parking was still not in place.

The Chair confirmed that Eastleigh Borough Council had liaised with the developer and they were trying to obtain temporary parking. The Local Area Manager was continuing to work on this and would discuss with other relevant Officers.

25. MINUTES

**RESOLVED -**

**That the Minutes of the meeting held on 30 September 2019 be confirmed and signed by the Chair as a correct record.**

26. DECLARATIONS OF INTEREST

Councillor House declared a personal interest in agenda item 12, which related to the planning application Unit 3, Lankester House, 1 Freegrounds Road, Hedge End, Southampton, SO30 0HG – X/19/86760

27. CHAIR'S REPORT

The Chair reported the following:

Woodhouse Lane

Work had commenced on site for the construction of the Deer Park School at Woodhouse Lane. The timetable for the opening of the school would be September 2021. Councillor Garton explained that staff from Hampshire County Council and Eastleigh Borough Council were continuing to work in partnership with Wildern Academy Trust. Planning applications for an artificial turf pitch, extension to the sports hall and grass football pitches were being developed for consideration later this year.

Former Budgens Site, Hedge End

The Chair explained that demolition of the former Budgens building had taken place and that temporary car parking for the demolition site was now under construction. The existing car park had remained open throughout this project and the bus stop and shelter were still in operation.

Boorley Park

Councillor Garton was pleased to attend the official opening of the Boorley Park Primary School last week where 30 children in the Reception year were all enjoying the new modern facilities. The nearby community centre, Multi Use Games Area and sports pavilion were nearly completed subject to resolving some snagging items. She explained that there had been great interest in the allotments even though these were still under construction. The developers had reported that 520 homes were now occupied and the access road from Maddoxford Lane has been open since October.

Itchen Valley Country Park

The Chair informed that a project team had been established to continue to identify short and long term priorities at the country park. Mains electricity were due to be connected in the next few weeks. Foul water drainage, car parking and a tree survey were other key areas of work. A long-term master plan would be devised after these priorities had been completed. Councillor Garton was delighted to welcome Simon Gould, the new Country Parks Manager who had taken over management of Itchen Valley Country Park from Tracey Churcher.

28. LOCAL AREA MANAGER'S REPORTHatch Farm

A working group comprised of Parish and Borough Councillors, staff and a representative of Barnsland Residents' Association had met on the day of the meeting. The scope and membership of the of the working was discussed and a timetable for the community projects would be agreed at the next meeting.

Wildern Swimming Pool roof

The Local Area Manager informed the meeting that this project had commenced in November 2019 and as was previously reported, it had involved installing a new roof over the main pool with new spectator seating. The project has been carefully managed due to being on a school site. There has been an agreement that noisy construction work will not take place during exam times.

#### Woodstock Close

A taskforce of volunteers met on 18<sup>th</sup> January to tidy up the Eco Park at Woodstock Close in Hedge End. Activities involved litter picking, cutting back the vegetation and coppicing small trees to enable a small path to be formed. The Local Area Manager confirmed that further tidy up days were planned.

#### Cheltenham Gardens

The Local Area Manager reported that the balancing pond behind Cheltenham Gardens in Hedge End was transformed at the end of last year. Specialist contractors were employed by the Committee to carry out clearance work which means that the water is flowing more freely, and wildlife had returned. The Local Area Manager had also requested additional safety signage which had now been installed.

#### Flood resilience

The Local Area Manager reported that thirteen properties in the following roads, Hobbs Lane, Whitebeam Road, Pardoe Close, Oaktree Gardens, Hindmarch Crescent, Little Park Close and Bursledon Road will benefit from flood resilience measures which have been funded by this Committee in partnership with the Environment Agency. The Environment Agency had been completing legal agreements with four householders and then installation of these measure would commence, hopefully by mid-February.

#### Team meeting

The Local Area Manager advised that the next team meeting would be held on Monday 17<sup>th</sup> February 2020. She explained that at this meeting, an update on the proposals and subsequent consultation for an Ageas Bowl match day Traffic Regulation Order would be presented by traffic specialists. Also, there would be an update on the Section 106 agreement for Winchester Street.

#### 29. AGEAS BOWL REVIEW 2019

Consideration was given to the Ageas Bowl Review 2019 where it was recommended that the Hedge End, West End and Botley Local Area Committee consider the review of complaints, comments and recommendations for the Ageas Bowl during the 2019 season.

**RESOLVED –**

**That the review be considered.**

30. UPPER ST HELENS ROAD, HEDGE END - EXPERIMENTAL TRAFFIC REGULATION ORDER (TRO)

The Committee considered a report by the Senior Engineering Specialist (Agenda Item 7a) concerning Traffic Regulation Orders (TRO) for the Hedge End, West End and Botley area.

**RESOLVED –**

- (1) The Committee considered the outcome of the public consultation, delegated to the Head of Legal Services the authority to implement all stages (excluding confirmation) of a Traffic Regulation Order (TRO) in Upper St Helens Road, Stockholm Drive, Heath House Lane and Lyons Place, Hedge End with the following amendments to the existing Experimental TRO:**
  - a. A reduction in length of “No waiting at any time” restriction of 20 metres on the north-east side of Stockholm Drive resulting in a restriction from the junction with Upper St Helens Road for 10 metres south-eastwards**
  - b. Removal of approximately 22 metres of “no waiting at anytime” restriction on the south side of Upper St Helens Road between Lyons Place and Stockholm Drive**
- (2) The signs and road markings relating to the “No waiting Monday to Friday 10 – 11am & 2 – 3pm” restrictions on the south side of Upper St Helens Road are removed.**
- (3) The Committee commissioned a review of the existing permanent restriction on Upper St Helens Road to ascertain whether additional kerbside parking can be accommodated to meet existing demands six months after the implementation of the Traffic Order as detailed in recommendation 1.**

(NOTES: (A) A number of residents spoke against the TRO. Concerns raised included ongoing health and safety problems due to large volume of vehicle movements, lack of spaces relative to the number of houses and lawfulness for implementation of the Order; and  
(B) Several residents expressed support for the TRO. Specifically, one resident, who explained that the yellow lines do

provide safety through keeping the view out of their driveway unobstructed. An additional resident stated that there were an excessive number of vehicles which park outside their house and therefore they supported the TRO.)

The Head of Legal Services responded to resident concerns by explaining that the Order is experimental in nature and therefore cannot be expected to have one particular effect.

31. COMMUNITY GRANTS 2019/2020

Consideration was given to the recommendation that the Committee approve the grants as set out in Appendix 1 to the report.

Councillor Gomer reported that he had an interest as he is Governor of St James Primary School.

**RESOLVED –**

**That the grants be approved.**

32. FINANCIAL MANAGEMENT

Consideration was given to the report of the Local Manager (Agenda Item 10) which recommended that the Committee note the progress on identified projects during 2019 and approve the Hedge End, West End and Botley Local Area Action Plan 2020/21 shown in Appendix Two for adoption and publication

**RESOLVED -**

- (1) That the expenditure of £4,500 from the Committee's reserves for 15 litter bins be approved;**
- (2) The allocation of the developer's contribution of £6,991.20 for the kitchen project that the Old School House, Hedge End, be approved;**
- (3) Expenditure of up to £4,350 from the Committee's revenue budget for 9 flower towers be approved;**
- (4) The allocation of developers' contributions of £100,000 plus interest for the two play areas at Boorley Park be approved;**

- (5) The stated fees and charges for Itchen Valley Country Park effective from 1 April 2020 be approved; and**  
**(6) The increase of 30p to the parking tariffs for Hedge End Train Station car park and Stroudley Way are reviewed from 1 April 2020 until 1 February 2022 be approved.**

33. HEDGE END, WEST END AND BOTLEY LOCAL AREA ACTION PLAN 2020/21

Consideration was given to the Local Area Action Plan whereby it was recommended that the Committee note the progress on identified projects and priorities during 2019 and approve the Hedge End, West End and Botley Local Area Action Plan 2020/21 shown in Appendix Two for adoption and publication.

**RESOLVED –**

That the recommendations be approved.

34. PRESENTATION ON PLANNING GUIDELINES

Housing and Development 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.

35. PLANNING APPLICATION - UNIT 3, LANKESTER HOUSE, 1 FREEGROUNDS ROAD, HEDGE END, SOUTHAMPTON, SO30 0HG - X/19/86760

As Councillor House had declared an interest in this item, he left the room and did not vote on this item.

The Committee considered the report of the Development Management Specialist relating to the variation of condition 3 of prior notification J/17/80081 to extend opening hours X/19/86760.

The Committee was advised that the development would not be open to customers except between the hours of 10am-5pm Monday to Wednesday, 10am-10pm Thursday to Saturday and 10am-4pm on Sundays or Bank Holidays. No external seating and tables would be used by customers during the hours of 5pm-10pm Thursday to Saturday to protect the amenity of occupiers of nearby properties.

**RESOLVED -**

**That permission be refused on the grounds of adverse impact on neighbouring amenity from noise disturbance and highway safety due to increased parking.**

36. PLANNING APPEALS

The Head of Legal Services reported: -

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

Venmarden, Pardoe Close, Hedge End. SO30 0NE

Appeal against the Council's refusal of planning permission for a single storey rear extension and pitched roof to incorporate existing front and rear dormers into main roof space (H/19/85225).

Land at Peewit Hill, Bursledon, Southampton. SO31 8BL

Appeal against the Council's refusal of planning permission for the retention of access gates (retrospective) (F/18/84421).

24 Bursledon Road, Hedge End. SO30 0BW

Appeal against the Council's refusal of planning permission for the raising of roof to provide second floor living accommodation.

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

The Brambles, Stubbs Drove, Hedge End, SO30 0FU

Appeal against the Council's refusal to grant planning permission for the conversion of a double garage to an annexe with side extension (H/18/83824).

**RESOLVED -**

**That the report be noted.**

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