

13 September 2019

NOTICE OF MEETING

CHANDLER'S FORD AND HILTINGBURY LOCAL AREA COMMITTEE

will meet on

Wednesday, 18 September 2019

beginning at

7:00 pm

in

**The Dovetail Centre, Methodist Church, Winchester Road, Chandler's Ford, SO53
2GJ**

TO: Councillor Alan Broadhurst (Chairman)
Councillor Tim Groves (Vice-Chairman)
Councillor Margaret Atkinson
Councillor David Pragnell
Councillor Judith Grajewski
Councillor James Duguid

Staff Contacts: Laura Johnston, Senior Democratic Officer Tel:023 8068 8041
Email: laura.johnston@eastleigh.gov.uk; Please email:
Democratic.Services@eastleigh.gov.uk to register to speak before
the meeting.
Min Partner, Local Area Manager Tel: 023 8068 8439; Email:
min.partner@eastleigh.gov.uk

GAETANA WISEMAN
Head of Performance and Governance

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Council's website -

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as well as in other formats, including Braille, audio, large print and
other languages, upon request.

Members of the public are invited to speak on general items at the
start of the meeting, and on individual agenda items at the time the
item is discussed. To register please contact the Democratic
Services Officer above.

Please be aware that Eastleigh Borough Council permits filming,
sound recording and photography at meetings open to the public, and
Councillors will be using tablet devices to access committee papers.

AGENDA

1. Minutes (Pages 5 - 10)

To consider the Minutes of the meeting held on 19 June 2019.

2. Apologies

3. Declarations of Interest

Members are invited to declare interests in relation to items of business on the agenda. Any interests declared will be recorded in the Minutes.

4. Public Participation

5. Chairman's report

6. Local Area Manager's Report and Items from Member Working Group (Pages 11 - 14)

7. Planning Appeals

The Head of Legal Services to report:-

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

Appeal against refusal for demolition of an existing garage and erection of 1no. 3 bed dwelling with associated parking and landscaping at 92 Common Road, Chandler's Ford, Eastleigh, SO53 1HB.

This was a delegated decision.

Appeal against the Council's refusal of outline planning permission for the erection of new dwelling with matters to be considered regarding access and layout at 21 Hocombe Road, Chandler's Ford, Eastleigh, SO53 5SL.

This was a delegated decision.

(b) that the following appeal has been allowed:-

Appeal against the Council's refusal to grant permission (part) for a single storey side extension with raised platform and new first floor window to rear elevation at 78 Thornbury Wood, Chandler's Ford, Eastleigh, SO53 5DQ.

This was a delegated decision.

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

Appeal against the Council's refusal to grant permission for a partial loft conversion – roof alterations to rear including repositioning of a dormer at 29 Nichol Road, Chandler's Ford, Eastleigh, SO53 5AY.

This was a delegated decision.

Appeal against the Council's refusal to grant permission (part) for a two storey side extension with flue at 78 Thornbury Wood, Chandler's Ford, Eastleigh, SO53 5DQ.

This was a delegated decision.

Appeal against the Council's refusal to grant permission to a two storey side extension, and convert existing 3 bedroom house into 2 No 2 bedroom houses with associated parking at 6 Warren Close, Chandler's Ford, Eastleigh, SO53 2JG.

This was a delegated decision.

DATE OF NEXT MEETING
Wednesday, 13 November 2019 at 7:00 pm
at Toynbee Theatre, Toynbee School,
Bodycoats Road, Chandler's Ford

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CHANDLER'S FORD AND HILTINGBURY LOCAL AREA COMMITTEE

Wednesday, 19 June 2019 (7:00 pm – 9:05 pm)

PRESENT:

Councillor Broadhurst (Chairman); Councillors Groves, Atkinson, Grajewski, Pragnell and Duguid

RESOLVED ITEMS (SUBJECT TO QUESTIONS ONLY)

36. MINUTES

RESOLVED -

That the Minutes of the meetings held on 13 March 2019 be confirmed and signed by the Chair as a correct record.

37. DECLARATIONS OF INTEREST

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

38. PUBLIC PARTICIPATION

Mr Lange raised a number of issues to the Committee:

- Requested parking restrictions on Bournemouth Road to prevent pavement parking in front of the dwellings near Selwoods. Disabled people and mums with buggies were struggling to negotiate the spaces left between parked cars;
- Asked the Committee to be aware of the planning application to demolish 103 Bournemouth Road: the development could be reduced in size at application stage but increased under permitted development. This was completely out of character with the area and had a significant impact on the local area;
- Proposed that the Committee created community seating and planting for wildlife with a mural and stonework at the disused toilets at Central Precinct; and
- Asked that the Committee looked into the state of repair of the Fryern footpath which had been adopted by the Council and was in need of resurfacing.

The Chair and Local Area Manager thanked Mr Lange for raising his concerns. The planning application he had referred to was actually in the Eastleigh Local Area Committee area but the Chair would forward the concerns raised; and the footpath was the responsibility of Hampshire

County Council but the Area Manager would be in contact with them. The other issues would be considered by the Committee's working group.

39. CHAIRMAN'S REPORT

The Chair welcomed Councillor Duguid to the Committee and thanked retired Councillor Mike Hughes for all his work on the Local Area Committee, Council and for the community as a whole.

The Chair also congratulated The Steel Tank on Central Precinct which had won Pub of the Year.

40. LOCAL AREA MANAGER'S REPORT AND ITEMS FROM MEMBER WORKING GROUP

The Committee considered a report by the Local Area Manager that set out a number of items relating to issues considered by the Working Group.

RESOLVED that –

- (1) £1,740 be allocated from Developer contributions towards partnership funding of 10% to pump prime an application to Landfill Community Funds;**
- (2) The list of sites, shown at Appendix 1, be approved for the 2019/2020 traffic regulation order and traffic studies for this Committee. This work is funded from this Committee's annual budget for these works;**
- (3) The priority list of projects for the year 2019/2020 (Appendix 2) be approved and these schemes implemented as funds become available;**
- (4) £2,000 be allocated from this Committee's revenue funds to support Park Sport and Summer of Sport 2019 activities in the local area; and**
- (5) £1,300 be allocated from this Committee's revenue funds to implement the 2019/2020 Speed Limit Reminder programme.**

41. PRESENTATION ON PLANNING GUIDELINES

The Principal Planning Officer 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.

42. PLANNING APPLICATION - 9 VALLEY ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 1GQ

The Committee considered the report of the Head of Housing and Development (Agenda item 8) concerning an application for 9 Valley Road, Chandlers Ford, Eastleigh, SO53 1GQ. (Ref: F/18/84154).

The Committee was updated that the:

- Applicant has confirmed agreement to secure required planning obligations.
- Amended Site Layout Plan submitted, Condition 1, plan number '7515/D01' revised to 'Rev.Q'.
- Bin provision and servicing on plot (no frontage bin store to be provided)

RESOLVED -

That permission be granted subject to S106 agreement and recommended plus additional/amended conditions below.

- Condition 1, plan number '7515/D01' revised to 'Rev.Q'
- Condition 16 amended to specifically include path and green space maintenance prior to reaching DPC level of any dwelling; a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall cover all hard and soft landscaping, including trees, boundary treatment, footpaths and biodiversity enhancement, and shall provide details of timings for all landscaping and any future maintenance, including maintenance of paths and green spaces. The works shall be carried out in accordance with the approved plans and to the appropriate British Standard within twelve months of completion of the last building shell and the approved maintenance scheme shall be implemented thereafter.
Reason: In the interests of the visual amenity of the locality, biodiversity and to safeguard the amenities of neighbouring residents.
- New condition for final frontage hedge details: "No dwelling unit shall occupied until details of the replacement and/or retention and maintenance of the existing Valley Road front boundary hedge shall have been submitted to and agreed in writing by the Local Planning Authority. Any approved replanting shall be fully implemented within the next planting season, and for a period of 5 years after planting, any plants which are removed, die or become seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of the same species, size and number as originally approved. Unless otherwise agreed in writing by Local Planning Authority, the existing hedge shall be retained throughout

the construction period. Reason: To safeguard the visual amenity of the area.”

- New condition for verge protection: “On final occupation of the development, any damage to the highway [including vehicle crossovers and grass verges] caused during the construction period shall be remedied to the satisfaction of the Local Planning Authority. Evidence of the condition of the highway shall be provided to the Local Planning Authority on commencement of development and on completion of remedial works. Reason: in the interests of highway safety and visual amenity.”

(NOTE: The agent spoke in support of the application citing the effective use of brownfield land and the contribution to the community)

43. PLANNING APPLICATION - 85 HOCOMBE ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 5QB

The Committee considered the report of the Head of Housing and Development (Agenda item 9) concerning an application for 85 Hocombe Road, Chandlers Ford, Eastleigh, SO53 5QB. (Ref: H/19/85372).

The Committee were advised that there had been no updates to the report since publication.

RESOLVED -

That planning permission be refused as recommended.

(NOTES: Mark Sennitt (on behalf of Mr and Mrs Prowse) and Mrs Prowse spoke in objection to the application citing the Planning Inspectors decision on a previous application and the dominance over number 83 Hocombe Road; The Agent spoke in support of the Applicant stating that it the design was similar that that of No. 35 Hocombe Road, was in keeping with the character for the area and would not cause harm to the living conditions of number 83 Hocombe Road.)

44. CHANDLER'S FORD AND HILTINGBURY VARIOUS ORDER REPORT

The Committee considered a report by the Senior Engineering Specialist. The Committee were advised on the background of the report.

RESOLVED –

That the Chandlers Ford and Hiltingbury Local Area Committee approved the implementation of the ‘No Waiting at Any Time’ restrictions on Meon Crescent.

(NOTE: A resident of Meon Crescent spoke in support of the restriction citing obstructive parking causing issues with emergency access and residents having to walk in the road as a result.)

45. NORTH MILLERS DALE TRAFFIC STUDY

The Committee considered a report by the Senior Engineering Specialist. The Committee were advised on the background of the report.

RESOLVED –

- (6) Speed Limit Reminders (SLRs) and Speed Data Recorders (SDRs) be deployed on North Millers Dale;**
- (7) The road markings to highlight the presence of pedestrian crossing points be implemented as indicated in photograph 3 on page seven; and**
- (8) that the final design of any Parking Restriction measures of the order be delegated to the Chair, Vice Chair and Leader of the Opposition.**

(NOTES: A resident in The Deanery and representative of the North Millers Dale Estate spoke in support of the measures but noted in some cases that the restrictions did not go far enough.)

46. APPOINTMENTS TO OUTSIDE BODIES**RESOLVED –**

That the appointments to outside bodies for 2019/20 are as follows:

- Chandler's Ford Community Association – 2019/20 representative Councillor D Pragnell**
- Hiltingbury Community Association – 2019/20 representative Councillor J Duguid**
- North Millers Dale Community Association – 2019/20 representative Parish Councillor P Holden-Brown.**

47. APPOINTMENTS TO REGULATORY PANELS AND OTHER GROUPS**RESOLVED –**

That the appointments to regulatory panels and other groups are as follows:

- Eastleigh Borough Council/Test Valley Liaison Group – 2019/20 representatives Councillors Broadhurst and Grajewski**
- Regulatory Panel – all members of the Committee to be appointed to a pool for all licensing appeals from which any three can be selected.**

48. PLANNING APPEALS

The Head of Legal Services reported:-

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

Appeal against the Council's refusal of planning permission for a partial loft conversion - Roof alterations to rear including re-positioning of existing dormer and enlargement to existing roof light at 29 Nichol Road, Chandler's Ford, SO53 5AY.

This was a delegated decision.

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

Appeal against the Council's refusal to grant consent to undertake work to a tree protected by a Tree Preservation Order (No. 436) on land in the corner of the rear garden of 26 Keble Road, immediately behind the appeal property (54 The Crossways, Chandler's Ford, SO53 3BU).

This was a delegated decision.

Appeal against the Council's refusal to grant planning permission for the change of use of an existing detached garage with accommodation over to from 1No 1bedroom detached dwelling with insertion of 2 number velux windows to side at 63 Chalvington Road, Chandler's Ford, SO53 3DY.

This was a delegated decision.

RESOLVED -

That the report be noted.

M6435

CHANDLER'S FORD AND HILTINGBURY LOCAL AREA COMMITTEE

Wednesday, 18 September 2019

LOCAL AREA MANAGER'S REPORT INCLUDING ITEMS FROM WORKING GROUPS

Report of the Local Area Manager

Recommendations

It is recommended that

- (1) CFH36 (northern end of Hursley Road) is deleted from the 2019/2020 list of sites for locating Speed Limit Reminders (SLRs) and in its place the Reminder is located on the smooth stretch of Hocombe Road, by the chicanes;
- (2) The deployment of the speed limit reminder in Winchester Road by Thornden School is altered to enable two deployments in each of the south westerly and north easterly direction;
- (3) Additional sites are included at Weardale Road and Penine Way at £50 per deployment. £630 is allocated from this Committee's reserves to add to the £770 in the budget to reach the £1,400 total for these deployments; and
- (4) £6,000 is allocated from this Committee's reserves to match-fund the allocation by Chandler's Ford parish council to provide youth groups at Fryern.

Summary

This Committee has funds available to it to enable activities and projects which benefit the local community. The above schemes are considered to be of local benefit and are recommended for approval.

Statutory Powers

S1 Localism Act; Local Government and Rating Act

Strategic Implications

1. The projects and proposals in this report support the Council's strategic objectives of Local First, Healthy Community and Providing an Excellent Environment for All.

Introduction

2. Local Area Councillors have worked with partner organisations to identify projects and proposals to enhance Chandler's Ford and Hiltingbury for residents and others who work in or visit the area.

Speed Limit Reminders

3. At the 19 June meeting of this Committee Councillors gave approval to the list of Speed Limit Reminder locations for 2019/2020. Councillors have, at a subsequent working group, recommended alterations and additions to this list as shown at recommendations 1 – 3, above.

4. **Youth Group, Fryern**

At its working group on 7 August 2019, Councillors recommended that the sum of £6,000 be allocated from this Committee's reserves to continue the youth group at Fryern Pavilion, which it provides in partnership with Chandler's Ford parish council.

Financial Implications

5. Funding is available for the schemes from budgets and reserves held by this Committee.

Risk Assessment

6. Without the allocation of funding above, the additional speed limit reminder schemes would not go ahead. The youth group would close, putting at risk the health and wellbeing of young people who rely on it for support and guidance.

Equality and Diversity Implications

7. The Equality Act is relevant to the decision in this report as the decision relates to eliminating discrimination, advancing equality of opportunity, or fostering good relations between different people in the following ways: speeding prevention is particularly important for those who are pedestrians and therefore at risk from speeding traffic. Women, young people, older people and disabled people are all more likely to be pedestrians. Young people will benefit from the youth facility and are less able to travel far to receive such support or social facilities. A full Equality Impact Assessment (EqIA) has not been carried out, because while there are some equalities impacts, it is not proportionate to carry out a full EqIA.

Conclusion

8. The schemes proposed in the recommendations can be funded by monies available to this Committee and will benefit the local area.

MIN PARTNER
LOCAL AREA MANAGER

Date: 27 August 2019
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Appendices Attached: 0

LOCAL GOVERNMENT ACT 1972 - SECTION 100D

The following is a list of documents which disclose facts or matters on which this report or an important part of it is based and have been relied upon to a material extent in the preparation of this report. This list does not include any published works or documents which would disclose exempt or confidential information.

None.

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