

HORTON HEATH DEVELOPMENT MANAGEMENT COMMITTEE

Thursday, 17 October 2019 (7:00 pm – 9:04 pm)

PRESENT:

Councillor Couldrey (Chair); Councillors Gomer, Tennent, Asman and Marsh

Apologies for absence were received from Councillor Rushton

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11. DECLARATIONS OF INTEREST

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

12. MINUTES OF PREVIOUS MEETING

RESOLVED –

That the minutes of the meeting held on Monday 22 July 2019 be confirmed and signed by the Chair as a correct record.

13. PUBLIC PARTICIPATION

There was no public participation on this occasion.

14. 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.

15. PLANNING APPLICATION - CHALCROFT BUSINESS PARK, BURNETTS LANE, WEST END - F/18/83945

The Committee considered the report of the Principal Planning Officer (Agenda Item 6) concerning a hybrid planning application for Chalcroft Business Park, Burnetts Lane, West End (Ref: F/18/83945).

The Committee were advised of a number of updates following the publication of the report:

- Recommendation update: Late Ground Conditions report in respect of whole site – still to be considered by Environmental Health Officer, therefore delegated authority to Head of Housing and

Development sought to consider response and update conditions as necessary

- Recommendation to permit also subject to completion of the necessary Habitats Regulations Appropriate Assessment
- Amend Condition 5 last sentence: should refer to “above” provisions and not “following” provisions
- Amend Condition 6 to reference *Very Good or Excellent*
- Amend Condition 24, para 55 and S106 obligations to allow night use of Unit 1A (Gatehouse which provide security at night)
- Paragraph 8 – butchery unlikely to be operational before link road opened
- Paragraph 13 – HCC Highways now agree that other minor storage and ancillary units 1A, 1C, 1D and 1F could also be occupied before link road open
- Paragraph 40 – conclusion that development would *now be environmentally sustainable with impacts prevented or mitigated.*
- Paragraph 44: revised information from applicants states up to 48 new HGV movements (not 60) from net increase of floorspace

#### **RESOLVED –**

**That planning permission be granted subject to amended recommended conditions and S106 obligations and to completion of the Habitats Regulations Appropriate Assessment, with delegated authority given to Head of Housing and Development to update contaminated land conditions following response from Environmental Health and finalise the Appropriate Assessment and related conditions, and Chair and Vice Chair to review S106 agreement text.**

[NOTES: (A) David McNaughton from the Burnetts Lane Residents Association spoke in opposition to the application citing issues with lorry movements; particularly at antisocial hours; and (B) the agent for the development spoke in support of the application citing the development of an underused area of the park and the travel plan including contributions for the new cycle way between Hedge End and Eastleigh.]

16. PLANNING APPLICATION - CHALCROFT FARM AND LAND WEST OF HORTON HEATH, BURNETTS LANE, WEST END, SOUTHAMPTON, SO30 2HU - X/19/86475

The Committee considered the report of the Principal Planning Officer (Agenda Item 7) concerning a planning application for Chalcroft Farm and Land West of Horton Heath, Burnetts Lane, West End, Southampton, SO30 2HU. (Ref: X/19/86475).

The Committee were advised of a number of updates following the publication of the report:

- No further comments from neighbours

- HCC Highways – no objection
- Biodiversity Officer - no comments
- Environmental Health - no objection subject to amendment to condition 32 to provide a two phased approach to noise mitigation with initial bund works during road construction and final scheme to be completed after road in use:
- **Amended condition 32** Prior to the commencement of development of the link road between Bubb Lane and Burnetts Lane details of noise mitigation measures to be incorporated into the design of the link road supported by a noise assessment shall be submitted to and approved in writing by the Local Planning Authority. Within 3 months of the first operation of the link road between Bubb Lane and Burnetts Lane an operational noise assessment of the new road shall be carried out and a report of its findings submitted to and approved in writing by the Local Planning Authority (the report shall include a scheme of mitigation measures for protecting the existing dwellings from noise from operation as deemed necessary by the Local Planning Authority). The agreed mitigation measures shall be fully implemented and verified as such within 3 months of their written agreement by the Local Planning Authority (unless varied with the written permission of the Local Planning Authority in advance of implementation). The verification report shall be submitted to and approved in writing by the Local Planning Authority. Reason: To protect existing dwellings from operational noise.

**RESOLVED -**

**That planning permission be granted subject to the amended condition 32.**

[NOTE: David Cranmer, Horton Heath Development Planning Manager, spoke in support of the application citing the need for the work to commence with the 'infrastructure first' approach rather than the previous 'housing led' approach. Some of the conditions no longer made sense and the new noise condition made much more sense.]

17. PLANNING APPLICATION - FIR TREE FARM AND VICTORIA FARM HOUSE, FIR TREE LANE HORTON HEATH, SO50 7DF - X/19/86303

The Committee considered the report of the Principal Planning Officer (Agenda Item 8) concerning a planning application for Fir Tree Farm and Victoria Farm House, Fir Tree Lane, Horton Heath, SO50 7DF. (Ref: X/19/864303).

The Committee were advised of a number of updates following the publication of the report:

- **Environmental Health** request contaminated land conditions 22 and 23 are not changed, therefore deleted from application and to stay as per existing decision:
- 22) No work shall commence on any phase of the development until the following has been submitted to and approved in writing by the Local Planning Authority for that phase: (a) A report of a site investigation documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the Preliminary Investigation in accordance with BS10175:2011+A1 2013 and BS8576:2013, and, unless otherwise agreed with the Local Planning Authority; (b) A detailed site specific scheme for remedial works and measures to be undertaken to avoid the risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such a scheme shall include nomination of a competent person to oversee the implementation of the works. Reason: To allow risk assessment and effective risk management solutions in order to minimise the risks of pollution and to ensure the site is satisfactorily decontaminated.
- 23) The development within each relevant phase hereby permitted shall not be occupied/brought into use until there has been submitted to the local planning authority verification by the competent person approved under the provisions of the above condition 22(b) that any remediation scheme required and approved under the provisions of the above condition 22(b) has been implemented in full in accordance with the approved details (unless varied with the written permission of the local planning authority in advance of implementation). Unless agreed in writing with the local planning authority such verification shall comply with the guidance contained in CLR11 and EA guidance for the safe development of housing on land affected by contamination - R&D Publication 66:2008. Typically such a report would comprise:- (a) A description of the site and its background, and summary of relevant site information (b) A description of the remediation objectives and remedial works carried out (c) Verification data including - sample locations/ analytical results, as built drawings of the implemented scheme, photographs of the remediation works in progress, etc. (d) Certificates demonstrating that imported and /or material left in situ is free from contamination. Thereafter the scheme shall be monitored and maintained in accordance with the approved scheme under condition 22(b). Reason: To minimise the risks of pollution and to ensure the site is satisfactorily decontaminated

## **RESOLVED –**

**That planning permission be granted.**

[NOTES: (A) David McNaughton, Burnetts Lane Residents Association, spoke regarding the application citing the overdevelopment of the site and drainage issues; encouraging the Committee to look closely at the

subsequent application regarding the plan for the site. (B) David Cranmer, Horton Heath Development Planning Manager, reminding the Committee that a remastering planning exercise will take place over the next year to look at the acquired pieces of land as one whole site; the application before the Committee was to support the development of the road that has to come forward by 2021 to satisfy Government funding.]

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1. FIELD TITLEFIELD TITLE