

EASTLEIGH LOCAL AREA COMMITTEE

Tuesday, 17 November 2020 (7:00 pm – 10:15 pm)

PRESENT:

Councillor Campbell (Chairman); Councillors Bourne, Bicknell, Clarke, Doguie, Irish, Mann and Tyson-Payne

RESOLVED ITEMS (SUBJECT TO QUESTIONS ONLY)

136. MINUTES

RESOLVED -

That the Minutes of the meeting held on 13 October 2020 be confirmed and signed by the Chair as a correct record.

137. DECLARATIONS OF INTEREST

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

138. PUBLIC PARTICIPATION

Mr Simon Payne addressed the Committee on the clearance of leaves from public footpaths and drainage collection points to avoid flooding.

The Chair thanked Mr Payne for his question and his positive comments about the Street Scene team. The Chair reassured Mr Payne that the leaf clearing operation was well underway and working to a schedule which prioritised the areas with the greatest number of trees. However, resources were particularly stretched this year and it was difficult to respond to complaints and stick to the schedule. The Chair will look into the areas that Mr Payne had raised as a concern. The public were asked to alert the Council to any blocked gullies.

Mr David Mann addressed the Committee with regards to their concerns of the process for planning applications, confusing communication about speaking live at meetings and being unable to contact members of staff. Mr Mann was reassured that the correct procedures had been followed, further time to register to speak had been allowed at the discretion of the Chair and due to unexpected absence, staffing was stretched. A detailed response would be sent to Mr Mann addressing his concerns.

139. CHAIR'S REPORT

The Chair thanked Officers for all their efforts to ensure that Remembrance Day and Armistice Day were not forgotten.

The new Christmas lights were switched on in the centre of Eastleigh without public gathering. The traditional Christmas tree had been replaced with a cone of lights. Alongside this festoon lights had been placed all around the colonnades, there were up-lighters for the trees in the Rec, the bandstand was lit up and there was a tunnel of lights along the walkway from the precinct to The Point.

The Chair announced a brand-new craft market operated by South Central Makers - lockdown permitting - on the three Saturdays in December leading up to Christmas. There will also be other attractions including buskers, food stalls, a brass band a Christmas Elf and the return of the Rum Baba circus street performers. The market will stretch from the High Street and up into the Market Place to enable social distancing and a home delivery service using electric cargo bikes was taking place.

The planning application for the extension of the runway to Southampton Airport will be heard at a special daytime meeting of this committee on the 17 December 2020. Due to the on-going pandemic this meeting would be virtual, however, members of the public would still be able to fully participate in the meeting.

140. FINANCIAL MANAGEMENT REPORT

Consideration was given to a report of the Local Area Manager (Agenda item 6) that contained recommendations for expenditure from the Committee's capital and revenue budget.

RESOLVED –

- (1) £212,000 was allocated to the North Stoneham Park play areas from developers' contributions;**
- (2) £71,421.11 was allocated for public art at North Stoneham Park from developers' contributions;**
- (3) £10,650 was allocated for improvements to the Lakeside Country Park extension land from developers' contributions;**
- (4) £7,000 was allocated for the Avenue Park bridge repair from the Avenue Park maintenance reserve;**
- (5) £18,000 was allocated for repairs to the Freespace Skate Bowl from developers' contributions;**
- (6) £5,000 was allocated to the Litter Bin Reserve from developers' contributions;**
- (7) £1,200 was allocated for a speed limit reminder sign from developers' contributions;**

- (8) £6,000 was allocated for a town centre festive programme from the Revenue Reserve;**
- (9) £5,000 was allocated to the NEET support project from the Revenue Budget; and**
- (10) £5,000 was allocated to Eastleigh Market from the Revenue Reserve.**

141. PRESENTATION ON PLANNING GUIDELINES

A short pre-recorded presentation was given 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.

142. PLANNING APPLICATION - 103 BOURNEMOUTH ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 3ZJ

The Committee considered the report of the Head of Development Management (Agenda item 8) concerning demolition of existing commercial building and construction of a part three-storey and part two-storey block of flats comprising of 6no. 2 bed units and 2no. 1 bed units, with associated parking, landscaping and access from Bournemouth Road (amended description). (Ref: F/19/85629).

RESOLVED -

That the Committee note the Officer's recommendation for approval, but permission be REFUSED for the following reasons:

- 1. The proposed development by virtue of its inappropriate design and layout would result in a poor quality living environment for its future occupiers due to the insufficient provision of suitable private and communal amenity space as well as inadequate measures to appropriately address the impacts of noise and poor air quality arising from the site's location. In addition, owing to the proximity of facing habitable windows to neighbouring boundaries, the development would result in an unacceptable level of overlooking and loss of privacy for the occupiers of No. 105 Bournemouth Road and No. 331 Leigh Road, to the detriment of their amenity. As such the application is contrary to Saved Policies 30.ES, 31.ES, 33.ES, 59.BE and 182.LB of the adopted Eastleigh Borough Local Plan 2001-2011, Policies DM1 and DM8 of the Emerging Eastleigh Borough Local Plan 2016-2036, the guidance contained with the Council's adopted Quality Places Supplementary Planning Document, and the provisions of the National Planning Policy Framework.**
- 2. The proposed development would have an adverse impact upon highway safety due to the inappropriate location and**

configuration of the site access and result in unacceptable overspill parking on neighbouring roads due to the lack of on-site visitor car parking spaces, to the detriment of highway safety and amenity. As such the application is contrary to Saved Policies 59.BE, 102.T, 104.T and 182.LB of the adopted Eastleigh Borough Local Plan 2001-2011, Policies DM1, DM13, DM14 of the Emerging Eastleigh Borough Local Plan 2016-2036, and Eastleigh Borough Council's Residential Parking Standards Supplementary Planning Document.

- 3. The proposed development, due to its excessive size and scale, its inappropriate design, layout and external facing materials, as well as its inadequate landscaping provision, would be unsympathetic to its surroundings and appear unduly prominent in the street scene, to the detriment of the prevailing character of the area. The application is therefore contrary to Saved Policies 59.BE and 182.LB of the Eastleigh Borough Local Plan 2001-2011, Policy DM1 of the Emerging Eastleigh Borough Local Plan 2016-2036, the guidance contained within the adopted Eastleigh Character Area Appraisal and Eastleigh Borough Council's adopted Quality Places Supplementary Planning Document and the provisions of the National Planning Policy Framework.**
- 4. The application fails to provide for the required mitigation to offset the impacts of the development on the European protected Solent Complex (SPA, SAC and Ramsar sites) from additional nitrogen loading generated by the population increase associated with the new residential properties. The application is therefore contrary to the requirements of Saved Policy 25.NC of the adopted Eastleigh Borough Local Plan Review 2001-2011, Policies DM10 and DM11 of the Emerging Eastleigh Borough Local Plan 2016-2036, Paragraphs 170, 175 and 176 of the National Planning Policy Framework, and the provisions of The Conservation of Habitats and Species Regulations 2017.**

[Note: (A) One local resident spoke live, one video was played and nine statements were received in objection to the application citing concerns with regards to the size of the building, safety of the junction, overlooking of neighbouring properties, additional noise, pollution, appearance and parking. (B) The Agent spoke in support of the application stating that it was a contemporary development which was in keeping with neighbouring properties and in a viable location.]