

HORTON HEATH DEVELOPMENT MANAGEMENT COMMITTEE

Thursday, 30 September 2021 (4:00 pm – 9:33 pm)

PRESENT:

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

Apologies for absence were received from Councillors Rushton

25. DECLARATIONS OF INTEREST

Councillor Marsh declared a non-pecuniary interest as the headteacher of St James' Primary School in West End which would be the catchment school for the initial development phase.

Councillor Gomer declared a non-pecuniary interest as the Local Authority Governor of St James' Primary School in West End.

26. MINUTES OF PREVIOUS MEETING

RESOLVED –

That the minutes of the meeting held on 7 January 2021 be confirmed and signed as a correct record.

27. PUBLIC PARTICIPATION

There was no public participation on this occasion.

28. PLANNING GUIDELINES

The Executive Head for Planning and Economy 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.

29. PLANNING APPLICATION - LAND AT BURNETTS LANE, FIR TREE LANE AND ALLINGTON LANE, EASTLEIGH, SO50 7BZ - O/20/89498

The Committee considered the report of the Lead Specialist for Housing and Development (Agenda item 6) concerning an application for Outline: Phased mixed-use development comprising: up to 2,500 residential units in total; a primary Local Centre (and supporting secondary local centres) comprising mixed-use residential/retail/leisure/community/employment/day nursery/food establishment uses; office, commercial and industrial uses; a Primary School; public open space including formal sports facilities and

informal provisions; relocation of solar panels; key infrastructure and utilities provision including new roads, footpaths and cycle paths and improvements to the existing road junction at Fir Tree Lane/Burnetts Lane; and ecological, landscape, site preparation and demolition works (All Matters Reserved Except Access). This application is subject to Environmental Impact Assessment. (Ref: O/20/89498).

The Committee was advised the following:

Report updates

- No objection from Highways England (now National Highways) in respect of Junction 7 M27 and J11 M3 subject recommended additional condition:
“No development shall take place until a Construction Traffic Management Plan (CTMP) has been submitted to and approved in writing by the Local Planning Authority (in consultation with Highways England). Reason: To ensure that the M3 and M27 Trunk Roads continue to be an effective part of the national system of routes for through traffic in accordance with section 10 of the Highways Act 1980 and to satisfy the reasonable requirements of road safety.”
- Amend para 124 to clarify that there housing mix includes 96 older persons flats
- Amend Para 143 to clarify Policy DM31 now modified to read target 80% Part M4(2) Accessible and Adaptable dwellings
- Amend para 284 to read “...There is no reason to believe that such licences will not be granted....”
- Amend Condition 16 (p112) to require 10 year replacement period for failed landscaping.
- Para 157: Public art– now agreed for S106

Clarification on substantial objection:

- Substantial objection would be one or both formal objections from the key consultees HCC Highways and Natural England.

RESOLVED –

That the Committee supported the application in principle and delegated the decision to Executive Head for Planning and Economy (in consultation with the Chair and Vice Chair of the Horton Heath Development Management Committee) following receipt and

consideration of final comments from consultees (and any resulting application amendments); completion of the Habitats Regulations Appropriate Assessment; completion of the Environmental Impact Assessment and related procedures; completion of conditions; completion of a S106 legal agreement, with the proviso that should there be substantial objections from key consultees that cannot be resolved, the application is returned to the Committee for determination.

[NOTES: (A) 4 written statements were received, The Chair of Burnetts Lane Residents' Association spoke on behalf of eight residents, 8 member's of the public spoke and the MP in objection to the application citing concerns - including but not limited to - flooding on the site, surrounding site had a history of flooding, overdevelopment, removal of trees and hedgerow, increase in noise and air pollution, traffic, damage to conservation area inclusive of wildlife, poor drainage, inadequate local amenities, six storey building is too high, density of housing, infrastructure, increased danger to cyclists and objection to the proposed junction changes. (B) Approximately 6 people spoke in support of the application citing benefits – including but not limited to – helping to meet the Borough's housing need, Natural England consulted regularly to reduce the impact on species and enhance habitat, 35% of the development is affordable housing, state of the art facilities, high quality cycle network, financial contribution to bus routes, attractive and sustainable place to live and different styles of homes.

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