

EASTLEIGH LOCAL AREA COMMITTEE

Tuesday, 15 November 2022 (7:00 pm – 10:30 pm)

PRESENT:

Councillor Bourne (Chairman); Councillors Bicknell, Beer, Dedhia, Irish, Mann, Park, Spencer and Tyson-Payne

Also in attendance: Councillor Groves

RESOLVED ITEMS (SUBJECT TO QUESTIONS ONLY)

46. DECLARATIONS OF INTEREST

Councillor Bourne declared a non-pecuniary interest in items 7 and 8 as his wife works for Vivid in Rushmoor.

47. MINUTES

RESOLVED -

That the Minutes of the meeting held on 7 June 2022 be confirmed and signed by the Chair as a correct record.

48. PUBLIC PARTICIPATION

There was no public participation on this occasion.

49. CHAIR'S REPORT

The Chair gave the following report:

He thanked all involved in putting on and attending Sunday's Remembrance Service. It was one of the largest attendances we have had. It was a very moving ceremony, in particular, when representatives from our hosted Ukrainian families took part in the wreath laying. A special note of thanks was given to Debbie Bourne, the Mayor's Assistant, who co-ordinated the whole event, something fully appreciated by the Local Branch of the British Legion in a letter sent to the Chief Executive today.

The Christmas Lights Switch On event is being held this Saturday 11.00am till 7pm. There will also be a firework display.

Further down the agenda, in the Finance Report, the Local Area Committee will be allocating £71,000 for the latest in their programme of upgrading the parks and play areas. This project focuses on improving the hugely popular Fleming Park Paddling Pool and next-door play area and

skate park. While the project is in early stages of design, we know that families would like more space and shady areas, so this will be the focus, and we aim to deliver this by next summer's end of May opening day. We will also give the play area and skate park a much-needed spruce up.

Bandstand Court, the Council's new development overlooking the Rec is now complete. Nearly all the 49 flats are now occupied, and One Community and Age Concern have moved into their new home on the ground floor. We are very much looking forward to meeting the new residents. Thank you to everyone for bearing with during the construction period.

You may have heard of Warm Spaces, places in community buildings where those who are struggling to heat their own homes can come along and enjoy some warm respite. The Council is currently working with our local community buildings and organisations to compile a register of warm spaces around the Borough. We very much hope we will be able to obtain further funding to provide some light refreshment to make the time more enjoyable. Keep an eye out on our website for more details, which will be released soon.

Youth Options, our new youth service provider, is now operating youth drop-in sessions at the Energy Centre, following a recent full refurbishment. Again, check out the Youth Options websites for the dates and times of the current drop-in and outreach sessions.

With the recent COP Summit in our minds, we have secured more investment from Mer, our EV charging point partner. We are working on a growing programme of charging points across the Borough, but it is worth noting the arrival of the first ultrafast charger at PLE (one of the most popular charging points in the country), with rapid charging points at Channon Retail Park very soon, together with other new rapid charging locations at the Hub and Lakeside Country Park.

On the topic of cars, we have recently installed DYLS along Stoneham Lane to help tackle the inconsiderate parking, particularly during match days. There is more to do, and we hope to agree the timeline very soon for the new footpath beside the Church, which will make walking and cycling safer.

On another road related project, we are nearing completion of the bank reinforcements for the Monks Brook, which was threatening to undermine Bournemouth Road.

In a similar vein the broken bridge in Fleming Park, near the underpass will shortly have a complete rebuild.

And finally, we would like to welcome another new arrival in the town centre, with Kokora, our first sushi bar, opening their very latest restaurant in Market Street. This is just the latest in a series of new ventures in the

town centre, which bodes well for a positive recovery from the closures brought about by the Covid Pandemic. We wish them well.

50. PRESENTATION ON PLANNING GUIDELINES

The Senior 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.

51. PLANNING APPLICATION - HANNS WAY CAR PARK, HANNS WAY, EASTLEIGH (F/22/92349)

The Committee considered the report of the Executive Head of Planning and Economy (Agenda item 7) concerning the erection of three storey building consisting of 4no. onebedroom and 2no. two-bedroom apartments with ancillary bin and cycle storage, landscaping and parking. (Ref: F/22/92349).

The Committee were given the following updates:

- Condition 2 missing drawing numbers:
21.049.001 Rev.C, 21.049.002 Rev.B, 21.049.003 Rev.B,
21.049.010 Rev.E, 21.049.020 Rev.E, 21.049.030 Rev.E,
21.049.031 Rev.F, 21.049.032 Rev.D, 21.049.033 Rev.B,
21.049.034 Rev.E, 21.049.035 Rev.D, 21.049.036 Rev.D,
21.049.037 Rev.D, 21.049.040 Rev.A, 21.049.041 Rev.A,
21.049.042 Rev.A & 21.049.043 Rev.A.
- Para 33 – Should be ‘Eastleigh Borough Local Plan 2016-2036’.
- Consultation response from Natural England still awaited.

A lengthy discussion took place where the Committee raised concerns about the design and the quality of life of any potential future residents.

The following amendment to Condition 17 that was proposed by Councillor Bicknell and seconded by Councillor Park was agreed:

“That landscaping be agreed prior to any work starting.”

The motion to approve with the amendment was not carried.

RESOLVED –

To Delegate back to the Executive Head of Planning and Economy in conjunction with The Chair and Vice Chair to REFUSE the application for the following reasons:

- 1. The proposed development, by reason of its close proximity to existing commercial uses would subject future residents of the development to unacceptable levels of noise and odour disturbance, including from associated plant, servicing and deliveries. Furthermore, the proposed mitigation would result in a poor quality living environment due to the need for mechanical ventilation and odour neutralization equipment and closed/sealed windows. The development is therefore considered to be contrary to Policies DM1 and DM8 of the adopted Eastleigh Borough Local Plan 2016-2036, the 'Internal Space' section of the Council's 'Quality Places' Supplementary Planning Document, and Paragraphs 130 f), 185 and 187 of the National Planning Policy Framework (2021).**
- 2. The proposed development, by reason of the building's height, width, materials, appearance and proximity to the western site boundary would result in an unacceptable impact upon the outlook from the rear of neighbouring Desborough Road properties, to the detriment of the amenity of occupiers of those properties. The development is therefore considered to be contrary to Policy DM1 of the adopted Eastleigh Borough Local Plan 2016-2036 and the Council's 'Quality Places' Supplementary Planning Document.**
- 3. The proposed development, by reason of its form and appearance is not considered to address the street frontage or corner of Wells Place and Hanns Way and fails to enhance the character of the area, or provide a gateway feature into the town centre. The development is therefore considered to be contrary to Policies DM1, DM22 and E3 of the adopted Eastleigh Borough Local Plan 2016-2036, the Council's 'Quality Places' Supplementary Planning Document, and Section 12 of the National Planning Policy Framework (2021).**
- 4. The proposed development would result in the loss of easily accessible disabled parking in close proximity to facilities and services which are used by vulnerable borough residents and groups, reducing their ability to access these services to the detriment of their amenity. The development is therefore considered to be contrary to Policies S10, DM1, DM14 and DM36 of the adopted Eastleigh Borough Local Plan 2016-2036, and Section 8 of the National Planning Policy Framework (2021).**
- 5. The application fails to provide for the required mitigation to offset the impacts of the development on the European protected sites (i.e. The New Forest Special Area of Conservation, Special Protection Area and Ramsar Site and the River Itchen Special Area of Conversation) from nutrient loading and recreational disturbance generated by the**

population increase resulting from the development. The application is therefore contrary to Policies S1, DM10 and DM11 of the Eastleigh Borough Local Plan 2016-2036, provision within the National Planning Policy Framework and The Conservation of Habitats and Species Regulations 2017.

[NOTES: (A) One written statement was received and two members of the public spoke in objection to the application, citing concerns - including but not limited to – loss of the current car park which was used by community groups and customers of local businesses, loss of disabled parking spaces, loss of privacy to neighbouring properties, loss of light and potential flooding. (B) The Agent spoke in support of the application citing benefits – including but not limited to – the site is in an urban location and any constraints have been addressed.]

52. PLANNING APPLICATION - LAND TO THE SOUTH OF NIGHTINGALE AVENUE, EASTLEIGH (F/22/92348)

The Committee considered the report of the Executive Head of Planning and Economy (Agenda item 8) concerning the erection of two and a half storey building consisting of 2no. one-bedroom and 3no. two-bedroom apartments with associated car parking, bin/ cycle store, landscaping and access off rear service road. (F/22/92348)

There were no updates.

A lengthy discussion took place where the Committee raised concerns about the height of the building and overdevelopment of the site.

RESOLVED –

To Delegate back to the Executive Head of Planning and Economy in conjunction with The Chair and Vice Chair to REFUSE the application on the following grounds:

1. **The proposal, due to the scale, height and design of the building and site layout, would be out of keeping and detrimental to the character and appearance of the locality and Aviary Estate Special Policy Area. The development is therefore contrary to Policies DM1 & E10 of the Eastleigh Borough Local Plan (2016-2036), The National Planning Policy Framework and the Council's Quality Places & Eastleigh Character Area Supplementary Planning Documents.**
2. **The proposal development would be deficient in on site car parking and external amenity space and there is insufficient room on the site to meet these requirements. As such the proposal would amount to an overdevelopment of the site to the detriment of future occupiers of the development. The**

development is therefore contrary to Policies DM1 & DM14 of the Eastleigh Borough Local Plan (2016-2036), The National Planning Policy Framework and the Council's Quality Places & Residential Parking Standards Supplementary Planning Documents.

3. The proposal development would be deficient in on site car parking and would therefore encourage the parking of vehicles on the service road and surrounding residential area and so interrupt the free flow of traffic and cause a hazard to existing road users. The development is therefore contrary to Policies DM13 & DM14 of the Eastleigh Borough Local Plan (2016-2036), The National Planning Policy Framework and the Council's Residential Parking Standards Supplementary Planning Document.
4. The proposed building due to its siting, layout, design, and positioning of windows would result in an unacceptable loss of privacy detrimental to the residents of 40 & 42 Magpie Lane. The development is therefore contrary to Policy DM1 of the Eastleigh Borough Local Plan (2016-2036), The National Planning Policy Framework and the Council's Quality Supplementary Planning Document.
5. The application fails to provide for the required mitigation to offset the impacts of the development on the European protected sites (i.e. The New Forest Special Area of Conservation, Special Protection Area and Ramsar Site and the River Itchen Special Area of Conversation) from nutrient loading and recreational disturbance generated by the population increase resulting from the development. The application is therefore contrary to Policies S1, DM10 and DM11 of the Eastleigh Borough Local Plan 2016-2036, provision within the National Planning Policy Framework and The Conservation of Habitats and Species Regulations 2017.

[NOTES: (A) Four members of the public spoke in objection to the application, citing concerns - including but not limited to – loss of privacy to neighbouring properties, loss of light, inadequate parking provision, amount of dwellings on plot and height of the building. (B) The Agent spoke in support of the application citing benefits – including but not limited to – suitable quality and integrates with the existing urban setting.]

53. FINANCIAL MANAGEMENT REPORT

Consideration was given to a report of the Local Area Manager (Agenda item 9) setting out recommendations for expenditure from the Committee's revenue budget and developer contributions.

Councillor Bicknell requested a timeline of when things will be installed so that it can be monitored.

A discussion took place with regards to improving the visibility of the bus shelter on Derby Road.

RESOLVED –

That the following recommendations were approved:

- (1) £71,049.59 is allocated to the Fleming Park paddling pool, play area and skate park project from developers' contributions;**
- (2) £71,300 is allocated for Pavilion on the Park flood prevention and habitat improvement measure from developers' contributions, with £54,473 from developers' contributions and £16,827 from the Revenue Reserve budget;**
- (3) £16,122.98 is allocated toward the delivery of the air quality action plan from developers' contributions;**
- (4) £15,000 is allocated for a Traffic Regulation Order (TRO) for Stoneham Lane from developers' contributions;**
- (5) £11,548.91 is allocated for public art in the Town Centre from developers' contributions previously allocated to Barton Peveril College;**
- (6) £10,600 is allocated for the litter bin reserve from developers' contributions;**
- (7) £7,550.76 is allocated for running route way markers for Lakeside Country Park from developers' contributions;**
- (8) £6,500 is allocated for repairs to a footbridge in Fleming Park from developers' contributions;**
- (9) £5,480 is allocated for a replacement bus shelter on Derby Road, with £4,000 from the Transport and Engineers' Bus Shelter Reserve and £1,480 from developers' contributions;**
- (10) £3,739 is allocated for repairs to the safety surface at Campbell Road Play Area from the Revenue Budget;**
- (11) £2,000 is re-allocated for new goal post and pitch markings for the Grantham Green kick-about area from the project underspend;**
- (12) £2,000 is allocated for replacement noticeboards on the Aviary Estate from developers' contributions; and**
- (13) £1,200 is allocated for new seat in Boyatt Wood from developers' contributions.**

54. FEES AND CHARGES

The Local Area Manager introduced the report.

RESOLVED –

That the Local Area Committee:

- (1) approved the fees and charges set out in the Appendices A-D to come into effect between 1 January 2023 and 1 April 2023, as specified in Appendices A to D; and**
- (2) keep the charges for car parking unchanged for 2023/24, in line with the emerging corporate recommendation, subject to Cabinet approval.**

55. AIR QUALITY REPORT

The Senior Pollution Control Officer gave a brief presentation to the Committee.

RESOLVED –

That the Eastleigh Local Area Committee noted:

- (1) the update to the air quality measurements for Eastleigh in 2021 (and 2022 to date); and**
- (2) progress made against the Air Quality Action Plan.**

[Note: One written statement was read out to the Committee. A response to the statement will be given in writing.]

56. PLANNING APPEALS

The Legal Services Manager reported:

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

Land rear of 74-76 Desborough Road, Eastleigh. SO50 5LP

Appeal against the Council's refusal of the construction of replacement building on three floors to provide 3no. 1 bedroom & 1no. 2 bedroom flats. (F/21/91388)

28 Allbrook Knoll, Eastleigh, SO50 4RX

Appeal against the Council's refusal of a part-retrospective for an external lift and dormer to the rear. (H/22/92730)

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

Land at Toynbee Road, Eastleigh, SO50 9DH

Appeal against the Council's refusal of 105 dwellings together with access from Toynbee Road, associated parking and landscaping following the demolition of existing buildings at land off of Toynbee Road, Eastleigh. (F/20/89489)

RESOLVED -

That the report be noted.

57. EXEMPT BUSINESS

RESOLVED -

- (1) That, in pursuance of Section 100A(4) of the Local Government Act 1972, the press and public be excluded from the meeting for the following items of business on the grounds that they are likely to involve the disclosure of exempt information as defined in paragraph 3 of Part 1 of Schedule 12A of the Act; and**
- (2) That, in pursuance of the public interest test, the public interest in disclosing the information contained in the following item of business was outweighed by the public interest in maintaining the exemption.**

58. LAND DISPOSAL

The Sustainable Transport Planner introduced the report.

RESOLVED –

That the recommendations in the report be approved.

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