

HEDGE END, WEST END AND BOTLEY LOCAL AREA COMMITTEE

Monday, 13 June 2022 (7:00 pm – 10:00 pm)

PRESENT:

Councillor Garton (Chair); Councillors Corben, Gomer, Hadaway, House, Kinloch, Kyrle, Pretty and Tennent

Also in attendance: Councillors

Apologies for absence were received from Councillors Asman, Bearder and Welsh

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RESOLVED ITEMS (SUBJECT TO QUESTIONS ONLY)

139. DECLARATIONS OF INTEREST

Councillor Hadaway declared a personal interest in agenda item 13 as he lives in Goodlands Vale but not in an area impacted by the Traffic Regulation Order (TRO).

Councillor House declared a personal interest in agenda item 11 as he lived close to the site. He left the room and did not take part in the item.

140. MINUTES

**RESOLVED -**

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

141. PUBLIC PARTICIPATION

A statement was read from a local resident who was concerned about trees with Tree Preservation Orders (TPOs) being lopped on the corner of Heath House Lane and Heath House Close. This site was located in the Bursledon, Hamble and Hound Local Area and the statement would be passed to their Local Area Manager to take forward.

142. CHAIR'S REPORT

The Chair welcomed the new Councillors, Cllr Leigh Hadaway and Cllr Jane Welsh to the Hedge End, West End and Botley Local Area Committee. The Chair hoped that they enjoyed their time as ward Councillors and looked forward to working with them for the benefit of the local communities.

The Chair also extended the Committee's thanks to Lucy Jurd and Margaret Allingham for their service to their communities as members of the Local Area Committee and wished them every success and happiness in the future.

The Chair gave the following updates:

### **Hedge End Unwrapped**

It had been a pleasure to attend Hedge End Unwrapped the previous weekend and see all the amazing performances. It was wonderful to see all the happy faces enjoying the sunshine and festivities at Greta Park. The Chair looked forward to this becoming an annual tradition for Hedge End.

### **Boorley Park**

The Chair was pleased to confirm that the Community Centre and Sports Pavilion and pitches at Boorley Park had now transferred to the Council. The Council were working closely with Botley Parish Council to ensure a smooth transfer to the Parish and the swift opening of the facilities later this year. Staff at the Council continue to work hard to ensure the remaining community facilities are brought up to an acceptable standard and can be transferred to public ownership so that residents and visitors can enjoy them as soon as possible.

### **Hatch Farm**

If you had recently visited The Willows development at Hatch Farm, you would have seen the wheeled sports area starting to take shape. Although the weather has hampered the construction of the sports area, this exciting new facility should be completed in July. The Chair looked forward to seeing the equipment being enjoyed by younger residents.

## 143. LOCAL AREA MANAGER'S REPORT

The Local Area Manager gave the following report:

### **Community and Youth Grants**

Following the approval of the community and youth grants by the Committee in March, the Local Area Manager was pleased to report that all recipients had now received the grants. The grants were awarded to local organisations to support the community work they provide for the benefit of local residents.

Recipients of the Community grants were:

Hampshire Spirit Horse Rescue

Botley in Bloom

Hedge End Breathe Easy and Friday Fitness Group

Wildern Leisure Centre  
 Multi Sports Club  
 The D@RT Centre, Wildern School  
 Music Fun Factory  
 West End Local History Society

Youth grants had been awarded to:

Hunter Explorer Scout Unit  
 23<sup>rd</sup> Itchen North Scout Group  
 Hedge End Town Council  
 13<sup>th</sup> Itchen North Scout Group  
 The D@rt Centre, Wildern School  
 31<sup>st</sup> Itchen North (Amazon) Sea Scouts  
 1<sup>st</sup> Hedge End Guides  
 Wildern Opportunity Group  
 Wellstead, St. James and Botley Primary Schools  
 Berrywood Primary School

144. 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.

145. PLANNING APPLICATION - 88 HINDMARCH CRESCENT, HEDGE END, SO30 0AP - F/22/92879

The Committee considered the report of the Executive Head of Planning and Economy (Agenda item 8) concerning an application for the change of use to amenity land adjacent to 88 Hindmarch Crescent to be used as domestic garden. Removal of existing fencing, to erect 1m high railings. Retention of hard surfaced extension to parking area (F/22/92879).

The Committee was advised that an additional consultation response had been received from Hedge End Town Council – no objection.

It was proposed and seconded that condition 4 be reworded as follows:

*Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), no development permitted by Class E of Part 1, Schedule 2 and Class A of Part 2, Schedule 2 of the Order shall be carried out without the prior written consent of the Local Planning Authority. Reason: In the interests of safeguarding the visual amenities of the streetscene.*

**RESOLVED -**

**That permission be granted subject to the conditions set out in the agenda, with condition 4 amended as above.**

[NOTES: (A) The owner of 88 Hindmarch Crescent spoke in support of the application citing that he had not been aware that it was amenity land, the hardstanding had been extended for his wife who was disabled to access her car safely and that the fencing had been chosen to reflect what was present throughout the estate. He informed the Committee that he was happy with the choice of replacement fencing; (B) The Committee wanted to ensure that a situation where amenity land was sold to a householder did not happen again and wanted to ensure that the S106 agreements prevented this but accepted that given the history of the site the resident had done the right thing. The open railings would be a vast improvement on the current fencing for visual amenity and wildlife corridors.]

146. PLANNING APPLICATION - 8 PRECOSA ROAD, BOTLEY, SO30 2NX - H/22/92946

The Committee considered the report of the Executive Head of Planning and Economy (Agenda item 9) concerning an application for a two storey side extension after removal of existing car port (Re-submission) (H/22/92946).

Councillors were advised that pre-liminary bat assessments cannot be conditioned and the potential impact on bats needs to be established prior to determination of a planning application.

**RESOLVED –**

**That the Committee resolved to overturn the recommendation of refusal of planning permission and that subject to the submission and consideration of a preliminary bat assessment and amended plans to resolve Hampshire Highways' objection to the proposed parking provisions on site then to delegate back to the Executive Head for Planning and Economy, Chair, Vice-Chair and Local Ward Members for permission to be granted subject to conditions.**

The Committee's decision to overturn the recommendation was on the basis that they considered that with the submission of a satisfactory bat survey and amended plans to address HCC Highway's objection, a 2-storey side extension could be satisfactorily accommodated on site without an adverse impact on the streetscene or the character of the area.

(NOTES: (A) the applicant spoke in support of the application to accommodate her growing family without having to move; there had been no objections from neighbours and the proposed scheme was virtually identical to those at 4 and 6 Precosa Road. The staggered effect of the properties meant that the scheme would not result in a terraced effect. The applicant was unaware of the objection from Hampshire Highways but was more than happy to set the extension back and reorient the parking

spaces. The applicant had seen no signs that bats were roosting at the property, but should they be minded to grant permission a bat survey would be carried out; (B) The Committee were concerned that the applicant was not aware of the objection from Hampshire Highways and the bearing that objection could have on the application given the lack of objections from the parish council, neighbours etc. The Committee felt that the reasons for the refusal recommendation could be overcome.]

147. PLANNING APPLICATION - ITCHEN VALLEY COUNTRY PARK, ALLINGTON LANE, WEST END - F/22/92889

The Committee considered the report of the Executive Head of Planning and Economy (Agenda item 10) concerning an application for provision of new visitor facilities comprising the creation of tented events space at Highwood Barn Hub, Remodelling of Highwood and Kingfisher barns, Reprovision of play equipment at existing play areas, addition of 1 no. modular visitor building at High Hill Field, Provision of new parking area, Rewilding of existing parking bays on north west side of access road, installation of cess pits, alterations to access roads and footpaths and associated hard and soft landscaping and ancillary structures (F/22/92889).

The Committee were told of the following updates:

**Consultation Updates:**

- Highway Officer – Recommending £5k is secured to undertake a study of parking issues along Allington Lane post development, and consider parking restrictions as necessary.
- Environmental Health Officer – Objection to the submitted Noise Impact Assessment and Air Quality Assessment.
- Ecology Officer – Approved the submitted Bat Mitigation Strategy
- Portsmouth Water – No objection subject to Construction Environmental Management Plan

**Additional Representations**

One additional letter of objection and one additional comment letter received.

**Condition Updates**

- Tree constraint plan drawings added to condition 1 and reference to the design and access statement added to condition 2.
- Reference to Selta Green in condition 2 amended to Delta Green.
- Additional condition securing the approved bat mitigation strategy.

**RESOLVED –**

**To delegate back to the Executive Head for Planning and Economy in conjunction with the Chair, Vice Chair and Local Ward Councillors**

**Subject to (amended):**

- i) Submission of infiltration testing information for the sustainable drainage system to allow the council to complete the habitat regulation assessment.**
- ii) The receipt and consideration of Natural England's comments on the council's habitat regulation assessment.**
- iii) Submission of a revised air quality impact assessment and a revised noise impact assessment and receipt and consideration of the Environmental Health Officers comments.**
- iv) Securing £5k towards undertaking a study of parking issues along Allington Lane, to include parking restrictions and footway parking prohibitions.**
- v) The imposition of any necessary additional or amended conditions including updated list of amended plans.**

**GRANT PLANNING PERMISSION subject to conditions (as amended)**

[NOTES: (A) One member of the public spoke against the application citing the Ecological Impact Assessment (EIA) undervaluing the ecological status and the failure to mitigate these risks; (B) the agent spoke in support of the application highlighting the improved visitor facilities, significant biodiversity gain and the utilisation of off-site manufacturing; and (C) the Committee were very pleased to see the upgrades coming forward but wanted to ensure that the residents concerns regarding the EIA were addressed.]

**148. PLANNING APPLICATION - 1 LANKESTER HOUSE, KETTLE AND CAKE, FREEGROUNDS ROAD, HEDGE END, SO30 0HG - A/22/92460**

In light of the interest declared, Cllr House left the room at this point.

The Committee considered the report of the Executive Head of Planning and Economy (Agenda item 11) concerning an application for consent to Display the Advertisement (A/22/92460).

The Committee were updated that the 2 fascia signs as now proposed are both approximately 4.2m above ground level and the "Spring Tides" lettering above the door measures approximately 2m x 0.3m and the proposed sign on the side elevation measures approximately 6.2m x 0.6m.

**RESOLVED –**

**To grant advert consent subject to the conditions set out in the agenda.**

[NOTES: (A) the applicant spoken in support of the application, which was minimal in scale, not illuminated and had no impact on public amenity. The applicant had experienced issues with each of their applications and one which should have been determined by 8 May had subsequently been withdrawn and the fee not been refunded. The applicant questioned why this application had to come to Committee when it fell into permitted development rights; and (B) the Chair responded to the applicant and stated that the application had to come before the LAC for transparency purposes due to the location of a Councillors property. The Committee also requested that Development Management refund the application fee as quickly as possible.]

149. MAUNSELL WAY TRAFFIC REGULATION ORDER (TRO)

The Committee considered the report of the Traffic Management Engineer (Agenda item 12) concerning a Traffic Regulation Order (TRO) to introduce 'no waiting at any time' restrictions on Maunsell Way following the success of an experimental TRO.

**RESOLVED –**

**That the experimental Traffic Regulation Order, the effect of which was to introduce 'no waiting at any time' restrictions on Maunsell Way, be made permanent.**

[NOTE: the Committee thanked officers for the persistence of getting the order made permanent following several hurdles. This was an essential improvement and had been a success.]

150. VARIOUS ROADS TRAFFIC REGULATION ORDER (TRO)

The Committee considered a report by the Senior Engineering Specialist (Agenda Item 13) which detailed representations received in response to proposed waiting restrictions on various roads.

**RESOLVED –**

**That the Hedge End, West and Botley Local Area Committee approved the making of a Traffic Regulation Order (as amended), the effects of which are to introduce waiting and parking restrictions in:**

- a) Bader Close;
- b) Bedford Close, (and the unnamed access road between 7 & 9 Bedford Close) amended to remove the Double Yellow Line from directly outside numbers 6 and 7 and retain the element outside the maisonettes. The longer curve outside no. 32 Bedford Close to be a timed waiting

restriction for school pick up and drop off times to enable residents to use outside of those times;

- c) **Berry Close amended to retain the proposals for the Double Yellow Line at the head of the close (reduced to stop short of the driveway of nos. 6/7) and remove the two sections opposite and adjacent to nos. 30 and 31. This is to allow for parking by residents.**
- d) **Botley Road (One Way Service Road),**
- e) **Crusader Road,**
- f) **Goodlands Vale,**
- g) **Harris Avenue,**
- h) **Hemdean Gardens,**
- i) **Lynton Road,**
- j) **Simmons Close,**
- k) **Turnpike Way,**
- l) **Upper New Road,**
- m) **West Road and**
- n) **Westward Road**

**as advertised on 25 March 2022.**

[NOTE: A number of residents highlighted their concerns, comments and support regarding TROs for their roads, including a written statement.]

151. BOORLEY GREEN STREET NAMING REPORT

The Committee considered a report of Street Naming and Numbering Officer (agenda item 14) regarding appropriate street names for road's located in the Boorley Green development off Winchester Road following consideration for the options presented by the developer.

**RESOLVED –**

**That the road names contained within the report are accepted by the Committee**

[NOTE: Whilst the Committee approved the names within the report, they did ask that officers explored other themes, namely historical references, and other inspiration when putting street names forward in future.]

152. FINANCIAL MANAGEMENT

The Committee considered a report by the Local Area Manager (Agenda Item 15).

**RESOLVED –**

**That the Committee:**

- (1) **Allocated £2,130 towards the funding of Friday Night Football sessions at Botley Recreation Ground from this Committee's revenue budget;**
- (2) **Allocated £2,000 towards the funding of Park Sport 2022 from this Committee's revenue budget;**
- (3) **Approved the grant of £300 to Berrywood School from this Committee's revenue budget;**
- (4) **Approved the allocation of £52,541 (not including indexation) of developer's contributions from Boorley Park to install a new play area at Chancellor Park, Boorley Park. Also, to ask Cabinet to support the forward funding of the play area, if required, as detailed in the report and in line with the Council's infrastructure first approach;**
- (5) **Allocated the Developer's Contribution of £20,135 towards improvements to Moorgreen Meadows SSSI;**
- (6) **Approved the expenditure of £2,000 towards five dual-waste bins at Boorley Park from this Committee's revenue budget;**
- (7) **Noted the expenditure of £780 from this Committee's revenue budget towards two dual-waste bins in Hedge End;**
- (8) **Noted the expenditure of £1,265 from this Committee's revenue budget towards highway infrastructure repairs;**
- (9) **Noted the expenditure of £531 from this Committee's revenue budget towards Hatch Farm play equipment repairs;**
- (10) **Approved the expenditure of £5,500 from the Committee's revenue budget as a contribution towards the Young People's Wellbeing Service for 2022/23;**
- (11) **Approved expenditure of £4,080 from the Committee's revenue budget for six flower towers to be located in Hedge End, West End and Botley (HEWEB); AND**
- (12) **Allocated the Developer's Contributions of £27,121 towards Eastleigh Town Centre public realm improvements.**

153. APPOINTMENTS TO OUTSIDE BODIES

The Committee considered the report of the Local Area Manager (Agenda Item 16) concerning appointments to regulatory panels and outside bodies.

**RESOLVED –**

- **the nominations for 2022/23 municipal year appointments to regulatory panels and other groups as set out below were approved; and**

Regulatory Panels	Councillor nominations for 22-23
Licensing – to deal with issues not covered by the Licensing Act 2003 or the Gambling Act 2005	All members of the Committee to be appointed to a pool from which any three can be selected. (The requisite training must be completed before members can serve on a panel.)
Licensing Panels as appointed by full Council for the purposes of the Licensing Act 2003 or the Gambling Act 2005	Cllr Asman Cllr Pretty Cllr Welsh
Other Groups	
Community Grants Sub-Group	Councillors Hadaway, Gomer, Garton (LAC Chair), and Kinloch

- **That the Eastleigh Local Area Committee make appointments to the following Outside Bodies for the 2022/23 municipal year:**
  - Hedge End, West End and Botley Youth Partnership – Cllr Gomer**
  - North Whiteley Development Forum – Cllr Pretty**
  - Wildern Community Management Committee – Cllr Garton**
  - Hedge End, West End and Botley Business Community Group – Cllr Pretty**
  - Boorley Green Working Group – Cllrs Kyrle and Kinloch**
  - Hatch Farm Working Group – Cllrs Asman, Gomer and Tennent**
  - Deer Park Community Management Committee – Cllr Garton**

#### 154. ANNUAL REVIEW

The Committee considered a report from the Local Area Manager (Agenda Item 17).

#### **RESOLVED –**

**That the Committee considered and agreed the contents of the report**

#### 155. PLANNING APPEALS

The Legal Services Manager reported:

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

Land to the South of Netley Hill Farm, St John's Road, Hedge End, Southampton, SO30 4DG

Appeal against the Council's refusal to grant permission to fell 1 no. oak (T1) and replace.

11 Fairfax Mews, Thornhill, Southampton, SO19 6DY

Appeal against the Council's refusal to grant planning permission for infill ground floor extension with side wrap around, first floor addition over ground floor extension and existing garage.

Land South of Snakemoor Lane, East of Winchester Road (Denhams Corner), SO32 2BX

Appeal against the Council's refusal to grant planning permission for the construction of five adaptable dwellings for disabled persons/inter-generational families with widened vehicular access from Snakemoor Lane, new pedestrian access from Winchester Road, with land available for strategic Denhams Corner roundabout improvement scheme.

Holly Rise, Burnetts Lane, West End, Southampton, SO30 2HH

Appeal against the Council's refusal to grant planning permission for an outline application for the erection of no.2 detached dwellings and a double garage for the existing dwelling at Holly Rise with access off Burnetts Lane (considering access and layout only)

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

Hedge End Retail Park, Tollbar Way, Hedge End, SO30 2UH

Appeal against the Council's refusal to grant consent to undertake work to trees protected by a Tree Preservation Order (TPO).

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

The Malthouse, Church Lane, Botley, SO30 2EJ

Appeal against the Council's refusal to grant planning permission for a change of use from warehouse to 3no. dwellings with single storey rear extension, rear dormer windows, elevational alterations, car parking, and amenity space following part demolition of existing building without complying with a condition attached to planning permission Ref F/20/87233, dated 12 June 2020.

**RESOLVED -**

**That the report be noted.**

1. FIELD TITLEFIELD TITLE