

EASTLEIGH LOCAL AREA COMMITTEE

Wednesday, 30 March 2022 (7:30 pm – 8:31 pm)

PRESENT:

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

Apologies for absence were received from Councillor Dedhia

RESOLVED ITEMS (SUBJECT TO QUESTIONS ONLY)

29. DECLARATIONS OF INTEREST

Councillor Irish declared a non-pecuniary interest in Item 7 of the Agenda as he expected to be on the panel for Hampshire County Council to determine the application that was being consulted on.

30. MINUTES

RESOLVED -

That the Minutes of the meeting(s) held on 18 January 2022 be confirmed and signed by the Chair as a correct record.

31. CHAIR'S ANNOUNCEMENTS

The Chair stated that he was pleased to see some great photos of tree planting at Fleming Park and Magpie Lane, and that it was nice to see pupils from Nightingale Primary School involved along with Councillors Mann and Bicknell.

The Chair was pleased to report that the community garden project was continuing to flourish, and he also advised people to look out for the newly dug wildflower beds across the Borough.

The Chair mentioned that the summer would see lots of changes to the town centre with murals, lights, planters and benches in an exciting project that he was looking forward to seeing the final transformation.

The Chair was pleased to report that work had begun on the refurbishment of the Town Centre Toilets, which were now closed until they were finished, and alternative provisions were in place in Eastleigh House and many local businesses.

32. PUBLIC PARTICIPATION

A local resident raised concerns that the air quality data was not being kept up to date. He questioned when it was last looked at and when the analyser was going to be repaired.

The Chair stated that Officers would respond to him via email.

Another local resident mentioned the Lawn Road park improvements had come in substantially over budget. She wanted to know what lessons had been learned to ensure better value on park improvements in the future.

The Chair said that the improvements were not yet finished, but when they were, there would then be a lessons learned session and then they could report back to her.

33. PRESENTATION ON PLANNING GUIDELINES

The Planning Manager 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.

34. PLANNING APPLICATION - LAND OFF CHICKENHALL LANE, EASTLEIGH CONSULTATION - CS/22/92463

The Committee considered the report of the Executive Head of Planning & Economy (Agenda item 7) concerning the Land off Chickenhall Lane – HCC consultation for proposed material recycling facility. (Ref. CS/22/92463).

Councillors stated that whilst they were not against the general principal of recycling, this site was not currently suitable with all the points mentioned, and should the Chickenhall Lane link road be completed then it could be a different prospect.

RESOLVED -

That the Council responds to Hampshire County Council's Consultation with an objection to the proposed material recycling facility for the reasons outlined in the Officers' report, and further requests were made to Hampshire County Council for additional information to be included in the Council's response, as per the comments made by members at the meeting (appended to the signed minutes).

(Note: Councillor Irish declared a non-pecuniary interest in the item as he expected to be on the panel for Hampshire County Council to determine

the application that was being consulted on. He did not take part in the debate and abstained from voting.

Two members of the public spoke in objection to the consultation citing concerns, including but not limited to increased traffic in the area, further damage to air quality, increased HGV movements, no mention of Blaze in the consultation, pressure on current infrastructure, fire risks and proximity to the railway, airport and freeport if there was to be a fire. A more in-depth summary of points made is appended in the signed minutes.)

35. PLANNING APPEALS

The Legal Services Manager reported:-

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

143 Passfield Avenue, EASTLEIGH, SO50 9NH

Appeal against the Council's refusal to grant planning permission for the erection of 1 no. 2-bedroom, single-storey Wheelchair User Dwelling (Category M4(3) Building Regulations, 2010) to the rear of 143-145 Passfield Avenue, Eastleigh, SO50 9NH, together with associated access from Passfield Avenue.

This was a delegated decision.

Land at Toynbee Road, Eastleigh, SO50 9DH

Appeal against the Council's non-determination in time for the Construction of 105 dwellings together with access from Toynbee Road, associated parking public open space and landscaping following the demolition of existing buildings (amended plans).

This was a committee decision.

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

103 Bournemouth Road, Chandler's Ford, Eastleigh, SO53 3AE

Appeal against the Council's refusal of planning permission for the demolition of existing commercial building and construction of a part three-storey and part two-storey block of flats comprising of 6 no. 2 bed units and 2 no. 1 bed units, with associated parking, landscaping and access from Bournemouth Road.

This was a committee decision.

RESOLVED -

That the report be noted.

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ELAC 30th March 2022

Summary of points raised by members and public

- Concerns about increased traffic, noise, vibration and air quality
- Specific concerns about increased congestion at Bishopstoke Road / Twyford Road roundabout
- Concerns about fire risk at the site
- Clarification needed on tonnage of recyclables at the site, as different figures in different parts of the submission. Questioned how the tonnage would change over time.
- Clarification needed as to the types of odour generating activities on the site.
- Confirmation needed as to whether glass would be recycled on site, now or in the future, as this could have further issues regarding noise, pollution etc.
- Questioned where (and when) traffic data has been taken from.
- Confirmation needed on proposed improvements to Twyford Road roundabout and when these would be undertaken.
- Query as to whether the impact on bats has been fully considered and if there is a possibility of 24 operations with floodlights.
- Query as to whether there would be plans to use the railway to bring materials to the site.
- Query as to whether EBC waste vehicles would directly access the site.
- Confirmation needed on operating hours. Would there be daily operations on site, and at what times.
- Query as to whether alternative locations for the proposed development have been considered and why they were ruled out.
- Concerns about the proposal for off-site biodiversity mitigation in Netley, so far from the site. **Any necessary off-site mitigation should be in the Eastleigh area.**
- Question as to whether the capacity of the facility has taken account of future housing growth.
- Query as to how the Chickenhall Lane roundabout had been modelled.
- Noted that the development would be more acceptable if the Chickenhall Lane Link Road was built.

Update to paragraphs 68 and 69 of the committee report (additional points in red):

68. Should the application progress, EBC would recommend that the following additional information is requested from the applicants to allow for a more detailed assessment of the proposals:

- Reassessment of the background noise levels and resulting noise impacts of the development. Assessments should include hourly operation noise results compared with an hourly background level at that time and at night time in 15 minute intervals.
- Further assessment of the noise impacts of increased traffic in the local area **(including residential areas along Southampton Road and Leigh Road / Romsey Road)**, to include more sensitive times of day / week including early mornings, night time and weekends.
- Reconsideration of embedded noise mitigation measures in light of further assessments recommended above.
- Further information on the condition of the road near Chickenhall Cottages and any works required to upgrade the road surface.
- Assessment of local wind and atmospheric conditions to fully assess potential odour impacts.

- Clarification on whether odour would be emitted from lorries and any required mitigation.
- Further information on the types of activities that could generate odour and required mitigation.
- Confirmation as to whether glass is proposed to be recycled at the site.
- Further information to assess potential dust impacts, including clarification of the activities taking place and relevant mitigations.
- Further information on how roller shutter doors will be managed to prevent odour / dust escape.
- Further information regarding the interaction of winter groundwater levels and infiltration to determine no adverse impact on the River Itchen SAC.
- Confirmation that all opportunities for on-site biodiversity enhancement have been fully explored, e.g., green / brown roofs.
- Further detail regarding the proposed off-site biodiversity provision to ensure it would achieve a biodiversity net gain.
- Landscape and Visual Impact Assessment to be updated to include winter viewpoints and winter assessment, and a wireframe of the proposals superimposed on winter and summer viewpoint photographs.
- Further information to justify the proposed loss of trees, and details of tree replacements.
- Submission of an Arboricultural Method Statement and Tree Protection Plan.
- Further information to demonstrate how the development would meet BREEAM 'excellent' standard.
- Junction capacity analysis for the Twyford Road roundabout should be provided.
- A more robust assessment of current traffic conditions should be provided, utilising data from the Traffic Monitoring Station along Bishopstoke Road.
- Reassessment of traffic impacts on junctions based on realistic assumptions of staff travel patterns (i.e., commuters from the east most likely to use M27 and access the site via Eastleigh).
- Clarification of annual tonnage figures and how this would change in the long term.
- Visibility plans for the site accesses and review of car park layout to ensure safe pedestrian access.
- Clarification of where cycle parking and electric vehicle parking would be provided.
- Recommend extension of footway along Chickenhall Lane.
- Further information regarding proposed works to the Twyford Road roundabout and timings.
- Clarification of operating hours and what activities would be taking place at different times of the day.
- Further information regarding alternative sites that have been considered

69. Notwithstanding the objections raised by EBC, in the event that HCC were to recommend permission for the proposed works, the following matters are requested to be addressed through suitably worded conditions or obligations:

- Provision and monitoring of all measures required to mitigate the adverse impacts of the development.
- Financial contribution towards on-going monitoring of Air Quality Management Areas.
- Restrictions on the timings of HGV movements to reduce impacts during more sensitive times (e.g., night time, early morning).
- Provision, implementation and monitoring of a Construction Environmental Management Plan.

- Provision, implementation and monitoring of an Operating Environmental Management Plan, to include on-going maintenance of the access road and odour control mechanisms.
- Implementation of protected species mitigation.
- Provision of a Landscape and Ecological Management Plan.
- Implementation and maintenance of on-site biodiversity enhancements.
- Provision and management of off-site biodiversity mitigation scheme (if agreed).
- Monitoring fee for assessment and evaluation of the Travel Plan for a period of 3 to 5 years.
- Restrictions on operational capacity.

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