

HEDGE END, WEST END AND BOTLEY LOCAL AREA COMMITTEE

Monday, 22 January 2018 (7:00 pm – 8:40 pm)

PRESENT:

Councillor Clarke (Chairman); Councillors Tennent, Allingham, Asman, Garton (until 8.08pm), Corben, Hall, House, Kyrle, Morris and Pretty (until 8.08pm)

Apologies for absence were received from Councillors Boulton and Myerscough

RESOLVED ITEMS (SUBJECT TO QUESTIONS ONLY)

45. PUBLIC PARTICIPATION

There was no public participation on this occasion.

46. MINUTES

RESOLVED -

That the Minutes of the meeting held on 6 November 2017 be confirmed and signed by the Chairman as a correct record.

47. DECLARATIONS OF INTEREST

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

48. CHAIRMAN'S REPORT

The Chairman reported the following:

Hedge End, West End and Botley (HEWEB) Youth Grants

He was pleased to report that the application process for the HEWEB Youth Grants was well underway. The applications would now be considered by the HEWEB Youth Council and the Council's recommendations would be reported to this Committee for its consideration.

Hedge End Train Station

The car park at the train station was the responsibility of this Committee. Following an accident in the car park, markings were added to a raised part of the car park which had been installed some years ago to stop joy

riders. A review of the lighting was also undertaken and it had been decided that the current halogen lights would be replaced with Light Emitting Diodes (LEDs) which would be more efficient and improve the light levels and spillage.

Speed Limit Reminders (SLRs)

A new schedule for the speed limit reminders was being prepared by Borough Council officers. This schedule was based on existing data, information from the police and residents. Members were requested to forward any new locations to Alison Densham, Local Engagement Officer, for consideration and to review the proposed schedule which was due to commence in April 2018.

Boorley Green Community Development Worker

As previously reported, the developers of Boorley Park agreed to fund a Community Development Worker post as part of the Section 106 agreement with the Borough Council. The Chairman could now inform the Committee that Jacquie Rolls had been appointed to this position. Jacquie was very experienced in this line of work and had already made contact with new and existing residents, local groups and organisations. She was now attending the Boorley Green Working Group meetings.

Boorley Green Working Group

The Boorley Green Working Group met last Monday, 15 January 2018, to discuss progress on the house building programme. 120 homes had been completed with the second phase now underway. Pragmatic solutions to reopening one of the footpaths were also under consideration and an application for the diversion of the other footpath was being prepared for submission to Eastleigh Borough Council.

It was expected that the construction of the community centre and sports pavilion would commence in February 2018 subject to ground conditions. A meeting to discuss the site for the allotments was held last Thursday 18 January 2018 with members of the working group and representatives from the local allotment association.

49. AREA MANAGER'S REPORT

The Local Area Manager reported the following:

Mill Gardens Play Area

Following a well - attended consultation session at West End Library, the final design was selected and the contractor had been appointed. Work should commence on site in March subject to weather conditions. Staff at West End Parish Council and the Library must also be thanked for their help with the consultations.

Responses to residents' and councillors' requests

Kings Copse developments (Hindmarch Crescent/Watson Court) – staff and Councillors had been working with Foreman Homes and Hampshire County Council to resolve the issues around the adoption of the roads, trees and landscaping. Residents had been asked to comment on the proposals.

Cotswolds 'Trees' – a new species of tree had been planted outside of the 'Cotswolds' outdoor store in Hedge End. It was hoped that these trees would now thrive especially as an improved watering system had also been installed.

Moorgreen Road – 'The Pavilions' - a hedge had been partially removed to create a new path, but this had met with objections from local residents. Work had stopped in order to discuss alternative routes and the Borough Council had worked closely with West End Parish Council, the County Council and Barratts to agree revised plans.

Midlands Estate – a follow up meeting with residents to discuss car parking had been arranged for Wednesday 24 January 2018 to discuss the options which had been devised by engineers.

Street name plates – a programme was being drawn up for replacement name plates. It was also proposed that selected areas were also changed in their entirety with Cranbourne Park being the first area to be upgraded.

Dog fouling signs – all of the Borough Council's five Local Area Committees had contributed to new dog fouling signs. The Local Engagement Officers had now taken responsibility for targeting hotspot areas and they had been asked to co-ordinate campaigns with the town and parish councils.

Little Owls Kindergarten/Forest School

The Council had transferred the Little Owls and Forest School operations at Itchen Valley Country Park to a local provider, Youth Options. This was effective from January 2018. Youth Options had an excellent track record in the delivery of youth services and was already an established partner with the Borough Council. The staff had all been transferred to Youth Options so that continuity of service was maintained.

50. AGEAS BOWL REVIEW FOR 2017

Consideration was given to the report of the Local Area Manager (Agenda item 7) that reviewed the complaints and comments which had been received with the Council for the 2017 season. It drew comparison with the previous eight years and provided updates which addressed current residential concerns.

The majority of the report had been presented to the Ageas Bowl Liaison Panel on 16 November 2017, and there was also an update on community provision for councillors to note. Councillor Morris requested that the crossing point, walking from Botley Road to Tollbar Way was reviewed especially as this was part of the designated route from the station to the ground.

RESOLVED -

- (1) That the review of complaints, comments and recommendations for the Ageas Bowl during the 2017 season be noted;**
- (2) That the crossing point, walking from Botley Road to Tollbar Way be reviewed especially as this was part of the designated route from the station to the ground; and**
- (3) That the community offer at the Ageas Bowl be noted.**

51. COMMUNITY GRANTS 2018

Consideration was given to the report of the Local Area Manager (Agenda item 8) that advised that the Grants Panel had reviewed 35 applications and recommended that grants for 2018 were awarded to local organisations operating within the Hedge End, West End and Botley local area

RESOLVED –

That the community grants as contained in Appendix A to this report be approved.

52. FINANCIAL MANAGEMENT

Consideration was given to the report of the Local Area Manager (Agenda item 9) that recommended funding to support projects to meet identified local needs. The projects would also contribute to the achievement of corporate priorities.

RESOLVED –

- (1) That the allocation of £10,000 from reserves to fund the waste bin replacement programme for the local area be approved;**
- (2) That revenue funding of £1,500 as a contribution towards the external storage project at St. James' Church, West End be approved;**

- (3) **That the renewal of the existing service level agreement for another 12 months with revenue funding of £5,500 for the Young People's Wellbeing Service be approved;**
- (4) **That the allocation of the developer's contribution to the Bradbeers' roundabout public art project be approved; and**
- (5) **That the allocation of the future developer's contribution to the Berry Theatre entrance public art project be approved.**

53. PRESENTATION ON PLANNING GUIDELINES

Development Management staff 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.

54. PLANNING APPLICATION - FORMER BUDGENS STORE, 1 UPPER NORTHAM ROAD, SOUTHAMPTON, SO30 4DY

The Committee considered the report of the Lead Specialist for Housing (formerly Head of Development Management) (Agenda item 11) concerning an outline application for for mixed use redevelopment scheme within use classes A1 (shops), A2 (financial and professional services), A3 (restaurant/café), A4 (drinking establishment), A5 (hot-food takeaway), C3 (residential apartments up to 77 units) and D1 (non-residential institution), within two separate blocks, together with access, car parking, landscaping and associated works (all matters reserved) (Ref: O/17/80927).

RESOLVED -

That permission be REFUSED as per the reasons set out in the report.

(NOTE: Ten members of the public and one Hedge End Town Councillor spoke in objection to the application citing a number of issues including the following: that car parking in Hedge End was already inadequate and 77 more homes with cars would exacerbate the problem; that the proposed building was not attractive; that schools were at capacity; the site had no parking for visitors; it had detrimental impact on Ascot Place; the town would benefit from a supermarket or health centre but not takeaway restaurants; the stream would get clogged with more rubbish and drains would become blocked; a residential development was not required; and a clear vision was needed to encourage economic growth.)

55. PLANNING APPLICATION - LAND TO THE NORTH WEST OF BOORLEY GREEN, SO32 2BX

The Committee considered the report of the Lead Specialist for Housing (formerly Head of Development Management) (Agenda item 12) concerning a reserved matters application (pursuant to outline planning permission O/15/75953 which was subject to an Environmental Impact Assessment) for Phase 1 scheme equating to 301 residential dwellings with associated parking, road infrastructure, landscaping, open space, surface water drainage networks, on-site waste water treatment works, provision of additional vehicular parking for Hedge End Railway Station and bus only connection to Shamblehurst Lane North (Ref: RM/17/81628).

The Committee was advised of the following updates:

Amendments to the proposal

Further amended plans and information had recently been submitted and they were still under consideration. It was considered that the overall principles and design approach of the development were acceptable and that it was matters of specific detail in certain parts of the site that still needed addressing. It was considered that these could be satisfactorily resolved to ensure that an acceptable development meeting the necessary standards be created.

Consultation responses

Design and Landscape –

- *Amended house types and streetscenes* - some minor amendments required to the proposed house types and apartment blocks.
- *Amended landscape plans* – revised plans had been recently submitted to address the previous concerns and were still to be assessed.

Biodiversity –

- *Ecological issues* – an alternative, biodiverse grass seed mix was required and further information on the measures to protect the existing ditch network was still required.
- *Drainage issues* – comments were still awaited.

Natural England – No further objection.

- *Water Resource* – the Environment Agency's decision to modify the existing water abstraction permits for the River Itchen highlights the scarcity of water supply with Southern Water's area and a potentially significant constraint for future development. The authority should seek to ensure all new permissions, including the

current proposal, adopt the highest possible standards for water efficiency measures.

- *Water Quality* – The applicant had provided additional information that confirmed the high levels of nitrogen reduction that the proposed waste water treatment works could achieve. In light of this, and distance to the receiving European protected sites, it would be reasonable for the authority to conclude that the proposals would be unlikely to harm the interest features for which the protected species have been designated. On this basis, provided proposed sewage treatment works were secured by any permission and appropriate provision was made for any necessary maintenance, Natural England had no further objection to this aspect.

Revised Recommendation

Due to latest response from Natural England and conditions on the outline planning permission restricting water consumption levels no further mitigation against any adverse impact on the Solent and Southampton Water Special Protection Area (SPA), Solent Maritime Special Area of Conservation (SAC) and River Itchen SAC and River Test Site of Special Scientific Interest was required (bullet point ii) in original recommendation).

RESOLVED –

That it be delegated to the Head of Development Management (now Lead Specialist for Housing and Development), in consultation with Chair and Vice-Chair of Hedge End, West End and Botley Local Area Committee to APPROVE RESERVED MATTERS subject to:

- (1) **The recommended reasons and conditions;**
- (2) **The receipt of additional information and completion of consultations;**
- (3) **Any necessary condition additions or amendments, including updating the list of approved drawings; and**
- (4) **Appropriate measures to secure the transfer of the car park land to Eastleigh Borough Council, and the timely provision of the car park.**

(NOTE: Councillor Bodger, Curdridge Parish Council, raised concerns regarding the treatment sewage works, and the agent spoke in support of the reserved matters.)

56. PLANNING APPEALS

The Legal Services Manager reported that the following appeals had been dismissed:-

- Appeal against the Council's refusal of planning permission for the erection of a detached three bedroom dwelling on land to the rear with associated access and parking at 10 Romill Close, West End SO18 3NE (Ref: C/17/80065).

This was a delegated decision

- Appeal against the Council's failure to give notice within the prescribed period of a decision on a application for planning permission for a two storey rear extension and front dormer at 54 Lower Northam Road, Hedge End, SO30 4FQ (Ref: F/17/80388).

This was a delegated decision

RESOLVED -

That the report be noted.