

HEDGE END, WEST END AND BOTLEY LOCAL AREA COMMITTEE

Monday, 28 January 2019 (7:00 pm – 10:37 pm)

PRESENT:

Councillor Garton (Chair); Councillors Asman, Allingham, Corben, Gomer, House, Jurd, Kyrle, Pretty, Tennent and Trace

Also in attendance: Councillors

Apologies for absence were received from Councillors Boulton

RESOLVED ITEMS (SUBJECT TO QUESTIONS ONLY)

52. PUBLIC PARTICIPATION

There was no public participation on this occasion.

53. MINUTES

RESOLVED -

That the Minutes of the meeting held on 10 December 2018 be confirmed and signed by the Chair as a correct record.

54. DECLARATIONS OF INTEREST

Councillor Keith House declared a Non Pecuniary Interest in agenda item 11, Retrospective Planning Application - Land at Peewit Hill, Southampton SO31 8BL, because his partner lives 200 metres from the application site, but not in sight of it.

55. CHAIR'S REPORT

Eastleigh Community Safety Partnership

The Chair was pleased to report that she had participated in the Eastleigh Community Safety Partnership's sixth annual forum. Over 50 people attended with representatives from community groups, housing associations, the Police, One Community and the Borough, Town and Parish Councils. The theme was tackling anti-social behaviour with the emphasis on working with local partners. A number of schemes were also showcased including the Friday Night Football project which was doing well at Botley.

Park and Stride

The Chair had attended the official launch of the Park and Stride scheme, which operated from the former Budgens' car park in Hedge End. This site was used by children and parents from Shamblehurst School and also Wildern School. The opening times of the car park would remain under review.

Dowd's Farm

The new play equipment including zip wires was being well used by youngsters and had been positively received. The Committee had approved funding of £60,000 towards this project which was delivered in partnership with Hedge End Town Council.

Sunday's Hill Bypass

The bypass at Sunday's Hill in Hedge End had been opened by the Mayor, Councillor Tennent. The road linked up Heath House Lane/King's Copse Avenue and Junction 8 of the M27. This major investment in the local area was part of the planning agreement for Boorley Park. The aim was to improve traffic flows around Hedge End and Botley.

Itchen Valley Country Park

The entrance signage at the Country Park had been completed. The wooden structure was funded by the Committee and had been created by local artist, Richard Austin who was also responsible for the wood carving in Shafford Meadows.

Cheryll Kemsley

The Chair took the opportunity to thank Cheryll Kemsley, the Borough Council's Democratic Services Officer for her support to the Committee. Cheryll had prepared agendas, taken minutes and published the Committee's reports during the last four years. On behalf of the Committee, she wished Cheryll a very happy and healthy retirement.

56. LOCAL AREA MANAGER'S REPORT

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

The Committee had allocated £4,000 towards the annual HEWEB Youth Grants. Applications had now been considered by the Youth Council in conjunction with the HEWEB Youth Leader. The recommendations would be brought to the next Local Area Committee meeting in March for consideration.

The Pavilions - Public Art

The Pavilions (Moorgreen) steering group had met with the successful artist, Tim Ward of Circling the Square, to finalise the designs for “The Eternal Knot” which was based on a theme of community spirit whilst the remainder of the sculpture would depict the history of the site. Tim had also met with pupils from St. James’s School to gather their ideas along with those of the local history society.

Residents’/Councillors’ requests

New litter bins were now in place at Locke Road and Cranbourne Park. Posts had been installed at Downland Close, Botley to prevent illegal access to an area of open space.

Wildern Nature Reserve

The Committee had granted Hedge End Town Council permission to apply to Natural England to formally accept Wildern Nature Park and the surrounding area as a Local Nature Reserve. Confirmation has now been received from the Town Council that this status has been achieved.

Cricket World Cup

The Ageas Bowl would stage five Cricket World Cup matches in June. The Cricket World Cup trophy tour would be held at all the host venues with a Hampshire Cricket members’ event on 25 February. Places Leisure Eastleigh would also host an event on the same day with ten local schools and 300 children registered to – date. The Ageas Bowl would also be hosting a one day international between England and Pakistan on 11 May.

Botley Neighbourhood Plan

Borough Council officers and representatives of the Neighbourhood Plan Committee had met to work together on this important document for Botley.

Hilldene Community Centre

A feasibility study had ruled out using the hardstanding at the front of the Hilldene building for parking. As a result, it has been agreed that the current car park would be upgraded with an improved surface and new lining using the allocated funding from the Committee.

57. HEWEB LOCAL AREA ACTION PLAN 2019/20

The Committee considered a report by the Local Area Manager.

RESOLVED –

That the Hedge End, West End and Botley Local Area Action Plan 2019/20 be approved for adoption and publication.

58. HEDGE END, WEST END AND BOTLEY LOCAL AREA COMMITTEE COMMUNITY GRANTS REPORT

The Committee considered a report by the Assistant Local Area Manager.

RESOLVED –

That the Hedge End, West End and Botley Community Grants Report be approved.

59. IVY LANE AND ROSEMOUNT COURT PARKING RESTRICTIONS

The Committee considered a Report by the Senior Engineering Specialist relating to the proposed parking restrictions within the bell mouths of Ivy Lane and Rosemount Court.

RESOLVED –

That the new waiting restrictions within Ivy Lane and Rosemount Court be approved.

60. 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.

61. RETROSPECTIVE PLANNING APPLICATION - LAND AT PEEWIT HILL, SOUTHAMPTON SO31 8BL

The Committee considered a report by the Development Management Specialist relating to the retention of access gates (RETROSPECTIVE) on land at Peewit Hill. (Ref: F/18/84421).

Updates:

- No updates.

Cllr House moved to refuse planning permission contrary to the officer's recommendation, citing concerns regarding the visual obtrusion and urbanising impact of the development in this locality.

RESOLVED –

REFUSED PLANNING PERMISSION (recommendation overturned).

Reason: The gates, due to their size, design and location, are visually obtrusive and create an urbanising feature in the Countryside, to the detriment of the character and appearance of the locality. As such the Development is contrary to Saved Policies 1.CO and 59.BE of the Eastleigh Borough Local Plan Review (2001-2011) and Emerging Policy DM1.

(NOTES: a) Cllr House declared a personal non pecuniary interest in this application as his partner lives 200 meters from the application site, but not within view of the site. He remained in the room and voted on the application.)

62. PLANNING APPLICATION - LAND WEST OF WOODHOUSE LANE, HEDGE END SO30 2EZ

The Committee considered a report by the Development Management Senior Specialist concerning a hybrid planning application for Land West of Woodhouse Lane, Hedge End, SO30 2EZ. (Ref: O/18/83634).

Updates:

- Secretary of State Referral:
 - Referral to the Secretary of State prior to issuing a planning decision is not required.
 - The Secretary of State shall be notified of any decision made upon the issuing of that decision, as set out in the Regulations.
- Consultation Responses:
 - Outstanding Consultation Responses Received (written summary provided to Councillors; in brief, no objections, subject to conditions/S106 obligations):
 - Urban Design and Landscape;
 - HCC Children's Services;
 - HCC Minerals and Waste;
 - HCC Local Lead Flood Authority;
 - Scottish and Southern Electricity Networks;
 - Natural England;
 - Highways England;
 - British Horse Society;
 - HCC Countryside Access.
 - Responses Still Awaited:
 - Ecology;
 - Natural England (HRA Appropriate Assessment);
 - Scotia Gas Networks;
 - Sports England.
- Community Use:

- Progress has been made in relation to the Community Use Agreement (CUA) Clause within the S106:
 - Completion of CUA;
 - Will allow community use of the indoor and outdoor sports facilities and assembly hall for the duration of the time the buildings are used for educational purposes;
 - To be in place before the school is occupied for educational purposes (provided that the facilities are safely accessible, open and available).
 - Letter of Comfort from HCC in relation lease negotiations to enable third party access (with prior approval) to deliver future aspirations;
 - S106 discussions regarding other matters ongoing.
- Conditions:
 - New Conditions:
 - Condition added to confirm hours of construction works for school development;
 - Condition added to secure details of SINC fencing;
 - Condition added to secure incidental recovery of minerals on site, if appropriate;
 - Condition added to require monitoring of nutrient volumes in the water environment;
 - Condition added to required approval of residential travel plan;
 - Amended Conditions:
 - Condition 2: Plan numbers corrected;
 - Condition 3: Document reference added;
 - Conditions 5 and 6: Amended to separate bypass and school development phases;
 - Conditions 7 and 8: Wording added to clarify this relates to the school development and access works;
 - Condition 9: Amended to require submission within 6 months of occupation;
 - Condition 11: Wording added to clarify this is applicable to the school;
 - Condition 16: Plan numbers corrected;
 - Condition 17: 'And accord with' added;
 - Condition 18: Duplication with conditions 16 and 17, therefore deleted;
 - Condition 20c: Amended to take account of the operational impact on the M27 Junction 7;
 - Conditions 21-29, 33, 41 and 45: Wording added to clarify this is applicable to the residential development phases;
 - Condition 26k and o: Reference to Condition 3 corrected; Amended to require the detailed design to

take account of the secondary school travel arrangements;

- Condition 28: Amended to require the detailed design to take account of the secondary school travel arrangements;
- Conditions 30, 31 and 40: To be phased;
- Conditions 34 and 38: Submission of information to be phased;
- Condition 42: Corrected to refer to public water apparatus;
- Condition 46: Duplicate with condition 29, therefore deleted.

RESOLVED –

As amended: Delegate authority to Housing & Development Lead Specialist in consultation with Chair, Vice Chair, Leader of the Council and Ward Members, to **GRANT PERMISSION** subject to:

1. No material planning objections from outstanding consultees;
2. Comments from Natural England in relation to the HRA Appropriate Assessment;
3. Securing community use of indoor and outdoor sports facilities and assembly hall at Deer Park School;
4. Provisions to enable the Council to deliver improved sports facilities for the community; and
5. Satisfactory completion of the S106 legal agreement to secure all necessary obligations including a guarantee of permanent community use.

(NOTES: a) Five members of the public spoke in objection to this application citing a number of issues, including the following: inadequate parking for school drop offs, lack of primary school places, lack of provision for cycle parking, amount of houses in development, population increase in area and concern for roads becoming more congested; b) Hampshire County Council and Cllr Mercer spoke in support of the application.)

63. PLANNING APPLICATION - LAND NORTH AND EAST OF WINCHESTER STREET, BOTLEY SO30 2AA

The Committee considered a report by the Development Management Senior Specialist concerning a planning application for Land North and East of Winchester Street, Botley, SO30 2AA. (Ref: O/18/83698).

Updates:

- Secretary of State Referral:
 - Referral to the Secretary of State prior to issuing a planning decision is not required.
 - The Secretary of State shall be notified of any decision made upon the issuing of that decision, as set out in the Regulations.

- Consultation Responses:
 - Outstanding Consultation Responses Received (Written summary provided to Councillors; in brief, with the exception of SSE, no objections, subject to conditions/S106 obligations.):
 - HCC Children's Services;
 - Scottish and Southern Electricity Networks;
 - Highways England;
 - Hampshire Highways.
 - Responses Still Awaited:
 - HCC Children's Services;
 - Scottish and Southern Electricity Networks;
 - Highways England;
 - Hampshire Highways.

- Conditions:
 - New Conditions:
 - Condition added to require monitoring of nutrient volumes in the water environment;
 - Condition added to required approval of residential travel plan;
 - Amended Conditions:
 - Condition 2: Plan numbers corrected and 'for at least the first phase of development' added;
 - Condition 3: 'And accords with' added;
 - Condition 4: Duplication with Condition 2 and 3, therefore deleted;
 - Conditions 7, 8, 12, 13, 18, 19, 27: To be phased;
 - Condition 9c: Amended to take account of the operational impact on the M27 Junction 7;
 - Condition 21: Reference to plan number 251898_CH_15 deleted; amended to prevent occupation of units utilising the specific access.

Cllr Kyrle requested further consideration be given to providing an access from the site directly onto Winchester Street.

RESOLVED –

(As amended) **PERMIT**, subject to no material planning objections from outstanding consultees; comments from Natural England in relation to the

HRA Appropriate Assessment; and completion of the S106 legal agreement, delegated back to Chair, Vice Chair and Ward Members for final approval.

(NOTES: a) Two members of the public spoke in objection to this application citing a number of issues, including the following: inadequate parkin, too many houses being built in the local area, utilities currently at maximum capacity, road infrastructure is not appropriate, no semi-natural zones planned in, loss of countryside and not enough provision giving to walking and cycling measures; b) Cllr Mercer spoke in support of the application.)

64. PLANNING APPEALS

The Legal Services Manager reported:

(a) that the following appeal has been allowed:-

Appeal against the Council's decision to refuse planning permission for a mobile home, link unit and art studio at 146 Winchester Road, Botley. (Ref: F/18/82327).

This was a delegated decision.

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

Appeal against the Council's enforcement notice for a breach of planning control as alleged in the notice is of the change of use of the land (excluding the agricultural building) from use as agricultural to storage and distribution at land to the rear of Seddul Bahr, Allington Lane, Eastleigh SO30 3HP.
(Ref: APP/W1715/C/18/31930).

This was a delegated decision.

Appeal against the Council's decision to refuse planning permission for a single storey side extension including anew front porch attached to the side extension at 25 Rose Close, Hedge End, SO30 2GR.
(Ref: H/18/83321).

This was a delegated decision.

RESOLVED -

That the report be noted.

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