

HEDGE END, WEST END AND BOTLEY LOCAL AREA COMMITTEE

Monday, 17 June 2019 (7:00 pm – 8:45 pm)

PRESENT:

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

Apologies for absence were received from Councillors Jurd and Tennent

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RESOLVED ITEMS (SUBJECT TO QUESTIONS ONLY)1. PUBLIC PARTICIPATION

A member of the public addressed the concerns regarding new developments near busy roads. Specific attention was drawn to developments near the M27 in Hedge End. She stated that suitable height fences are necessary to ensure the safety for children.

2. MINUTES**RESOLVED -**

**That the Minutes of the meeting held on 4 March 2019 be confirmed and signed by the Chair as a correct record.**

3. DECLARATIONS OF INTEREST

There were no interests declared on this occasion.

4. CHAIR'S REPORT*Changes to the Committee*

Following the recent Borough Council elections, the Chair welcomed Councillor Tim Bearder to his first local area committee meeting. Tim is representing West End South. She also thanked former Borough Councillor Carol Boulton, who had retired from the Borough Council, for her contributions to the Committee's work. On behalf of the Committee, she also sent congratulations to Carol on becoming an Honorary Alderman of the Borough.

*Traffic Regulation Orders*

This Committee had discussed and agreed the traffic regulation orders for 2019/20. The process of advertising the TROs would begin with the aim of

formally considering the proposals in early 2020. It was noted that Ward Councillors were also considering 2 traffic studies for roads around St. James School and Berrywood School.

The result of feedback from the experimental orders in Cheltenham Gardens and Upper St. Helen's Road would be discussed with the Ward Councillors in July.

#### *Public Art at The Pavilions*

The installation of the knot sculpture has been completed at The Pavilions development in West End. The sculpture depicts the history of the site as a former workhouse and hospital. The designer was Tim Ward, from Circling the Square and he worked with a steering group comprised of Borough and Parish councillors and staff in consultation with Barratts, the developers and pupils at St. James's School.

This sculpture will be officially unveiled on 24 July and Councillors are invited to attend.

#### *Boorley Park*

Councillors have been advised by the developers that the sports pavilion and community centre at Boorley Park are close to completion. A meeting of the Boorley Green Working Group will be arranged to discuss the exact handover dates. Botley Parish Council is paying for an upgrade to the community centre's Main Hall flooring and is overseeing the installation of the main kitchen. Councillors recalled that the Committee agreed to allocate funding of approximately £30,000 towards the provision of this kitchen.

#### *Forthcoming team meeting*

Councillors were reminded that an additional team meeting has been arranged for Monday 22<sup>nd</sup> July. The draft agenda includes bridleways at Itchen Valley Country Park; funding for youth services across Hedge End, West End and Botley and the community investment programme priorities for 2019 – 2023. There will also be an opportunity for Councillors to confirm the annual priorities for street name plates.

## 5. LOCAL AREA MANAGER'S REPORT

**Resolved – the Committee noted the Local Area Manager's report as detailed below:**

#### *Berrywood Open Space*

The Committee recently allocated funding towards the upgrade of the boardwalk at the back of Berrywood School. This project has now been completed by the Council's Construction and Implementation Team.

Local residents have also requested that part of the adjacent open space is mown to create a kick about area. This was trialled last year and proved popular with local youngsters. The Chair approved the repeat funding of £1,234 which will pay for 2 grass cuts during the Summer.

#### *Wildern Swimming Pool*

The project team for the replacement of the Wildern swimming pool roof has been formed and has now met. It has been confirmed that the main pool will be open throughout the summer holidays. This is good news and it also means that Parksport's free swimming sessions for those aged between 8 –16 will go ahead. The Committee will be updated as this project progresses.

#### *Former Budgen's Car Park*

Hedge End Councillors were approached by a number of residents and local businesses requesting an extension to the opening hours of the former Budgen's car park. The Council's Direct Services team agreed with Councillors to trial new opening hours until 7.30pm, Monday to Sunday. This will be reviewed towards the end of the summer.

#### *Community Investment Programme*

The annual review of projects within the Committee's Community Investment Programme has commenced. The Local Area Manager has met with the clerks of Hedge End Town Council, Botley Parish Council and West End Parish Council. These meetings have been held to discuss local priorities and to ensure that any funding is used effectively.

#### *Speed Limit Reminders*

The Committee will shortly be deciding its priorities for the local area in terms of siting the speed limit reminders. Locations are determined by the data collected each time the devices are activated, known as the trigger data, local residents' requests and information from Hampshire Police. At the request of the Committee, more modern speed limit devices are being researched which will have improved technology and new graphics. Initial quotations have been received at a cost of £3,500 per device.

#### *Litter bins*

A review is due to be undertaken of the litter bin provision in the local area. This will also include the new development at Boorley Park.

## 6. FINANCIAL MANAGEMENT

**Resolved – The Committee approved:**

- (1) the allocation of the developer's contribution of £1,500 for the Hilldene car park project;
- (2) the allocation of the developer's contribution of £32,282.09 for the Peewit Hill reptile receptor site;
- (3) the allocation of the developer's contribution of £29,701.01 for the upgrades at High Hill Field, Itchen Valley Country Park;
- (4) the allocation of the developer's contribution of £20,418.04 for the flood resilience project in Hedge End;
- (5) the allocation of the developer's contribution of £104,522.46 for the play trail, related public art and maintenance of the open space for the first phase of the St. John's development, Hedge End;
- (6) the allocation of the developer's contribution of £33,087.03 for the provision of maintenance and supervision of the balancing pond and surrounds at Cheltenham Gardens; and
- (7) the allocation of reserves subject to the Chair's approval, in lieu of the receipt of the developer's contribution for the Cheltenham Gardens' project as detailed in recommendation (6).

#### 7. ANNUAL REVIEW

**Resolved – The Committee considered and agreed the contents of the Annual Review.**

#### 8. PRESENTATION ON PLANNING GUIDELINES

Housing and Development specialists 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.

#### 9. PLANNING APPLICATION - LAND NORTH WEST OF WINCHESTER ROAD, BOORLEY GREEN

The Committee considered the report of the Development Management Senior Specialist (Agenda item 10) concerning an application for variation of condition 3 of outline planning permission O/15/75953 to allow revisions to the parameter plans for movement & access, landscape, density, building heights and land use at Land North West of Winchester Road, Boorley Green (Ref: X/19/84943).

The Committee was **updated** that:

The revised parameter plans provided greater scope for a future bridge over the railway linking the Boorley Gardens and Woodhouse Lane developments due to the increased area of public open space at the southern end of the site on which it could land. This development is not

required to make any financial contribution towards the provision of such a bridge, but a clause would need to be added to the S106 to ensure any future bridge could land on the area of public open space.

Revised recommendation:

- Subject to completion of S106 legal agreement to secure a financial contribution towards off-site provision of sports pitches at Woodhouse Lane sports hub, in lieu of the previously proposed on-site provision, and additional clause to allow any future bridge over the railway to land within the open space in the southern part of the site.
- Amendment to condition 3 to include previously approved access plan:  
(3) The development hereby permitted shall be carried out in general accordance with the details shown on the drawings P1388.PP.01 rev B, P1388.PP.02 rev A, P1388.PP.03 rev A, P1388.PP.04 rev A, P1388.PP.05 rev A, ITB11055-GA-104 rev D.
- Additional condition requiring details of drainage, levels and landscaping for southern area of open space to ensure that it is generally useable all year round.

Resolution

Members **resolved** that subject to:

- Completion of S106 legal agreement to secure a financial contribution towards off-site provision of sports pitches at Woodhouse Lane sports hub, in lieu of the previously proposed on-site provision, and additional clause to allow any future bridge over the railway to land within the open space in the southern part of the site.
- Discussions with applicant to bring provision of on-site public open space forward earlier.

then delegate to Head of Housing and Development, in consultation with Chair and Vice-Chair of HEWEB Local Area Committee to **PERMIT** subject to all conditions originally attached to planning permission O/15/75953, as amended and added to by X/18/82986 with Condition 3 reworded as follows:

- (3) The development hereby permitted shall be carried out in general accordance with the details shown on the drawings P1388.PP.01 rev B, P1388.PP.02 rev A, P1388.PP.03 rev A, P1388.PP.04 rev A, P1388.PP.05 rev A, ITB11055-GA-104 rev D.

(NOTES: The agent spoke in support of the application.)

10. PLANNING APPLICATION - OPEN SPACE AT MIDLANDS ESTATE, WEST END

The Committee considered the report of the Development Management Senior Specialist (Agenda item 11) concerning construction of 2no. laybys to accommodate 12no. car parking spaces on existing open space, with associated landscaping on open space at Midlands Estate, West End, SO30 3AD (Ref:F/19/84848).

**RESOLVED -**

**That permission be permitted as per the conditions and notes in the agenda.**

(NOTES: One person spoke regarding the application, citing concerns regarding vehicle access and parking as her disabled son visits often. The Planning Officer stated that the yellow lines were being implemented for safety purposes. Councillors acknowledged the speaker's concerns and reassured that her son's disabled badge would allow for parking on the yellow lines.

(The Chair reiterated that this type of scheme did not set a precedent for the local area.))

11. PLANNING APPLICATION - LAND AT NETLEY FIRS, KANES HILL, SOUTHAMPTON

The Committee considered the report of the Development Management Senior Specialist (Agenda item 12) concerning an outline application for the demolition of existing buildings and erection of 23 employment units for B1 & B2 use (up to 5,905 sqm of floor space) and associated car parking and access on land at Netley Firs, Kaneshill, Southampton. Detailed matters considered: Access and layout.

The Committee was **updated** that:

Report Updates

- Amended layout rec/d 6.6.19
- Ecological addendum rec/d 13.6.19
- Additional highways information rec/d 14.6.19
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This additional/amended information is currently being considered and the recommendation to Members requires the outstanding issues raised by Ecology, Environmental Health, HCC Highways & Southampton City

Council Highways to be satisfactorily resolved, and completion of S106, before permission could be granted.

### Resolution

Members **resolved** that Subject to

- i) Receipt of satisfactory amended plans and additional information to address outstanding issues relating to Ecology, Environmental Health and Highways;
- ii) Satisfactory completion of consultations;
- iii) Any resultant amendments or additions to conditions; and
- iv) Completion of S106 legal agreement

then delegate to Head of Housing & Development in consultation with Chair and Vice-Chair of HEWEB Local Area Committee to **PERMIT** subject to the conditions and notes listed in the agenda, and any others subsequently required by consultees.

(NOTES: Three people spoke in objection of the application citing concerns regarding rights of access, unacceptable increases in traffic flow, negative impacts on the environment, pollution, loss of privacy, speed limit concerns (especially regarding lorries). The agent spoke in support of the application.)

## 12. PLANNING APPEALS

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

- Appeal against the council's non-determination within time for construction of 2no. two bed single storey dwellings with associated garaging and landscaping following demolition of existing stable block at Moorgreen Farm, Burnetts Lane, West End, Southampton. SO30 2HH (Ref: F/18/84398).

This was a delegated decision.

- Appeal against the Council's refusal of planning permission for the erection of a 3 bedroom detached house with associated parking and bin and bike storage at 17 Sherborne Way, Hedge End, Southampton, SO30 OGY.

This was a delegated decision.

- Appeal against the Council's refusal of planning permission for the erection of a detached house at 1 Marls Road, Botley, Southampton. SO30 2EY.

This was a delegated decision.

- Appeal against the Council's Non Determination for the 'Demolition of existing buildings and erection of two storey building comprising offices and storage area. Erection of detached workshop at Thorneydown Farm, Moorhill Road,

Southampton. SO30 3AY. Change of use to caravan sales and associated office and workshop. Formation of embankment'.

The appeal will follow the Hearing procedure.

that the following appeals had been dismissed:-

- Appeal against the decision of Eastleigh Borough Council regarding the development erection of two detached dwellings at 140 Winchester Street, Botley, SO30 2AA.

The application (Ref O/17/81515), dated 14 September 2017, was refused by notice dated 28 November 2017 (APP/W1715/W/18/3202244).

This was a delegated decision.

- Appeal against the decision of Eastleigh Borough Council to change of use from C2 Residential Care Home to a D1 Registered Nursery and the addition of an attached C3 Flat at Hilltop, West End Road, Bursledon. The application (Ref F/18/83038) dated 24 April 2018, was refused by notice dated 25 September 2018.

**This was a Bursledon, Hamble-Le-Rice and Hound Local Area Committee decision and had appeared in error on this agenda.**

that the following appeals had been split decisions:-

- Appeal against the decision of Eastleigh Borough Council for the development of a retrospective application for a single storey rear extension and garage conversion. The application (Ref. H/18/84294) dated 22 October 2018, was refused by notice dated 4 December 2018.

Decision:

The appeal is dismissed in respect of the garage conversion.

The appeal is allowed and planning permission is granted for a single storey rear extension at 43 Hellyar Rise, Hedge End, Southampton in accordance with the terms of the application, Ref. H/18/84294, dated 22 October 2018, subject to the condition that the development is carried out in accordance with the following approved plans insofar as they are relevant to the extension: OS based Location Plan; Drawing Nos. 001 & 101 (APP/W1715/D/19/3221580). This was a delegated decision

**RESOLVED -**

**That the report be noted.**

13. APPOINTMENTS TO OUTSIDE BODIES

**Resolved – The Committee made the following appointments to outside bodies:**

- Hedge End, West End and Botley Youth Partnership - Councillor Gomer
- North Whiteley Development Forum - Councillor Pretty
- Wildern Community Management Committee - Councillor Garton
- Hedge End, West End and Botley Business Community Group - Councillor Pretty
- Boorley Green Working Group - Councillors Kyrle and Trace

14. APPOINTMENTS TO (A) REGULATORY PANEL; AND (B) COMMUNITY GRANTS SUB-GROUP

**Resolved – The Committee made the following appointments to (a) Regulatory Panel; and (b) Community Grants Sub-Group:**

- (a) **Regulatory Panel** - to deal with Licensing issues not covered by the Licensing Act 2003 or Gambling Act 2005. All Councillors to serve as a 'pool', from which three Councillors could be called upon as required
- (b) **Community Grants Sub-Group** - Councillors Gomer, Jurd and Trace with Councillor Garton in the Chair.

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