

HEDGE END, WEST END AND BOTLEY LOCAL AREA COMMITTEE

Monday, 25 January 2021 (7:00 pm – 9:26 pm)

PRESENT:

Councillor Garton (Chair); Councillors Asman, Allingham, Corben, Gomer, House, Jurd, Kyrle, Pretty, Tennent (from 20.08), Trace and Bearder

RESOLVED ITEMS (SUBJECT TO QUESTIONS ONLY)

85. DECLARATIONS OF INTEREST

Councillor Corben declared a pecuniary interest in the planning application for construction of a Victorian greenhouse at 2 Fairlie Close, Hedge End, Southampton, SO30 4WQ (Agenda item 14), as he is the applicant.

Councillor House declared a personal interest in the planning application for a single storey side extension at 63 High Street, Botley, Southampton, SO30 2ES (Agenda item 13), as the applicants are his daughter and son-in-law.

86. MINUTES

RESOLVED -

That the Minutes of the meeting held on 2 November 2020 be confirmed and signed by the Chair as a correct record.

87. PUBLIC PARTICIPATION

There was no public participation on this occasion.

88. CHAIR'S REPORT

Botley Bypass

The Chair reported that work had commenced for the Botley Bypass. This much needed infrastructure had been championed by members of this Committee, past and present, and they had been pleased to work in collaboration with Hampshire County Council and Botley Parish Council to make the project a reality.

Community Grants

The Chair reported that normally there would be a report on the annual community grants at this time of year. However, as detailed in the Financial Management Report, applications were reduced by the effects of

Covid primarily. Consequently, applications for one off “bounce back” grants were introduced and the closing date for applications was that day (25/01/2021). A full report, including all of this year’s grants, would be produced for the next local area committee on Monday 8 March.

Re-opening High Streets Safely

The Borough Council had successfully bid for National Government funding aimed at boosting the local high streets following the on-going impact of Covid. An Action Plan Manager has been appointed for our local area, Bea Pearson, and she would be working closely with the Parish and Town Councils to devise an action plan which could incorporate surveys, possible upgrades to signage, street furniture and footfall counters.

West Hampshire Clinical Commissioning Group

At a recent team meeting, the West Hampshire Clinical Commissioning Group (CCG) presented the results of the recent residents’ survey for the Eastleigh Southern Parishes. An independent estates review was also being undertaken to inform future healthcare provision. The dialogue with the CCG had been very much appreciated especially during these difficult times.

New Local Area Manager

The Chair was pleased to announce that Kitty Budden had been appointed to the position of Local Area Manager for Hedge End, West End and Botley. Kitty will formally commence her new role in April. The Chair thanked current Local Area Manager, Julia Birt, for her hard work and dedication to the role.

89. **LOCAL AREA MANAGER'S REPORT**

Shamblehurst Lane pedestrian crossing

The Local Area Manager reported that this project had been a long - term priority for the Committee and construction commenced just before Christmas. Works would need to be undertaken by the utility company and then the bus shelter would also be installed.

Partnership working

A site meeting between the Environment Agency, Hampshire County Council and Eastleigh Borough Council was carried out on 4 December 2020. 11 properties were visited in Botley and Hedge End and an action plan for each property was agreed. Some of the works would be relatively quick to carry out, such as the jetting of drains, whilst others will require engineering solutions.

Midlands Estate

The construction of this scheme was completed just before Christmas. The additional parking had been well received by residents and the final element would involve tree planting which would enhance the scheme.

Ageas Bowl Matchday Restrictions

A working group of Council staff met before Christmas to discuss potential restrictions for selected match days at the Ageas Bowl. Councillors will recall that a high level of complaints were received when the Ageas Bowl hosted matches during the Cricket World Cup. Representations were also received at the Ageas Bowl Liaison Panel from residents.

The lead officer had been advised that the Committee needs to review any correspondence to residents regarding consultation and proposals.

Woodhouse Lane

Two planning applications at Woodhouse Lane for additional sports facilities and community use of 3 new football grass pitches, in addition to footpaths, public open space and landscaping would be presented to councillors for their consideration at the next Local Area Committee meeting on 8 March. As well as enhancing the leisure provision for Deer Park School pupils, these new facilities would provide a base for Hedge End Rangers FC if planning was approved.

90. **FINANCIAL MANAGEMENT**

The Committee considered a report by the Local Area Manager (Agenda Item 7) setting out recommendations for expenditure from the Committee's revenue budget and developer contributions.

RESOLVED –

That the Committee approved:

- (1) three community grants to local organisations as stated totalling £1,500;**
- (2) the allocation of the developers' contributions of £25,809 for the upgrades at West End Parish Centre;**
- (3) the allocation of the developers' contributions of £25,000 for the automation of the village clock and upgrades to the clock tower in Botley;**

- (4) the allocation of the developers' contributions of £22,320 for upgrades to the Drummond Centre in Hedge End;
- (5) the allocation of the developers' contributions of £13,132 for toilet upgrades at either the Old School House or the Town Centre in Hedge End;
- (6) the allocation of the developers' contributions of £20,673 for upgrades to the play area at Moorgreen Recreation Ground;
- (7) the allocation of the developer's contribution of £41,125 for upgrades to the play area at Botley Recreation Ground;
- (8) the allocation of the developers' contributions of £33,544 for upgrades to the outdoor recreation facilities at Turnpike Way Recreation Ground;
- (9) the allocation of the developers' contributions of £47,242 for the public art project at Hatch Farm;
- (10) the allocation of the developers' contributions of £10,554 for upgrades to the pathways at Pudbrook open space in Botley;
- (11) the allocation and receipt of funding from the Solent Recreation Mitigation Partnership (Bird Aware Solent) of £132,300 for the upgrade of existing paths at Itchen Valley Country Park subject to final confirmation;
- (12) notes the expenditure of £1,920 for 6 litter bins from this Committee's revenue budget;
- (13) the expenditure of £2,390 for a speed indicator device from this Committee's reserves; and
- (14) the expenditure of up to £1,300 per year for the relocation of the speed indicator device from this Committee's revenue budget.

91. LOCAL AREA ACTION PLAN

The Committee considered a report by the Local Area Manager (Agenda Item 8) setting out recommendations for updates and priorities for the coming year for the Local Area Committee.

RESOLVED –

The Committee:

- (1) noted the progress on identified projects and priorities during 2020; and
- (2) approved the Hedge End, West End and Botley (HEWEB) Local Area Action Plan 2021/22 shown in Appendix Two of the report for adoption and publication.

92. PRESENTATION ON PLANNING GUIDELINES

The Development Management 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.

93. PLANNING APPLICATION - HEDGE END RETAIL PARK, TOLLBAR WAY, HEDGE END, SO30 2UH

The Committee considered the report of the Development Management Principal Planning Officer (Agenda item 10) concerning an application for removal of existing Oak tree T4 and provision of hard and soft landscaping scheme including new tree planting, amenity space and associated development at Hedge End Retail Park, Tollbar Way, Hedge End, SO30 2UH (Ref: T/20/89127).

Members were updated as follows:

- Amendment to Condition 4 (submission of arboricultural method statement and tree protection plan) – Addition of text to require that the LPA must be notified of the date of the approved tree works at least three working days in advance of those works being carried out and representative of the Council shall be permitted to be present for these works if so desired.
- Amendment to Condition 7 (long-term tree management plan for the retained mature Oak trees) – Addition of text to require trees to be managed in accordance with the approved plan.

RESOLVED -

PERMITTED, as per the committee report, with amendments to Conditions 4 and 7 as set out in the presentation, and an amendment to Condition 6 to increase the duration of the replacement planting requirement to 10 years.

[NOTES: (A) Cllr Tennent arrived at 20.06, he did not take part in the debate nor vote on the item as he was not present for the discussion. (B) The agent spoke live in support of the application, and also in support of Agenda item 11, citing the tree has limited long-term viability and that a significant package of mitigation, including the planting of 12 new trees, was proposed.]

94. PLANNING APPLICATION - HEDGE END RETAIL PARK, TOLLBAR WAY, HEDGE END, SO30 2UH

The Committee considered the report of the Development Management Principal Planning Officer (Agenda item 11) concerning an application for various tree works at Hedge End Retail Park, Tollbar Way, Hedge End, SO30 2UH. (Ref: T/20/89128).

Members raised concerns during the debate that the trees appeared fine without any intervention and trees in the countryside seem to do well being left alone to grow so it appears that the work is not necessary for the health of these important trees.

RESOLVED -

(Recommendation Overturned) delegated to the Head of Housing and Development in consultation with the Hedge End, West End and Botley Committee to agree final wording, REFUSED on grounds of the works not being necessary for the health and maintenance of the trees.

[NOTE: The agent previously spoke live (in Agenda item 10) in support of the item, citing the works were minimal and have a negligible effect on the condition of the trees.]

95. PLANNING APPLICATION - BOUNDARY LAKES GOLF COURSE, MOORHILL ROAD, WEST END, SOUTHAMPTON, SO30 3XH

The Committee considered the report of the Senior Planning Officer (Agenda item 12) concerning application for the erection of a golf course clubhouse and ancillary facilities, golf cart store and car parking area, together with repositioned internal access roads, landscaping and SuDs at Boundary Lakes Golf Course, Moorhill Road, West End, Southampton, SO30 3XH (Ref: F/20/88655).

Members were updated as follows:

- Report Correction: Paragraphs 25, 63 & 64 should read Moorhill Road (instead of Moorgreen Road);
- Additional condition: The illumination of the consented signs should be no greater than 600 candela per square metres and no light source should be visible from the highway.
Reason: In the interests of highway safety and amenity.

RESOLVED -

Subject to satisfactory receipt of the following documents, completion of consultations on the additional information and any associated conditions:

- I. **Management plan for bar/ lounge (including opening hours and measures to control noise, odours and disturbance).**
- II. **Construction Environmental Management Plan**
- III. **Proposed ground levels and relationship to existing levels both within the site and on immediately adjoining land and include details of retaining walls.**
- IV. **A desk study, site investigation and where necessary remediation scheme to deal with ground contamination.**
- V. **Full design details of the sustainable drainage system (including attenuation pond) and future maintenance arrangements.**

- VI. **Investigation of the condition of the drainage ditch (with photographic evidence) including measures to repair the ditch where necessary.**
- VII. **Ecological mitigation and enhancement plan with location of biodiversity enhancement measures.**
- VIII. **A precautionary method statement for reptiles.**
- IX. **Details of external lighting (including light spill diagram)**
- X. **Details of materials to be used in the external surfaces of the development.**
- XI. **Elevations and details of the entrance gate and any boundary treatments.**
- XII. **Full soft landscape specification and management schedule for a minimum of five years**

Additional Requirement:

- XIII. **Details of the operation of the golf clubhouse during major event days.**

Delegated to the Head of Housing and Development in consultation with the Chair, Vice-Chair and local Ward Councillors to GRANT PLANNING PERMIT.

[NOTE: The agent spoke live in support of the application, citing If the clubhouse were sited in the new location it would be able to deconflict golf traffic from cricket and hotel traffic and enable golf to be played on more days per year as there are currently several days when golfers can't play on major event days at the cricket ground, and this adversely impacts on The Club's viability.]

96. **PLANNING APPLICATION - 63 HIGH STREET, BOTLEY, SOUTHAMPTON, SO30 2ES**

The Committee considered the report of the Senior Planning Officer (Agenda item 13) concerning an application for a single storey side extension at 63 High Street, Botley, Southampton, SO30 2ES. (Ref: H/20/88887).

Members were updated as follows:

- Condition 1: Plan number updated to 01 rev A to 01 Rev B.

RESOLVED -

That permission be granted as set out in the committee report with amendment to Condition 1 as set out in the presentation.

[NOTE: Councillor House declared a personal interest in the planning application, as the applicants are his daughter and son-in-law. He turned off his microphone and camera and did not take part in the debate or vote.]

97. PLANNING APPLICATION - 2 FAIRLIE CLOSE, HEDGE END, SOUTHAMPTON, SO30 4WQ

The Committee considered the report of the Senior Planning Officer (Agenda item 14) concerning an application for construction of a Victorian greenhouse at 2 Fairlie Close, Hedge End, Southampton, SO30 4WQ. (Ref: H/20/89080).

RESOLVED -

That permission be granted as set out in the committee report.

[NOTE: Councillor Corben declared a pecuniary interest in the planning application, as he is the applicant. He switched off his camera and microphone and did not take part in the debate or vote.]

98. PLANNING APPEALS

The Head of Legal Services reported:-

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

Wildgrounds, Brook Lane, Botley SO30 2ER

Appeal against the Council's refusal of planning permission to replace the existing dwelling of 'Wildgrounds' with 2 dwellings. The proposal additionally sought to demolish the agricultural barns which were located to the rear of the dwelling. (F/20/87263)

Croft Farm, Winchester Road, Southampton SO32 2BX

Appeal against the Council's refusal of planning permission for the erection of a detached bungalow. (F/19/86814)

Unit 3, Lankester House, 1 Freegrounds Road, Hedge End, Southampton SO30 0HG

Appeal against the Council's refusal of planning permission for the prior approval for change of use for A1 (retail) to A3 (restaurants and cafes) without complying with a condition attached to planning permission Ref J/17/80081, dated 11 April 2017. (X/19/86760)

RESOLVED -

That the report be noted.

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