

EASTLEIGH LOCAL AREA COMMITTEE

Tuesday, 14 September 2021 (7:00 pm – 10:30 pm)

PRESENT:

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

RESOLVED ITEMS (SUBJECT TO QUESTIONS ONLY)

1. CHAIR'S REPORT

The Chair reported:

- After 18 months of cancelled events Eastleigh had been making up for lost time with a whole host of community activities taking place over the summer months.
- Expressed his thanks to the Asian Welfare and Cultural Association (AWCA) for the Mela, and to Eastleigh Pride for a wonderful Pride festival. To the BID for the urban beach and other fun Friday activities, and to the team at the Point for Summer Social, bandstand music, Eastleigh Unwrapped and for the Film Festival that started this week.
- He had attended the opening of the North Stoneham Community centre at the weekend and was given a tour of the building and was pleased to see the Changing Places toilet which is available for the public to use. It was great to see and feel a great community spirit building at North Stoneham Park.
- He had also attended the Mayors thank you where the Committee's own Cllr Darshan Mann handed over more than £18k to his mayor's charities, which had been collected during his term in office - a wonderful achievement and very much welcomed by the charities.
- He had also visited the Community Pantry in Tinning Way, a very well-run facility where Eastleigh residents could get lots of shopping for five pounds. Lots of fresh and frozen food was available and there were no restrictions on becoming a member.
- Upcoming events for the area included the continuation of the Film Festival and a creative café at the Point for 13–17-year-olds after school and he urged residents to visit the Point's website for more details.
- Plans were underway for the Christmas lights switch on, scheduled for the 20 November. There are likely to be a laser show

instead of fireworks this year, with lots of stalls and of course Santa's grotto.

- The Chair thanked Cllrs Campbell and Irish and council officers who held a kick-off meeting for the community garden in the High Street Multi Use Games Area (MUGA). There was good attendance by enthused residents.
- There had been a number of consultations running to get residents views on cycle routes, along with one to help replace the vandalised free space skate park. He urged local residents to get involved when they saw consultations, so that their views could help shape Eastleigh.

2. PUBLIC PARTICIPATION

A local resident who was registered blind urged the Committee to consider those that were blind, visually impaired and who had reduced mobility when looking at plans for the town centre. Blind and visually impaired people, along with their guide dogs (if they had them), rely on kerbs, tactile paving, and audible pedestrian crossings to navigate through the town centre. Advertising boards, planters and tables and chairs all presented hazards, and ideally there should be a straight line for them to walk.

Another local resident raised the issue of the almost lapsed planning permission on the former Civic Offices site and questioned the plans for it going forward as it did not provide a particularly welcome gateway to the town.

The same resident also asked whether bins could be removed from rear access ways as despite residents being required to remove them by the end of the scheduled collection day, many were left out for much longer.

3. DECLARATIONS OF INTEREST

Councillor Irish declared a non-pecuniary interest in agenda item 9, recommendation 1, as he is involved with the Stoneham development.

4. PRESENTATION ON PLANNING GUIDELINES

A 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.

5. PLANNING APPLICATION - LAND AT TOYNBEE ROAD, EASTLEIGH, SO50 9DN - F/20/89489

The Committee considered the report of the Executive Head of Planning and Economy (Agenda item 6) concerning an application 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). (Ref: F/20/89489).

The Committee received the following updates:

Consultee updates:

- Environmental Health – No objection. Following the submission of further information, it is now considered that issues relating to noise and vibration can be satisfactorily dealt with via condition.
- Environment Agency – No objection subject to conditions re: contaminated land and surface water drainage. The conditions are listed in the main agenda report, but the comments were not listed under the Consultation Responses.

Amended recommendation:

- Amend i) of recommendation to read as follows:
 - i) Receipt and consideration of further amended plans and consultation responses relating to design, landscape and ecology
- Add following conditions re: noise and vibration:
 - Submission and approval of a Mechanical Ventilation Heat Recovery scheme
 - Installation of measures set out in noise impact assessment
 - Submission and approval of detailed vibration assessment and installation of any vibration isolation measures found to be necessary
- Add condition requiring asbestos survey to be submitted for approval

RESOLVED -

That permission be DEFERRED to request that the scheme be amended to have no 4 storey buildings, a reduced number of units, more parking, reduced use of Mechanical Ventilation Heat Recovery system, discussions with HCC re: traffic calming on Toynbee Road and as many environmentally sustainable measures as possible.

[NOTES: (A) Two members of the public spoke in objection to the application citing concerns around over development, parking and overlooking; (B) The agent spoke in support of the application citing the opportunities for a sustainable development with the location, the high-quality design and the efficient use of land and public open space.]

6. PLANNING APPLICATION - BARTON PEVERIL COLLEGE, CHESTNUT AVENUE, EASTLEIGH, SO50 5ZA - F/21/90116

The Committee considered the report of the Executive Head of Planning and Economy (Agenda item 7) concerning an application for the

construction of a three-storey building for business school with external 2nd floor terrace, parking, external lighting and landscaping. (Ref: F/21/90116).

The Committee received the following updates:

Report updates:

- Paragraphs 1 and 34 - The building has capacity for 734 students (rather than 750) based on the minimum floor level advised by the department for education.
- Paragraph 33 - The college's funding agreement has been increased to 4,025 students (from 3,577)
- Paragraph 33 - and the college is now renting seven classrooms (rather than six) at Stoneham Park for a two-year period.

Condition updates

- Amendments to condition 17 (sustainability) - to allow the building to achieve a BREEAM very good level (rather than excellent) and for evidence to be provided within 6 months of occupation.
- Addition condition (sustainability) – Requiring design stage evidence to be submitted (before commencing development above dpc level) showing the building will meet BREEAM very good level and the 15% improvement in predicted carbon emissions.

RESOLVED – that planning permission be GRANTED as set out within the committee report and with the condition updates.

[NOTES: (A) One local resident spoke in objection to the proposal citing concerns around noise, disturbance, loss of privacy and highway impact; (B) the Principal and Project Manager spoke in support of the proposal citing the rise in demographic for the area meaning there was already limited space at the college to accommodate the additional 700 to 900 places, the quality of the development and the benefit to those living in the Borough.]

7. AIR QUALITY UPDATE REPORT

The Committee received a report from the Pollution Control Specialist updating on air quality issues with the Committee's Air Quality Management Areas (AQMA) and the progress against the Committee's Air Quality Action Plan (AQAP).

It was acknowledged that COVID-19 had had a significant impact on the team's ability to carry out some of the actions in the plan but had had a positive impact on the air quality as less people were travelling by car during the lockdowns.

RESOLVED – That the Eastleigh Local Area Committee noted:

- (1) **the final air quality measurements for Eastleigh in 2020; and**
- (2) **progress made against the Air Quality Action Plan.**

[NOTE: One member of the public addressed the Committee about the report citing concerns regarding the accuracy of the data, speed of uploads onto the website and source apportionment.]

8. FINANCIAL MANAGEMENT REPORT

The Committee considered a report by the Local Area Manager (Agenda item 9) that contained recommendations for expenditure from the Committee's capital and revenue budget.

The Committee were advised that an urgent additional recommendation was required for works at the Lawn Road Recreation Ground.

RESOLVED –

That the following were approved:

- (1) **£208,896 is allocated for public art at North Stoneham Park from developers' contributions;**
- (2) **Up to £14,000 is allocated to Pirelli Park climbing frame upgrade from Pirelli Park developers' contributions set aside for future maintenance;**
- (3) **Up to £8,000 is allocated for the refurbishment of the Bandstand from the Town Centre Maintenance revenue budget; and**
- (4) **Up to £10,000 is allocated for a new basketball hoop and goal unit for Lawn Road Recreation ground from the Revenue Budget (additional recommendation)**

9. PLANNING APPEALS

The Legal Services Manager reported:

That the following appeals had been lodged:-

9 Selwyn Gardens, Eastleigh, SO50 4PX

Appeal against the Council's refusal of planning permission for a retrospective application for a 1.8m high fence around the perimeters of the garden.

This was a delegated decision.

103 Bournemouth Road, Chandlers Ford, SO53 3ZJ

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 6no. 2 bed units and 2no. 1 bed units, with associated parking, landscaping and access from Bournemouth Road (amended description).

This was a Local Area Committee decision.

RESOLVED -

That the report be noted.

10. MINUTES

Following comments from some Councillors regarding the minutes of the 25 March meeting, Officers produced an amended set which were circulated ahead of the meeting.

RESOLVED -

That the Minutes of the meetings held on 25 March 2021 (as amended) and 8 June 2021 be confirmed and signed by the Chair as a correct record.

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1. FIELD TITLEFIELD TITLE