

HEDGE END, WEST END AND BOTLEY LOCAL AREA COMMITTEE

Monday, 10 October 2022 (7:00 pm – 8:54 pm)

PRESENT:

Councillor Garton (Chair); Councillors Asman, Corben, Gomer, Hadaway, House, Kinloch, Kyrle, Pretty, Tennent and Welsh

Apologies for absence were received from Councillors Bearder

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RESOLVED ITEMS (SUBJECT TO QUESTIONS ONLY)

156. DECLARATIONS OF INTEREST

Councillor Gomer declared a non-pecuniary interest in Item 10 on the Agenda as he is a neighbour of the applicant.

157. MINUTES

**RESOLVED -**

**That the Minutes of the meeting held on 13 June 2022 be confirmed and signed by the Chair as a correct record.**

158. PUBLIC PARTICIPATION

There was no public participation on this occasion.

159. CHAIR'S REPORT

**Hatch Farm**

The Chair reported at the last Local Area Committee meeting, that work had started on the wheeled sports on The Willows development at Hatch Farm. The work on this facility has largely been completed now and our younger residents are enjoying using it. Plans are afoot to hold an event to celebrate its opening, and details will be shared with the local community in due course.

**Hedge End Way Play Trail**

The new wooden play trail at Hedge End Way has been installed. The Chair has visited the site and can wholeheartedly agree with the feedback that has been received – this is a fantastic new facility that will be greatly enjoyed by the children in our community.

**Shamblehurst Lane to Tollbar Way Bridleway**

Recently, the Council's Streetscene team have carried out work to re-open the bridleway between Tollbar Way and Old Shamblehurst Lane in Hedge

End to enable horse riders and walkers to use the bridleway safely. While some additional work remains to be completed, the bridleway is now looking great.

### **Itchen Valley Country Park**

IVCP has recently been awarded the Keep Britain Tidy Charity's Green Flag Award for a 13th year. This award is a nationally recognised mark of quality, and it reflects the hard work and commitment of the team at the park in ensuring the park is well maintained, has excellent facilities and is professionally managed. The £3.3M programme of improvements will continue to improve this wonderful park for current and future generations.

### **Hedge End Green Routes**

The Wayfinder sculptures that have been designed and hand-crafted by a talented artist blacksmith are soon to be installed in three locations in the Grange Park/ Dowd's Farm area of Hedge End. The sculptures, funded through public art contributions from local development, will help walkers navigate through the local path network and encourage people to take green routes rather than more urban routes, supporting their health and wellbeing, and enhancing their enjoyment of the local environment. Work started on the ground works last week and the installation of the Wayfinder sculptures is due to take place later this month, weather depending.

### **West End Heritage Markers**

Residents of West End should also see work commencing on the installation of the West End Heritage Markers soon. These double-sided markers have been created to celebrate notable people from the history of West End and will be installed in 3 locations along the West End High Street. These attractive sculptures have been funded through public art contributions from local development and will enhance the local environment for residents and visitors to West End.

### **Community Grants**

The local Community and Youth Grants scheme opened on Friday 7 October and run until 18 November this year. The scheme provides an opportunity for charities and not for profit organisations in Hedge End, West End and Botley to apply to the Local Area Committee for grants for up to £500 towards one off projects, equipment and individual events. Organisations can apply until 18 November and all application will be considered by the Local Area Committee in January.

## 160. **LOCAL AREA MANAGER'S REPORT**

### **Boorley Park MUGA**

The Local Area Manager reported that ball stop netting has been installed at the Boorley Park Multi-Use Games Area or MUGA in response to issues raised by nearby residents. The netting raises the height of the fencing

along the western edge of the MUGA and will help to reduce the likelihood of balls being kicked over the fencing here.

### **West End Village Centre Public Realm Improvements**

The Council's Construction and Maintenance have carried out some initial improvements to West End's High Street to improve the appearance of the area, with new bins being installed, and unnecessary signage and tree guards removed. Other opportunities to enhance the appearance of the village centre are currently being explored.

#### 161. **PRESENTATION ON PLANNING GUIDELINES**

The Senior 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.

#### 162. **PLANNING APPLICATION - HOLLY TREE FARM, MADDOXFORD LANE, BOTLEY, SOUTHAMPTON, SO32 2DB**

The Committee considered the report of Executive Head of Planning and Economy (Agenda item 8) concerning an outline application with all matters reserved (except for access) for the construction of up to 221 dwellings and a Scout hall, new access on to Maddoxford Lane; pedestrian accesses, emergency vehicle link, parking, drainage, pumping station, hard landscaping, soft landscaping, play areas, ecological enhancements and diversion of public right of way (Botley Footpath 026/3/1) following the demolition of two dwellings and associated domestic outbuildings and stable block; demolition of car repair garage, sheds and cabins and clearance of scrap yard use. (Ref: O/22/92771).

There were no updates.

### **RESOLVED -**

**That permission be REFUSED as set out within the committee report.**

(NOTE: Two people spoke in objection to the application. Councillor Mercer, on behalf of Botley Parish Council, cited concerns, including but not limited to, the potential amalgamation of Botley Village and Boorley Green due to the lack of green space and size of the development, and concerns regarding the countryside and settlement gap policies. One member of the public spoke in objection citing concerns, including sewage capacity, traffic levels and the proposed site access being in an inappropriate place.

The agent for the applicant spoke in support of the application, despite recognising that it could not be supported in as it currently stood.)

163. PLANNING APPLICATION - LAND NORTH WEST OF WINCHESTER ROAD, BOORLEY GREEN, HAMPSHIRE, SO32 2BX

The Committee considered the report of the Executive Head of Planning and Economy (Agenda item 9) concerning an application for the proposed Deed of Variation to S106 legal agreement dated 16 June 2016 associated with outline permission O/15/75953, as amended by X/19/84943, to amend the triggers for the completion of the Highways Works Agreement for the Shamblehurst Lane North Works and the Winchester Road/Bubb Lane/Snakemoor/Botley Road Roundabout Works to prior to the occupation of no more than 50 dwellings; and for completion of the Shamblehurst Lane North Works and Bus Access Restrictor Works to prior to the occupation of no more than 350 dwellings; and to add a trigger for the provision of an accessible Pedestrian and Cycle Route from Winchester Road to Shamblehurst Lane North prior to occupation of no more than 200 dwellings and a trigger for the completion of an on-site Bus, Pedestrian & Cycle Route prior to the occupation of no more than 350 dwellings. (Ref: V/22/93385)

The Committee were updated that Paragraph 43 of the committee report stated that first occupations were anticipated in October 2022, but the applicant had confirmed this was now likely to be November 2022.

A lengthy discussion took place where the Committee raised concerns about the lack of work on infrastructure and the time being proposed to deliver much-needed connectivity within the site.

Councillor Kyrle proposed an amendment to the substantive recommendation, which was seconded by Councillor Kinloch. This was carried as follows:

**RESOLVED -**

**Members resolved to delegate to the Executive Head of Planning & Economy, Chair and Vice-Chair to negotiate with the applicant to secure some revised triggers as set out in the table below:**

Existing Obligation	Current trigger	Trigger proposed by application	Trigger proposed by Members
<i>Paragraph 2, Part 1, Schedule 7 - Enter into S278 highways agreement for Shamblehurst Lane North Works and Winchester Road/Bubb Lane/Snakemoor/Botley Road Roundabout works</i>	Prior to 1 <sup>st</sup> occupation	Prior to 50 <sup>th</sup> occupation	Prior to 50 <sup>th</sup> occupation

<b>Paragraph 6, Part 1, Schedule 7 - Complete Shamblehurst Lane North Works</b>	<b>Prior to 150<sup>th</sup> occupation</b>	<b>Prior to 350<sup>th</sup> occupation</b>	<b>Prior to 150<sup>th</sup> occupation</b>
<b>Paragraph 1, Part 2, Schedule 7 - Submission and approval of bus access restrictor proposals by HCC</b>	<b>Prior to commencement</b>	<b>Prior to 1<sup>st</sup> occupation</b>	<b>Prior to 1<sup>st</sup> occupation</b>
<b>Paragraph 3, Part 2, Schedule 7 - Complete bus access restrictor works</b>	<b>Prior to 150<sup>th</sup> occupation</b>	<b>Prior to 350<sup>th</sup> occupation</b>	<b>Prior to 150<sup>th</sup> occupation</b>
<b>New Obligation - Provision of an accessible pedestrian and cycle route from Winchester Road to Shamblehurst Lane North (route to be agreed)</b>	<b>n/a</b>	<b>Prior to 200<sup>th</sup> occupation</b>	<b>Prior to 50<sup>th</sup> occupation</b>
<b>New Obligation - Provision of bus route and pedestrian and cycle route through the site from Winchester Road to Shamblehurst Lane North</b>	<b>n/a</b>	<b>Prior to 350<sup>th</sup> occupation</b>	<b>Prior to 150<sup>th</sup> occupation</b>

(NOTE: Councillor Mercer spoke in objection to the application, on behalf of Botley Parish Council, citing concerns, including but not limited to, the lack of work on the footpath, which was promised with the Boorley Park development, that Botley Parish Council felt that work on footpaths and roads could continue as they do not impose on the rest of the development. Botley Parish Council also wanted to raise an overall objection to the triggers and the confusion surrounding them.

The applicant spoke in support of the application stating that alternative triggers were necessary to be able to provide additional community benefits within the full package.)

164. PLANNING APPLICATION - 8 CHAPEL CLOSE, WEST END, SO30 3FF

The Committee considered the report of the Executive Head of Planning and Economy (Agenda item 10) concerning an application for the

conversion of utility and single storey rear extension to create attached annex, new porch and raised patio to the rear. (Ref: H/22/92920)

There were no updates.

## **RESOLVED -**

**That permission be PERMITTED as set out within the committee report.**

(NOTE: Councillor Gomer declared a non-pecuniary interest in Item 10 on the Agenda as he is a neighbour of the applicant. He left the room before the application was heard and did not take part in the debate or vote on the application.)

### 165. PLANNING APPEALS

The Legal Services Manager reported:-

(a) that the following appeals had been lodged:-

TURNPIKE WAY, HEDGE END, SO30 4RA (PN/21/91255)

Appeal against the Council's refusal of the installation of 1no. 15m telecoms monopole to include wraparound cabinet at base and associated ancillary works.

7 PARK VIEW, HEDGE END. SO30 4EP (T/22/92274)

Appeal against the Council's refusal to carry out works to protected trees.

(b) that the following appeals had been allowed:-

11 FAIRFAX MEWS, THORNHILL, SOUTHAMPTON, SO19 6DY (H/21/91977)

Appeal against the council's refusal of infill ground floor extension with side wrap-around, and 1st floor addition over ground floor extension and existing garage.

(c) that the following appeals had been dismissed:-

LAND SOUTH OF SNAKEMOOR LANE, EAST OF WINCHESTER ROAD (DENHAMS CORNER) (F/20/87925)

Appeal against the Council's refusal of five adaptable dwellings for disabled persons/inter-generational families with widened vehicular access from Snakemoor Lane, new pedestrian access from Winchester Road, with land available for strategic Denhams Corner roundabout improvement scheme.

TURNPIKE WAY, HEDGE END, SO30 4RA (PN/21/91255)

Appeal against the Council's refusal of the installation of 1no. 15m telecoms monopole to include wraparound cabinet at base and associated ancillary works.

LAND TO THE REAR OF SOVEREIGN DRIVE AND PRECOSA ROAD, BOTLEY (F/20/87625)

Appeal against the Council's refusal of the construction of 106 no. dwellings, new access from Sovereign Drive, associated landscaping and drainage works following demolition of No. 47 Sovereign Drive and Hats Copse House (net 104 no. dwellings).

**RESOLVED –**

**That the report be noted.**