

WEST END PARISH COUNCIL

**MINUTES OF THE MEETING OF THE PLANNING AND HIGHWAYS COMMITTEE HELD ON
TUESDAY, 7TH AUGUST 2018 AT 7.15 P.M.
IN THE PARISH CENTRE, CHAPEL ROAD, WEST END, SOUTHAMPTON**

Present: Councillors: R Davis Chairman
J Goguel
J Asman

In attendance: Mr S Mockford – Deputy Clerk
Mrs K Hartley – Admin Officer

Members of the Public: 4 members of the public

065/18/PL APOLOGIES

Apologies received and accepted from Councillor Hellier. Councillor Smith was absent from the meeting.

066/18/PL DECLARATION OF INTERESTS

There were no interests to declare.

067/18/PL MINUTES OF THE MEETING HELD ON TUESDAY, 17TH JULY 2018

The minutes of the meeting of the Planning & Highways Committee held on Tuesday 17th July 2018 were accepted as a true record of events and signed by the Chairman.

Proposed: Councillor J Asman

Seconded: Councillor J Goguel

In favour: Unanimous

068/18/PL MATTERS ARISING

1. **EBC Draft Local Plan.** The Clerk has sent WEPC's response to the Local Plan consultation – forwarded to all Councillors. Noted. See Appendix I.
2. **HEWEB Local Area Meeting.**
 - (a) Resolved: That an experimental order subject to comment and agreement from the developer, Barratt Homes, at The Pavilions (old Moorgreen Hospital site) be approved. Councillor Asman commented that EBC are currently liaising with Barratt Homes to ascertain the best way forward with regard to the Traffic Order and developers' contributions.

- (b) Itchen Valley Country Park – awarded a Green Flag for the 10th year in succession. The Green Flag was awarded by the Keep Britain Tidy charity for achieving the highest standards in terms of operating the park and providing first class facilities. Noted.
3. **The Pavilions – Parking Issues from Ageas Bowl Events.** E-mail received from Councillor Gomer with update on parking issues at The Pavilions. Resident has advised stewards provided for an evening event worked very well, but no stewards provided for day time events. Councillor Gomer to follow situation closely. Noted.

069/18/PL EASTLEIGH BOROUGH COUNCIL PLANNING APPLICATIONS FOR WEEKS ENDING 13TH, 20TH & 27TH JULY 2018

H/18/83524 Brecqhou, Little Quob Lane, West End, Southampton
Erection of single storey detached log cabin in rear garden

No Objection with following concerns:
Cabin is already built but application not retrospective
Cabin should not be used for residential or business purposes

Proposed: Councillor J Goguel
Seconded: Councillor R MacDonald
In favour: Unanimous

H/18/83517 5 Tower Place, West End, Southampton
Construction of pitched roof over front and side single storey element and extension of pitched roof to cover full length of front elevation

No Objection

Proposed: Councillor R Davis
Seconded: Councillor J Asman
In favour: Unanimous

H/18/83531 25B Moorgreen Road, West End, Southampton
Two storey side extension

No Objection

Proposed: Councillor J Goguel
Seconded: Councillor R Davis
In favour: Unanimous

H/18/83034 113 Moorgreen Road, West End, Southampton
Single storey rear extension

No Objection

Proposed: Councillor J Asman
Seconded: Councillor J Goguel
In favour: Unanimous

H/18/83552 Bethal House, 11 The Drove, West End, Southampton
Single storey rear extension following demolition of existing conservatory

No Objection

Proposed: Councillor J Goguel
Seconded: Councillor J Asman
In favour: Unanimous

EBC LIST OF DECISIONS – WEEKS ENDING 13TH, 20TH AND 27TH JULY 2018

T/18/82794 3 Southern Road, West End, Southampton
1 x Sweet Chestnut – crown reduce by up to 3m from the branch tips to suitable growing point leaving a natural crown outline with a maximum live pruning wound diameter of 60mm
CONSENT

T/18/83107 285 West End Road, West End, Southampton
Various tree works
CONSENT

T/18/83210 26 Runnymede, West End, Southampton
1 x Ash (T1) fell
CONSENT

H/18/83183 13 Charmwen Crescent, West End, Southampton
Single storey rear extension (part retrospective)
PERMIT

H/18/83124 13 Larch Close, West End, Southampton
Single storey rear extension, first floor front extension, porch extension and elevational alterations
PERMIT

T/18/83198 12 Haselfoot Gardens, West End, Southampton

1 x Hornbeam – 3m crown reduction

1 x Beech – 3m crown reduction

CONSENT

O/18/82538 The Piggeries, Allington Lane, West End, Southampton

Outline application for development of existing agricultural site to light industrial uses (use classes B1 (b) and B1 (c), general industrial use (B2) with access from Allington Lane (all other matters reserved) (amended description)

REFUSE

ENFORCEMENTS

The Clerk had been informed of 5 enforcements and 2 concluded.

The Deputy Clerk also informed Councillors of an update from Phil Wiseman, EBC, of an ongoing enforcement issue and also an e-mail from a resident regarding an issue with fly tipping. Both issues noted.

070/18/PL

PLANNING CORRESPONDENCE

1. E-mail received from Southampton to London Pipeline Project re. EIA Scoping Notification and Consultation. Deadline for consultation is 24th August 2018. Details can be found at:
<https://infrastructure.planninginspectorate.gov.uk>
Sheridan Mockford to advise WEPC do not have any comments with regard to the Consultation.
2. Notification received of Planning Appeal for 16 Ullswater Avenue, West End – Lawful development certificate for existing use: Erection of 2 metre high fence. Start Date: 23/7/18. Noted.
3. Update from Clerk following meeting with Julia Birt, Local Area Coordinator:
 - a. EBC recently met with CCG (Clinical Commissioning Group) – no decision re. future development at Moorgreen site.
 - b. West End Traffic Study – Julia Birt keen to be involved with this. *Councillor Goguel expressed an interest in becoming involved with this.*
 - c. Pavilions – Ageas coning and stewarding. Paid for by additional contributions from Barratt Homes. Original legal agreement includes traffic management in the long term.
 - d. WEPC to contact Dawn Errington re. hedge replacement and entrance onto Moorgreen (which is still being used).
 - e. Hatch Farm Working Group – Julia Birt will be asking for nominations from WEPC.
 - f. CWC19 – Cricket World Cup 2019. Julia Birt to ask Steve Collins/Ross McLean (EBC Officers) to meet up with WEPC to discuss local level issues. No financial gain for WEPC but an opportunity to celebrate the

occasion and raise the profile of West End. Encourage local traders to be involved? Decorate the High Street – suggestion to extend the Bunting Licence and maybe extend bunting further along the High Street to Telegraph roundabout? Julia also mentioned that WEPC should apply for road closure for Carnival asap.

g. Flower Towers in High Street – EBC will be looking for local sponsorship in future years. *Councillors suggested The Ageas Bowl is approached re. sponsorship.*

h. Public Art – brief has been forwarded to artists.

All points noted.

4. Copies of correspondence received from PCSO Heaton and Julia Birt re. public bench located at top of Upper New Road near mini roundabout and Elizabeth Close. Resident has asked if bench can be relocated due to a group congregating at the bench and causing a disturbance. Julia Birt has commented that she would not be in favour of relocating the bench as the group would congregate at an alternative location. Councillors agreed with Julia Birt that the bench should remain in its current location and asked Sheridan Mockford to liaise with the police on this matter.

071/18/PL

HIGHWAY MATTERS

1. E-mail received from local trader re. parking situation arising from events held at The Ageas Bowl. Customers have complained that there is a lack of parking for normal activities in West End e.g. hairdressers etc. Resident would like to know how the Parish Council will help local businesses remain open for their customers during these events. Councillor Asman said it is planned to carry out a traffic study in the near future. A representative from Hampshire Highways will shortly be attending a Planning & Highways Committee meeting which will enable the Parish Council to discuss such issues. Sheridan Mockford to respond to local trader.
2. Raised drain on footpath in Western Road, West End – reported to Highways.
3. Barriers causing obstruction at bottom of Chalk Hill, West End – reported to Highways.
4. Councillor Asman commented on the amount of cars parked along the approach road to Atlantic Park View when passing through this evening. Sheridan Mockford advised that this was due to the gates of the car park at Cutbush Lane not being opened prior to Your Sport starting their activities on the site. He assured Councillors that this was a one-off and the gates would be opened for all future activities taking place during August.
5. Councillor Davis reported that the hedges from the top of Upper New Road have still not been cut.

Question from member of the public

Resident questioned retrospective planning and asked why it was easy to acquire planning permission after the building work has been completed? Councillor Asman said it was up to Councillors to keep a watchful eye on any building works in the area. Sheridan Mockford commented that West End do not get very many retrospective planning applications.

072/18/PL DATE OF NEXT MEETING

The next meeting will be **Tuesday, 21st August 2018 at 7.15 pm.**

There being no further business the Chairman closed the meeting at 8.29 p.m.

DRAFT

APPENDIX I



WEST END PARISH COUNCIL

The Parish Centre, Chapel Road, West End, Southampton, SO30 3FE
Tel: (023) 8046 2371 - Fax: (023) 8047 4147. E-mail: clerk@westend-pc.gov.uk

3rd August 2018

Local Plan Consultation
Eastleigh Borough Council,
Upper Market Street,
Eastleigh,
SO50 9YN

Dear Sirs,

West End Parish Council would like to respond to the consultation on the Local Plan with the following comments:

1. The Parish Council supports the 13 objectives in the Local Plan. West End is pleased to see that 'tackling congestion' is one of these objectives, as this is a major concern of the Parish Council
2. The Parish Council notes that the Local Plan's preferred Strategic Growth Option is north of Bishopstoke and Fair Oak. The Parish Council would like to stress that there is significant local objection and concern about any future consideration that may be given to Allington Lane as a major development area as this would have a catastrophic impact on West End. Significant transport improvements would need to be made to accompany development in this location. There appears to be no likelihood of the long awaited and promised 'Chickenhall Link'. With reference to Allington Lane, concern has been expressed regarding the roundabout at Allington Lane/Townhill Way which causes severe traffic delays, not only during peak hours but at all times during the day.
3. The Parish Councils notes the permitted development sites, particularly the following sites : 6 – Boorley Green 11- North Hedge End; 18 – Fir Tree Farm; 38 – Botley Road; 39 – Horton Heath; 40 – Hatch Farm. Although some of these are not in West End, the developments are in neighbouring parishes and will impact on the existing roads and infrastructure.
4. The Parish Council feels that development in West End over the last few years has been disproportionate to the size of the Parish, e.g. sites at Moorgreen Road Hospital, Barrowfields Close, Rostron Close, Oakvale, Upmill Close, Telegraph Heights, with little or no improvement/increase in infrastructure. Particular concern is the impact on doctors' surgeries and no provision of cemetery land for the future. Several of the permitted development sites (listed in Comment 3) are adjacent to our parish borders and will have a further impact on infrastructure, in particular traffic, which is already a major concern to our residents.

/continued

5. With reference to the Bubb Lane – Burnetts Lane link road, the Council asks that consideration is given to blocking Burnetts Lane off at the railway bridge once the new link road is built and also restrict the opportunity for traffic to turn right into Bubb Lane from Tollbar Way. We feel that this will be of benefit to the residents of both Burnetts Lane and Moorgreen Road and is key to protecting West End from becoming grid locked. The Transport Assessment indicates that the West Horton Heath development will not generate severe delays at the A27 Mansbridge Road/Swaythling Road/Allington Lane/Townhill Way. However the Parish Council strongly disagrees with this statement. Another junction which causes concern is Chalk Hill/High Street /A27. This is a signalized junction which, from WEPC's perspective is already reaching capacity, and affects the amount of traffic able to clear the junction during the correct green light time. It is currently badly affected by Ageas Bowl traffic. The new Hatch Farm Development will also impact this junction.
6. The Parish Council is concerned that the Botley by-pass finishes at the Maypole Roundabout and traffic then joins the existing road network. Concern also raised that the recent 'improvements' to the roundabout at Tollbar Way has not achieved the anticipated improvement in traffic flow. This significantly impacts on the traffic flow on Botley Road and High Street in West End, leading to rat runs through small residential roads to avoid queuing. Considering the thousands of dwellings in close proximity to Tollbar Way, in West End, Hedge End and Botley, this roundabout is key to the distribution of increased traffic flows for the surrounding areas.
7. The Parish Council welcomes the two of the objectives of the Plan ; 'to reinvigorate town and village centres' and 'maintaining the identity of towns and villages'. The Parish Council would ask that consideration be given to car parking within the village of West End. Currently there is no public car parking within the main shopping area apart from a small number of layby's in the High Street which restrict the number of cars that can be parked in the village main shopping area. Some of these layby's will have parking restrictions on them already and there are plans to apply restrictions to others. This issue has been on the agenda for some time now, as we have received complaints from local businesses, visitors and residents alike. The parking issues are exacerbated by events at the Ageas Bowl. As well as major sporting fixtures it hosts other events such as large concerts. It has implications for the area because of the amount of traffic that it attracts.

The layout of the village does not easily lend itself to making a central spot available for public parking and we do appreciate that we may have to think more laterally about how a public car park could be accommodated. With the increase of housing and residents in the Parish we are aware that they will wish to shop more locally. Therefore we are keen to encourage retail and other businesses (therefore employment) to West End. However, without making provision for public car parking in the central village area it will be difficult to encourage new businesses.

The Parish Council welcomes the Feasibility Study by HCC on West End High Street and looking forward to the outcomes of this.

Yours sincerely,



Councillor Janice Asman
Chairman, West End Parish Council