

WEST END PARISH COUNCIL

**MINUTES OF THE MEETING OF THE PLANNING AND HIGHWAYS COMMITTEE
HELD ON TUESDAY, 20TH FEBRUARY 2018 AT 7.15 P.M.
IN THE PARISH CENTRE, CHAPEL ROAD, WEST END, SOUTHAMPTON**

Present: Councillors: R MacDonald Chairman
J Goguel
J Asman
P Brown
H Hellier

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

Members of the Public: None present

138/18/PL APOLOGIES

No apologies received. Councillor Smith was absent from the meeting.

139/18/PL DECLARATION OF INTERESTS

Councillor Asman declared an interest in planning application F/18/82351 – Highwood Barn, Itchen Valley Country Park, West End – as she is a member of Eastleigh Borough Council.

140/18/PL MINUTES OF THE MEETING HELD ON TUESDAY, 6TH FEBRUARY 2018

The minutes of the meeting of the Planning & Highways Committee held on Tuesday, 6th February 2018 were accepted as a true record of events and signed by the Chairman.

Proposed: Councillor H Hellier

Seconded: Councillor J Goguel

In favour: Unanimous

141/18/PL MATTERS ARISING

- 1. West End High Street Access Improvements.** Feasibility study commission. E-mail received to advise study now in draft format and currently under review subject to available resources and priorities. Await date for discussion to be confirmed. Noted.
- 2. Traffic Flow Issues – Bradbeers Roundabout and Surrounding Areas.** Resident has forwarded response from Hampshire Highways in reply to his concerns raised. The Chair read the letter to the Committee and following points were highlighted:
 - Hampshire County Council have secured financial contributions in relation to the strategic development sites in this vicinity and specifically a total of £1.2 million has been secured towards improvements along Tollbar Way including a proportion to the Bradbeers roundabout.
 - The Moorgreen Hospital development – based on evidence presented at the planning stage - improvements to the road network

were considered necessary and a financial contribution of £75,000 was secured to mitigate traffic impact at the Telegraph Road / Botley Road / Moorgreen Road / High Street double mini roundabout.

- As part of the application O/15/76418 for 100 dwellings in previous overflow Ageas Car Park in Botley Road, HCC requested a total of £374,000 in sustainable contributions. The will go towards the following: accessibility improvements between the site and West End village, including road resurfacing and revision of parking layouts on this stretch of road; junction improvement scheme at the Moorgreen Road / Botley Road / High Street / Telegraph Road mini roundabouts and bus and pedestrian cycle infrastructure improvements within the vicinity of the site.
 - Highways England, who are responsible for the M27 and associated junctions, are beginning work between junctions 4 to 11 on the M27 as part of their smart motorway plans.
3. **Hatch Farm Pathway Closure** – HCC Country Access Team have applied for an extension to the temporary closure – footpaths to be closed for at least a further 6 months. Noted.
 4. **Mill Gardens Speed Signage and Road Markings** – e-mail received from HCC confirming they continue to work with Linden Homes towards the adoption of this road. The ‘hole in the wall’ leading to Romill Close is the only outstanding issue. The road is 30 mph by lighting and as such 20 mph signs cannot be installed. As it is a cul de sac, the only people using the roads are the residents and visitors. A dependant Stage 3 Audit has been undertaken and did not raise the need for white lines to be installed. Noted.
 5. **Monarch Way Parking Issues** – e-mail received from PSCO Coppin advising resident should report all incidents of obstruction to 101 and also to St James’ School and Parking Services. The police will continue to patrol the area when they are able. Noted.

142/18/PL **EASTLEIGH BOROUGH COUNCIL PLANNING APPLICATIONS FOR WEEKS ENDING 2ND AND 9TH FEBRUARY 2018**

T/18/82372 **31 Kinsbourne Way, Thornhill, Southampton**
T1 Oak – reduce large branch by 2m.

No Objection subject to the approval of the Tree Officer

Proposed: Councillor P Brown

Seconded: Councillor J Goguel

In favour: Unanimous

F/18/82351 **Highwood Barn, Itchen Valley Country Park, West End, Southampton**

Alterations and additions to fenestration in front and rear elevations; addition of vent to front roof elevation; and erection of covered shelter to the west of the main building.

No Objection

Proposed: Councillor J Goguel

Seconded: Councillor H Hellier
In favour: 4 in favour, 1 abstention

H/18/82254 60 Monarch Way, West End, Southampton
Two storey side extension (amended description).

No Objection

Proposed: Councillor P Brown
Seconded: Councillor J Goguel
In favour: Unanimous

DC/18/82349 2 Romill Close, West End, Southampton
Discharge of conditions 3, 4, 5 & 6 of planning permission C/15/76607 for the erection of 1no. attached three bedroom dwelling and 1no. attached two bedroom dwelling, following demolition of 2 Romill Close, with external alterations to no. 1 Romill Close and erection of 1no. detached three bedroom dwelling and 1no. detached two bedroom dwelling with parking and amenity space.

It was noted that conditions were discharged by Andy Grandfield, EBC on 15th February 2018.

F/18/82388 Land to rear of 10 Romill Close, West End, Southampton
Erection of detached 1no. one bedroom dwelling with associated access and parking.

No Objection

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

PN/18/82445 Woodland Property adjacent to Ellis Road, Southampton
Prior Notification: Creation of private vehicular access and associated hard standing in conjunction with forestry operations.

No Objection

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

EBC LIST OF DECISIONS – WEEKS ENDING 2ND AND 9TH FEBRUARY 2018

T/17/82026 2 Littlewood Gardens, West End, Southampton
1no. Oak (T1) – reduce overhanging branches by 3-4m to a suitable branch union or growth point.
PART CONSENT/PART REFUSE

- A/17/81820 Bradbeers Retail Park, Hedge End, Southampton**
Display of 5no. internally illuminated fascia signs.
PERMIT
- F/17/82176 1 Kinsbourne Rise, Thornhill, Southampton**
Construction of 1no. three bedroom dwelling and single storey rear extension to 1 Kinsbourne Way.
REFUSE
- X/17/81032 Unit 1A, Bradbeers Retail Park, Hedge End, Southampton**
Variation of Condition 8 to Planning Permission Z/28673/11 to enable the sale of sports and outdoor pursuits goods, equipment and associated products and services from Unit 1B at Bradbeers Retail Park.
PERMIT
- L/17/82196 Moorgreen Farmhouse, Moorgreen Farm, Burnetts Lane, West End, Southampton**
Listed Building Consent: Single storey side extension.
GRANT
- F/17/82166 87 High Street, West End, Southampton**
Single storey extension to rear.
PERMIT

The Committee were concerned with regard to the response from the Planning Officer re. the fire escape route which was raised as a concern by WEPC. Following a visit of the site by the Chair of Planning & Highways Committee, the fire escape was found to be blocked by a large wheelie bin. The Committee agreed that an e-mail be sent to Gary Osmond, EBC highlighting this.

ENFORCEMENTS

The Clerk has not been informed of any new enforcements or concluded.

143/18/PL PLANNING CORRESPONDENCE

1. Clerk attended West End Heritage Trail Public Art Steering Group meeting on 13th February. Councillors Turl, Asman and MacDonald were also in attendance. Points to note as follows:
 - EBC have secured Section 106 funding for 2 no. public art projects in West End – one of which is at the Moorgreen site; and after discussion, it was agreed that the other project would be new 'Welcome' signs for West End.
 - EBV to promote projects – Cllr MacDonald suggested public consultation via social media.
 - Barratts have concerns about timing; location and design of the public art at Moorgreen. Discussion on ongoing maintenance of public art.
 - Time line discussed – EBC hope that the public art will be installed by November 2018.

- The West End High Street Art & Heritage Trail, written in 2012, to be updated by EBC Urban/Landscape team.
- Next meeting – 7th March 2018 at Parish Centre at 5.30 pm.
- Ideas /suggestions for the artwork in order to prepare a brief to go to artists.
- Cllr MacDonald raised the idea of the Oak tree sculpture on The Hatch. Unfortunately Section 106 money could not be used for this as not a capital expense. It was agreed that this should be included in the Trail. Noted.

144/18/PL HIGHWAY MATTERS

1. E-mail received from Amy Taylor, Policy Officer, HALC re. Major Road Network Consultation. The consultation asks for views on:
 - How to define Major Road Network (MRN)
 - The role that local, regional and national bodies will play in the MRN investment programme
 - Which schemes will be eligible for MRC funding

A new MRN would help deliver the following objectives:

- reduce congestion
- support economic growth and rebalancing
- support housing delivery
- support all road users
- support the Strategic Road Network

The creation of an MRN will allow for dedicated funding from the National Roads Fund to be used to improve this middle tier of our busiest and most economically important local authority 'A' roads.

Details of consultation can be found at:

<https://www.gov.uk/government/consultations/proposals-for-the-creation-of-a-major-road-network>

Comments on the consultation to be submitted no later than 11.45 pm on 19th March 2018 to MRNconsultation@dft.gsi.gov.uk

Following discussion, it was proposed by Councillor MacDonald and seconded by Councillor Brown that the Planning & Highways Committee respond to the Major Road Network Consultation by 19th March 2018. The Committee agreed unanimously.

The Chair asked Committee members to view the Consultation on line and bring their comments to the next Planning & Highways Committee meeting on 6th March for discussion.

2. A local resident has raised concern with regard to a property in Allington Lane installing several semi static caravans on site. Noted.
3. Councillor Goguel advised that the height restriction bar has been damaged at the Townhill Way shopping centre. As this was installed by Park Lane Management Company, Councillor Goguel has reported this to them directly.
4. Councillor Hellier commented on speeding traffic in Barbe Baker Avenue. It was noted that the Speed Limit Reminder sign is scheduled for Barbe Baker Avenue in 2018.

145/18/PL **DATE OF NEXT MEETING**

The next meeting will be **Tuesday, 6th March 2018 at 7.15 pm.**

There being no further business the Chairman closed the meeting at 8.01 pm

Appendix I

Draft



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

16th January 2018

Statement from West End Parish Council re: Support sought by Crookham Village Parish Council

West End Parish Council fully support the Crookham Village motion seeking changes to legislation to make adequacy of residual parking a material planning consideration for both planning applications and for permitted developments.

Planning applications recently approved, which have acknowledged the fact there will be parking issues with the development, however Planning Officers have no option but to approve, based on current legislation as evidenced below:

- **Planning Application:** J/16/78256
- **Proposal:** Change of use from retail (A1) to 2no. one bedroom flats

This planning application for 'change of use' from retail to residential development was objected to by the Parish Council along with a 777 signature petition against the proposal.

The planning application was approved; the Planning Officer making the following comments:

"In this case policy issues for consideration include: Transport & Highways Impact – Given the relatively small scale of the proposal and its location in the great of the West End village centre where various uses and facilities, including public transport are readily available, it is unlikely that the development would have any adverse or unacceptable impact upon the local transport network.

The lack of any parking provision has been highlighted by objectors, as have existing parking problems within West End due to the limited parking available. Whilst these concerns are acknowledged, the sustainable location of the development, with a bus stop and supermarket opposite, is such that in planning terms this could be considered as a 'car free' development. The lack of available parking on site should also limit the attractiveness of the site to potential occupiers/tenants who do own a dedicated parking space.

A note to applicant can be included to request that future residents do not park on the pavement or use neighbouring parking areas outside the control of the site and that good quality secure cycle and bin storage is provided by the development."

The Parish Council, along with local residents were very disappointed with the comments made by the Planning Officer and as a result a subsequent planning application (J/16/78257) was also approved for a change of use from retail to residential.

The end result being 4 residential units: 2no. 1 bedroom flats; 1no. 2 bedroom house and 1no. 2 bedroom bungalow with only 1 allocated parking space between them.

Planning & Highways Committee – 20th February 2018

- **Planning correspondence received:** regarding the sale of freehold for Runnymede Court, West End (a selection of 1, 2 and 3 bedroom flats).

Since the new freeholder has taken over the management of the building, parking restrictions have been introduced – meaning cars have been displaced from parking in and around Runnymede Court and are now parking around the estate causing more parking issues.

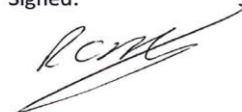
- **Planning Application:** LDC/17/80629
- **Application Type:** Lawful Development Certificate

The homeowners have been using their garage as a dog grooming business and applied to the Planning Department for an LDC – this has been issued.

As a result this has created parking issues of customers parking irresponsibly along Chapel Road as there is insufficient parking arrangements within the property boundary.

West End Parish Council fully support Crookham Village Parish Council's motion for adequate parking consideration for material planning applications.

Signed:



Councillor Rick MacDonald
Planning & Highways Committee Chairman