

WEST END PARISH COUNCIL

**MINUTES OF THE MEETING OF THE PLANNING AND HIGHWAYS COMMITTEE
HELD ON TUESDAY, 3RD APRIL 2018 AT 7.15 P.M.
IN THE PARISH CENTRE, CHAPEL ROAD, WEST END, SOUTHAMPTON**

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

In attendance: Mrs L Cooke – Parish Clerk
Mrs K Hartley – Admin Officer

Members of the Public: None present

01/18/PL APOLOGIES

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

02/18/PL DECLARATION OF INTERESTS

There were no interests to declare.

03/18/PL MINUTES OF THE MEETING HELD ON TUESDAY, 20TH MARCH 2018

The minutes of the meeting of the Planning & Highways Committee held on Tuesday, 20th March 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**

04/18/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. Continue to await date for discussion to be confirmed. Noted.

05/18/PL EASTLEIGH BOROUGH COUNCIL PLANNING APPLICATIONS FOR WEEKS ENDING 16TH & 23RD MARCH 2018

PN/18/82651 49-57 High Street, West End, Southampton

Notification of Prior Approval for proposed change of use of first floor offices (use Class B1 (a) to 12no. flats (use Class C3 dwellings/houses)

The Clerk had previously contacted the Planning Officer and received the following e-mail response from Dawn Errington:

Gary is correct, these changes of use do not need full planning permission, but some details do need the Local Planning Authority's approval before works commence. This is the guidance on the Planning Portal:

Temporary permitted development rights currently apply in respect of the change of use of premises from a B1(a) office use to C3 residential use. This is subject to Prior Approval being sought in respect of flooding, contamination, highways and transport issues and impacts of noise from commercial premises on the intended occupiers of the development. For a property to benefit from C3 use, the use must begin by 30th May 2016 ([See GPDO Schedule 2, Part 3, Class O](#)) or for developments assessed against the post-6th April 2016 amendments ([see SI 332 amendments in relation to change of use of offices to dwelling houses](#)), development must be completed within three years starting with the prior approval date.

I haven't been to the site yet but am assuming that the previous Prior Approval ref J/15/76258 for conversion of a smaller part of the first floor accommodation to 8 flats wasn't implemented and this consent then expired.

We have 56 days to respond (or the prior approval is automatically granted) so would need to do so by 17 May, which is before any scheduled Local Area Committee meeting. We can ask for improvements to the proposals and add conditions in relation to the matters that we are allowed to consider. We can also refuse approval if the final details of any of these matters are not sufficient to be acceptable and the applicant has a right of appeal. We have consulted HCC Highways in respect of transport and highways issues (which would not necessarily be the number of parking spaces per se but the implications of any shortfall on the highway network).

Following a lengthy discussion, the Committee raised the following serious concerns:

- 1) **The development will have a knock-on effect on the loss of parking spaces in an area where there is already insufficient parking**
- 2) **Although the Committee appreciated the plans submitted were only an architect's block drawing, they would prefer a more visually appealing façade.**

Councillors agreed unanimously to the concerns raised.

T/18/82713 **2 Kinsbourne Way, Thornhill, Southampton**
Oak (T1) – Raise crown by 7m to clear branches from roof tops at 2
Kinsbourne Way & 140 Holcoft Road and thin by 10% Oak (T2) – Raise
crown by 7m & thin by 10%

No Objection subject to the approval of the Tree Officer

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

H/18/82717 **43 Swaythling Road, West End, Southampton**
Erection of single storey rear extension

No Objection

Proposed: Councillor R MacDonald
Seconded: Councillor H Hellier
In favour: Unanimous

Note the following planning applications were omitted from the Agenda

H/18/82361 **9 Kinsbourne Way, Thornhill, Southampton**
Erection of front porch

No Objection

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

H/18/82547 **36 Brookside Way, West End, Southampton**
Rear conservatory and addition of front porch

No Objection

Proposed: Councillor H Hellier
Seconded: Councillor J Goguel
In favour: Unanimous

H/18/82641 **15 Rother Close, West End, Southampton**
First floor and two storey side extension and single storey rear
extension

No Objection

Proposed: Councillor R MacDonald
Seconded: Councillor J Goguel
In favour: 3 in favour, 1 abstention

EBC LIST OF DECISIONS – WEEKS ENDING 16TH & 23RD MARCH 2018

H/17/82046 51 Upmill Close, West End, Southampton
Single storey rear extension and first floor side extensions (amended description)
PERMIT

F/18/82351 Highwood Barn, Itchen Valley Country Park, Allington Lane, West End, Southampton
To refurbish existing IVCP Visitors Centre and Woodland Café
PERMIT

PN/18/82761 65 Quob Farm Close, West End, Southampton
Prior Notification for the construction of a single storey rear extension
REFUSED

ENFORCEMENTS

The Clerk has been informed of one new enforcement and one concluded.

06/18/PL PLANNING CORRESPONDENCE

1. Letter received from Esso Petroleum Company re. Esso's Southampton to London Pipeline Project Consultation Launch requesting copies of consultation material displayed in Parish Centre in to ensure local people have the opportunity to understand the proposals and take part in the consultation. Information also available online at www.slpproject.co.uk. Consultation closes on 30th April 2018. Nearest Public Exhibition to West End will be held in Bishops Waltham on Friday, 20th April from 2pm to 8pm. Noted. The Clerk advised she will inform all Councillors of the Consultation at the April Full Parish meeting.

07/18/PL HIGHWAY MATTERS

1. Resident reported white lines at junction of Southern Road and Beacon Road have faded and need re-painting – now a road safety issue. Reported to Highways. Noted.
2. E-mail received from Highways advising works at the main entrance to Moorgreen Hospital site were not completed. Contractor looking to come back on 17th April with three way lights to undertake the surfacing. Noted.
3. E-mail correspondence received re. School Parking Issues at St James School – Monarch Way/Brookside Way. PCSO Coppin has contacted Head Teacher to ask if a document could be issued to parents to sign. Suggested 'Safer Parking Charter' with a competition for the pupils to produce a front page cover. PCSO Coppin has reiterated that she does not have the power to issue a parking ticket, although PC Steel and EBC Parking Services are able to do this if a vehicle is illegally parked. Awaiting response from Head Teacher. Noted.
4. Resident enquired as to why cones had been put out at junction of Chapel Road and St James Road. WEPC had not been advised of any imminent works so following investigation, Sheridan Mockford found details on following website: www.roadworks.org/ - forwarded to all Councillors. Roadworks to be carried out by BT from 3rd to 16th April 2018. Noted.

5. Councillor Goguel raised concern with regard to the speed of the Gregg's school buses in Cutbush Lane and headlights of vehicles leaving the school affecting residents of Atlantic Park View. Councillor Goguel to monitor.
6. Councillor Asman advised a resident has recently reported potholes in Bubb Lane via Highways.
7. Councillor Goguel commented on the problem of mud in the road as a result of the Hatch Farm development. He suggested that vehicles should be asked to hose their wheels prior to leaving the site. To be reported to Enforcement.

08/18/PL **DATE OF NEXT MEETING**

The next meeting will be **Tuesday, 17th April 2018 at 7.15 pm.**

There being no further business the Chairman closed the meeting at 8.16 pm