

**WEST END PARISH COUNCIL**

**DECISIONS OF THE PLANNING AND HIGHWAYS COMMITTEE HELD ON  
TUESDAY, 4<sup>th</sup> OCTOBER 2022 AT 7.15 P.M.**

In attendance: Councillors: A Price Chair  
R Gomer  
J Haylett  
S Willoughby

In attendance:  
Mr S Mockford, Clerk  
Ms B Bond, Deputy Clerk

Members of the Public: 1

**037/22/PL APOLOGIES FROM COUNCILORS**

Apologies received from Councillor Asman.  
Councillor Goguel was absent.

**038/22/PL DECLARATIONS OF INTEREST**

No interests declared.

**039/22/PL MINUTES OF THE MEETING HELD ON TUESDAY 2<sup>nd</sup> AUGUST  
2022 AND 6<sup>th</sup> SEPTEMBER 2022**

The minutes of the meeting of the Planning & Highways Committee from Tuesday 2<sup>nd</sup> August 2022 were accepted as a true record of events.

**040/22/PL EASTLEIGH BOROUGH COUNCIL PLANNING APPLICATIONS  
FOR WEEKS ENDING 2<sup>nd</sup>, 9<sup>th</sup>, 16<sup>th</sup> & 23<sup>rd</sup> SEPTEMBER 2022**

<b>T/22/93622</b>	<b>LAND TO THE REAR OF 3 ROBERT PLACE, WEST END, SOUTHAMPTON, SO30 3JY</b> 3 no. Oaks (T7B, T8B & T9B)- Reduction of east-facing crowns by 6 metres to abate nuisance and encroachment. <b>Decision made by Eastleigh Borough Council prior to this meeting – PART CONSENT/PART REFUSE – Refuse - 3 no. Oaks (T7B, T8B &amp; T9B)- Reduction of east- facing crowns by 6 metres to abate nuisance and encroachment. Reason: excessive removal of foliar mass. Offsite trees.</b>
<b>T/22/93633</b>	<b>2 BEECHWOOD RISE, WEST END, SOUTHAMPTON, SO18 3PW</b> 1 no. birch - Fell due to decay and dieback. <b>Decision made by Eastleigh Borough Council prior to this meeting – CONSENT</b>

<p><b>T/22/93676</b></p>	<p><b>6 BIRCH WOOD, THORNHILL, SOUTHAMPTON, SO19 6AX</b>  1 no. Oak (T1) - Prune to provide 3m clearance from adjacent dwelling (24 Holcroft Road).</p> <p><b>NO OBJECTION STTO</b></p> <p><b>Proposed:</b> Cllr Price  <b>Seconded:</b> Cllr Gomer  <b>In Favour:</b> Unanimous</p>
<p><b>T/22/93717</b></p>	<p><b>LAND TO THE REAR OF 1 KENNET CLOSE, WEST END, SO18 3JY</b>  1 no. Oak (T1) - Crown reduction by 3-5m throughout lateral limbs and around full circumference . Crown reduction by 2-3m on the top of the canopy to provide adequate clearance from property and to maintain the health of the tree.</p> <p><b>NO OBJECTION STTO</b></p> <p><b>Proposed:</b> Cllr Price  <b>Seconded:</b> Cllr Haylett  <b>In Favour:</b> Unanimous</p>
<p><b>T/22/93748</b></p>	<p><b>22 SOUTHERN ROAD, WEST END, SOUTHAMPTON, SO30 3ET</b>  2 no. Beech (T1, T2) - Crown lift for 2m clearance above neighbour's roof.  1 no. Beech (T3) - Crown lift for 2m clearance above garage roof.</p> <p><b>NO OBJECTION STTO</b></p> <p><b>Proposed:</b> Cllr Price  <b>Seconded:</b> Cllr Willoughby  <b>In Favour:</b> Unanimous</p>
<p><b>H/22/93620</b></p>	<p><b>71 SWAYTHLING ROAD, WEST END, SOUTHAMPTON, SO30 3AG</b>  Single storey rear extension.</p> <p><b>NO OBJECTION</b></p> <p><b>Proposed:</b> Cllr Price  <b>Seconded:</b> Cllr Haylett  <b>In Favour:</b> Unanimous</p>

<p><b>H/22/93728</b></p>	<p><b>109 MOORGREEN ROAD, WEST END, SOUTHAMPTON, SO30 2HG</b>  Proposed two storey and single storey rear extension (Alterations to previously approved scheme)</p> <p><b>NO OBJECTION</b></p> <p><b>Proposed:</b> Cllr Price  <b>Seconded:</b> Cllr Willoughby  <b>In Favour:</b> Unanimous</p>
<p><b>H/22/93734</b></p>	<p><b>GLEN LEA, CHURCH HILL, WEST END, SOUTHAMPTON, SO30 3AT</b>  Two storey rear extension, single storey side extension, proposed full storey extension on top and elevational alterations</p> <p><b>NO OBJECTION</b></p> <p><b>Proposed:</b> Cllr Haylett  <b>Seconded:</b> Cllr Gomer  <b>In Favour:</b> Unanimous</p>
<p><b>H/22/93770</b></p>	<p><b>3 EASTERN ROAD, WEST END, SOUTHAMPTON, SO30 3EP</b>  Single storey rear extension. Small infill front extension for disabled bathroom.</p> <p><b>NO OBJECTION</b></p> <p><b>Proposed:</b> Cllr Price  <b>Seconded:</b> Cllr Haylett  <b>In Favour:</b> Unanimous</p>
<p><b>T/22/93778</b></p>	<p><b>17 ULLSWATER AVENUE, WEST END, SOUTHAMPTON, SO18 3PN</b>  1 no. Oak (adjacent to the driveway) - Fell because of concerns over risk.  1 no. tree of unconfirmed species (adjacent to the conservatory) - Fell because of concerns over risk.</p> <p><b>OBJECT – There is very little information to be able to make a decision on.</b></p> <p><b>Proposed:</b> Cllr Gomer  <b>Seconded:</b> Cllr Willoughby  <b>In Favour:</b> Unanimous</p>

<p><b>F/22/93194</b></p>	<p><b>THE AGEAS BOWL, MARSHALL DRIVE, WEST END, SOUTHAMPTON, SO30 3XH</b>  Full planning application for the erection of 185 dwellings, a 71-bedroom care home (Use Class C2), a 142-bedroom hotel (Use Class C1), a well-being centre (Use Class E / F2), a new pavilion building and improvements to existing stadium, new vehicular access, car parking, pedestrian circulation, and processional ramp, together with associated tree planting, landscaping, SuDS and biodiversity enhancements.</p>
<p><b>Following a lengthy discussion around this application, the Planning &amp; Highways committee have put forward the following recommendation for approval at the Full Parish Council meeting on Wednesday 12<sup>th</sup> October 2022..</b></p> <p><b>The committee OBJECT to the above application on the following points:</b></p> <ul style="list-style-type: none"> <li>- <b>Traffic modelling is needed for the Botley Road access and other junctions.</b></li> <li>- <b>Contrary to Policy WE4.1.d.ii, the development does not provide appropriately designated access for vehicles as an alternative to Marshall Drive.</b></li> <li>- <b>Poor access to West End Village Centre which will discourage active travel and use of local facilities.</b></li> <li>- <b>Impact on the strategic gap caused by proximity of and access to proposed car park on Botley Road.</b></li> </ul> <p><b>Other comments:</b></p> <ul style="list-style-type: none"> <li>- <b>With the new access point between the development and Telegraph Road there needs to be an all-weather surface and the access should be well lit to encourage all year access/use.</b></li> <li>- <b>Condition to secure appropriate match day traffic management to manage conflict on Marshall Drive and overspill parking elsewhere in the village.</b></li> <li>- <b>Traffic parking management measures during events along Telegraph Road and surrounding roads to mitigate additional parking caused by new pedestrian access.</b></li> </ul> <p><b>The Parish Council would like to see contributions secured through S106 for the following:</b></p> <ul style="list-style-type: none"> <li>- <b>Improvements to West End High Street to encourage use by new residents.</b></li> <li>- <b>Arrangements for securing long term access and maintenance for new public open space.</b></li> <li>- <b>Improved access in and around Telegraph Woods.</b></li> <li>- <b>Better active travel routes developed.</b></li> </ul>	

**EASTLEIGH BOROUGH COUNCIL PLANNING DECISIONS**  
**FOR WEEKS ENDING 2<sup>nd</sup>, 9<sup>th</sup>, 16<sup>th</sup> & 23<sup>rd</sup> SEPTEMBER 2022**

<p align="center"><b>DC/22/92721</b></p>	<p><b>285 WEST END ROAD, WEST END, SOUTHAMPTON, SO18 3BW</b>  Discharge of conditions 8 (Noise environment) and 15 (Lighting) of planning permission F/20/88246 for erection of 4no. three-bedroom semi-detached dwellings following demolition of existing dwelling</p> <p align="center"><b>DISCHARGED</b></p>
<p align="center"><b>H/22/93420</b></p>	<p><b>36 HOPE ROAD, WEST END, SOUTHAMPTON, SO30 3GF</b>  Loft conversion, raise roof and garage extension.</p> <p><b>REFUSE</b> - The proposed development due to its increase in height, bulk and the addition of the dormer windows and side extension would be harmful to the character and appearance of the area</p>
<p align="center"><b>DC/22/93431</b></p>	<p><b>ASHDENE, MOORHILL ROAD, WEST END, SOUTHAMPTON, SO30 3AZ</b>  Discharge of conditions 3 (materials), 5 (construction method statement &amp; 9 (biodiversity) of planning permission F/20/87782 for the erection of a 2 bed detached dwelling with access, parking and associated works on land adj to Ashdene</p> <p align="center"><b>DISCHARGED</b></p>
<p align="center"><b>F/22/93388</b></p>	<p><b>1 RAILWAY COTTAGE, ALLINGTON LANE, WEST END, SOUTHAMPTON, SO50 7DE</b>  Erection of end of terrace 3-bedroom dwelling following demolition of existing side outbuildings. Single-storey rear extension to existing retained property following demolition of conservatory.</p> <p><b>REFUSE</b> - The proposed dwelling would represent an undesirable intrusion into an area of countryside for which there is no overriding planning justification</p>
<p align="center"><b>T/22/93523</b></p>	<p><b>27 ORCHARDS WAY, WEST END, SOUTHAMPTON, SO30 3FB</b>  1 no. sycamore (T1) - Reduce lowest limb encroaching over boundary by 2 metres to suitable growth points. Finishing spread of limb 4 metres.</p> <p align="center"><b>CONSENT</b></p>

<p><b>T/22/93529</b></p>	<p><b>23 BARROWFIELDS CLOSE, WEST END, SOUTHAMPTON, SO30 3HU</b> Stretch of trees bordering the garden - reduce in height by up to 2 metres in order to restore satellite signal.</p> <p><b>REFUSE</b> - The proposed reduction is considered unjustified and will be of detriment to the health and appearance of the tree. The works would thus result in an adverse impact upon the visual amenity, ecology and wildlife and screening of the surrounding area.</p>
<p><b>H/22/92199</b></p>	<p><b>4 OAK VALE, WEST END, SOUTHAMPTON, SO30 3SF</b> Amendments to planning permission H/20/89012 to include: increased dimensions to single-storey front and rear extensions, screening and railings to balcony above rear extension, external alterations, addition of shed, and rear garden fence. (Amended description).</p> <p><b>PERMIT</b></p>
<p><b>H/22/93448</b></p>	<p><b>42 CHAPEL ROAD, WEST END, SOUTHAMPTON, SO30 3FN</b> Single storey rear extension to replace conservatory</p> <p><b>PERMIT</b></p>
<p><b>T/22/93595</b></p>	<p><b>FLAT 1, ELIZABETH COURT, ELIZABETH CLOSE, WEST END, SOUTHAMPTON, SO30 3LT</b> 3 no. Western Red Cedars (G1) - Reduce in height by up to 6m and reduce sides by up to 3m to form a more compact shape.</p> <p><b>PART CONSENT/PART REFUSE – Refuse</b> 3 no. Western Red Cedars (G1) - Reduce sides by up to 3m to form a more compact shape. The proposed 3m lateral reduction is considered excessive. The works would thus result in an adverse impact upon the visual amenity, ecology and wildlife and screening of the surrounding area.</p>

**ENFORCEMENTS**

The Clerk had been informed of 1 new enforcement and 4 concluded.

**041/22/PL**

**PLANNING CORRESPONDENCE**

Email received from a local resident regarding planning application F/22/93194

**Councillors considered this information when discussing the noted application.**

**042/22/PL**     **HIGHWAY MATTERS**

Email received from Eastleigh Borough Council with details of a draft walking & cycling strategy consultation.

**043/22/PL**     **DATE OF NEXT MEETING**

The next meeting will be **Tuesday 1<sup>st</sup> November 2022**

Meeting closed at 8.30 pm.