

**WEST END PARISH COUNCIL**

**DECISIONS OF THE PLANNING AND HIGHWAYS COMMITTEE HELD ON  
TUESDAY 6<sup>th</sup> JUNE 2023 AT 7.15 P.M.**

**Councillors Present:** J Asman (Chair)  
C Burton  
B Du-Crow  
J Goguel  
J Haylett  
R Prince-Wright

**In Attendance:** B Bond, Deputy Clerk  
S Johnson, Admin Officer

Members of the Public: None

**012/23/PL APOLOGIES FROM COUNCILORS**

Apologies received from Councillor Henry.

**013/23/PL DECLARATIONS OF INTEREST**

Cllr Du-Crow declared an interest regarding planning application T/23/95125

**014/23/PL PLANNING & HIGHWAYS MEETING MINUTES**

No minutes to be approved.

**015/23/PL EASTLEIGH BOROUGH COUNCIL PLANNING APPLICATIONS FOR  
WEEKS COMMENCING: 24<sup>th</sup> April 1<sup>st</sup> May 8<sup>th</sup> May 15<sup>th</sup> May & 22<sup>nd</sup> May 2023**

Councillors discussed and considered all planning applications before making the following decisions:

<b>H/23/95028</b>	<b>GLEN LEA, CHURCH HILL, WEST END, SOUTHAMPTON, SO30 3AT</b> Erection of garage.  <b>NO OBJECTION subject to Tree Officer's report</b> <b>Proposed:</b> Cllr Prince-Wright <b>Seconded:</b> Cllr Haylett <b>In Favour:</b> Unanimous
<b>LDC/23/95050</b>	<b>2 BEECHWOOD RISE, WEST END, SOUTHAMPTON, SO18 3PW</b> Lawful Development Certificate for a Proposed single storey rear extension to rear of existing garage  <b>NOTED</b>

<p><b>T/23/95053</b></p>	<p><b>6 BEECHWOOD RISE, WEST END, SOUTHAMPTON, SO18 3PW</b>  3no. Oak (T1, T2, T3) - Fell.  2no. Birch (T4, T5) – Fell.</p> <p><b>Decision made by Eastleigh Borough Council prior to this meeting - PART CONSENT/PART REFUSE</b>  REFUSE: 2 no. Birch (T4, T5) – Fell - REASON: The proposed removal of T4 and T5 is considered unjustified. 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>T/23/95109</b></p>	<p><b>45 KINSBOURNE RISE, THORNHILL, SOUTHAMPTON, SO19 6RH</b>  1 no. Oak (T1)- Reduce by 4 meters in height and lateral spread leaving spread 8 meters and height 10 meters. There is a sheer crack on main stem from ground level to 2.5 meters high. Also, evidence of rot pocket ground level. The works proposed are to reduce the risk of structural failure but at the same time maintaining a tree within the location for habitat and the amenity value for area.</p> <p><b>Decision made by Eastleigh Borough Council prior to this meeting - CONSENT</b></p>
<p><b>H/23/95080</b></p>	<p><b>BELMONT HOUSE, CHURCH HILL, WEST END, SOUTHAMPTON, SO30 3AT</b>  Single storey rear extension and garage roof modifications</p> <p><b>NO OBJECTION</b></p> <p><b>Proposed:</b> Cllr Du-Crow  <b>Seconded:</b> Cllr Asman  <b>In Favour:</b> Unanimous</p>
<p><b>DC/23/95099</b></p>	<p><b>LAND OFF BOTLEY ROAD, WEST END, SOUTHAMPTON</b>  Discharge of Condition 6 - Landscape Proposals; Condition 16 - technology details and Condition 26 - Noise Mitigation Measures of permission F/19/85439 for residential development of 30 dwellings and associated landscaping following demolition of existing dwelling, stables and related structures</p> <p><b>NOTED</b></p>
<p><b>F/23/95117</b></p>	<p><b>MOORGREEN FARMHOUSE, MOORGREEN FARM, BURNETTS LANE, WEST END, SOUTHAMPTON, SO30 2HH</b>  Conversion of first floor of existing detached garage to C1 Airbnb.</p> <p><b>NO OBJECTION subject to short-term letting only</b></p> <p><b>Proposed:</b> Cllr Price-Wright  <b>Seconded:</b> Cllr Haylett  <b>In Favour:</b> 4 In Favour, 2 Abstained</p>

<p><b>H/23/95041</b></p>	<p><b>HOLMES LODGE, MOORHILL ROAD, WEST END, SOUTHAMPTON, SO30 3AY</b>  Proposed front and side extension and extended first floor accommodation (Amended Part Retrospective H/22/92498)</p> <p><b>OBJECT</b> - Councillors were concerned about the impact on neighbouring properties. They also made comment on it possibly exceeding the limitations of extending more than 50% of the footprint of an existing dwelling.</p> <p><b>Proposed:</b> Cllr Goguel  <b>Seconded:</b> Cllr Prince  <b>In Favour:</b> <b>4 In Favour, 1 Against, 1 Abstained</b></p>
<p><b>H/23/95095</b></p>	<p><b>KISMET, ALLINGTON LANE, WEST END, SOUTHAMPTON, SO30 3HQ</b>  Single storey rear extension, first floor rear/side extension with addition of dormer on the side and roof light to front elevation</p> <p><b>NO OBJECTION</b></p> <p><b>Proposed:</b> Cllr Du-Crow  <b>Seconded:</b> Cllr Goguel  <b>In Favour:</b> <b>5 In Favour, 1 Abstained</b></p>
<p><b>H/23/95165</b></p>	<p><b>12 CATHERINE CLOSE, WEST END, SOUTHAMPTON, SO30 3GS</b>  Demolition of garage and conservatory, two storey side extensions, erection of porch at front and alteration to fenestration.</p> <p><b>Two objection letters were received from Residents and read by Councillors</b></p> <p><b>NO OBJECTION</b></p> <p><b>Proposed:</b> Cllr Du-Crow  <b>Seconded:</b> Cllr Burton  <b>In Favour:</b> <b>2 In Favour, 1 Against, 3 Abstained</b></p>
<p><b>T/23/95125</b></p>	<p><b>ROSELAND COTTAGES, BEACON ROAD, WEST END, SO30 3BQ</b>  1 no. Cypress (T1)- Fell. One of the limbs is leaning towards the road and is growing around the concrete fencepost situated at the front of the property. Due to the position of the limb it poses the risk of damaging the union. The union is weeping. The tree has shown significant movement in the recent weather and has been struck previously by a vehicle causing damage to overhanging branches. We are concerned that if we were just to remove the limb which is overhanging the road that the overall stability of the tree could be affected creating further issues and would therefore like to remove the entire tree and replant a more suitable sized tree.</p> <p><b>NO OBJECTION Subject to Tree Officer</b></p> <p><b>Proposed:</b> Cllr Haylett  <b>Seconded:</b> Cllr Prince-Wright  <b>In Favour:</b> <b>5 In Favour, 1 Abstained</b></p>

<p><b>T/23/95154</b></p>	<p><b>11 EDEN ROAD, WEST END, SOUTHAMPTON, SO18 3QW</b>  1 no. Beech (T1)- Reduce by approximately 2m to a suitable growth points on each cut - the remaining lateral is one third of the size of the cut. Works to lessen weight, exposure, and likelihood of failure.</p> <p><b>NO OBJECTION Subject to Tree Officer</b></p> <p><b>Proposed:</b> Cllr Goguel  <b>Seconded:</b> Cllr Haylett  <b>In Favour:</b> Unanimous</p>
<p><b>LDC/23/95089</b></p>	<p><b>29 EDEN ROAD, WEST END, SOUTHAMPTON, SO18 3QW</b>  Lawful Development Certificate for proposed loft conversion including installation of 1No flat roof dormer to the rear elevation &amp; 2No roof-lights to the front elevation.</p> <p><b>WITHDRAWN BY APPLICANT</b></p>
<p><b>T/23/95230</b></p>	<p><b>THE OAKS, 55 WILDERNESS HEIGHTS, WEST END, SOUTHAMPTON, SO18 3PS</b>  5 no. Oaks (G1) - Reduce group of 5 Oak trees to front of property as one crown by 2-3m from tips back to previous pruning points and remove 2 low growing limbs over driveway to S and SW of canopy. Reason - Applicant has received letter recommending works to prevent future subsidence issues affecting neighbouring property.</p> <p><b>NO OBJECTION Subject to Tree Officer</b></p> <p><b>Proposed:</b> Cllr Burton  <b>Seconded:</b> Cllr Prince-Wright  <b>In Favour:</b> Unanimous</p>
<p><b>DC/23/95097</b></p>	<p><b>ITCHEN VALLEY COUNTRY PARK, ALLINGTON LANE, WEST END, SO30 3HQ</b>  Discharge of Condition 4 - Schedule of Arboricultural Supervision - Arboricultural Monitoring Statement. Original application F/22/92889- Provision of new visitor facilities comprising the creation of tented events space at Highwood Barn Hub, Remodelling of Highwood and Kingfisher barns, Reprovision of play equipment at existing play areas, addition of 1no. modular visitor building at High Hill Field, Provision of new parking area, Rewilding of existing parking bays on north west side of access road, installation of cess pits, alterations to access roads and footpaths and associated hard and soft landscaping and ancillary structures.</p> <p><b>NOTED</b></p>

<b>DC/23/95244</b>	<p><b>ITCHEN VALLEY COUNTRY PARK, ALLINGTON LANE, WEST END</b></p> <p>Discharge of Condition. Condition 6- CEMP. F/22/92889-Provision of new visitor facilities comprising the creation of tented events space at Highwood Barn Hub, Remodelling of Highwood and Kingfisher barns, Reprovision of play equipment at existing play areas, addition of 1no. modular visitor building at High Hill Field, Provision of new parking area, Rewilding of existing parking bays on north west side of access road, installation of cess pits, alterations to access roads and footpaths and associated hard and soft landscaping and ancillary structures.</p> <p><b>NOTED</b></p>
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**EASTLEIGH BOROUGH COUNCIL PLANNING DECISIONS FOR WEEKS COMMENCING: 24<sup>th</sup> April 1<sup>st</sup> May 8<sup>th</sup> May 15<sup>th</sup> May & 22<sup>nd</sup> May 2023.**

The following planning discussions have been made by Eastleigh Borough Council. These were tabled for Councillors to look at.

<b>DC/21/91719</b>	<p><b>CHALCROFT FARM, BURNETTS LANE, WEST END, SOUTHAMPTON, SO30 2HU</b></p> <p>Discharge of conditions 5 (salvaged materials photographic records), 7 (Natural England bat licence) and 10 (CEMP) of planning permission F/20/88950 for the demolition and rebuilding/reinstatement of buildings at Chalcroft Farm</p> <p><b>DISCHARGED</b></p>
<b>F/22/93119</b>	<p><b>MOBILE HOME AT COST A LOT STABLES, BLIND LANE, WEST END, SOUTHAMPTON, SO30 2HJ</b></p> <p>Relocation of existing mobile home, replacement of existing dayroom and siting of additional mobile home</p> <p><b>PERMIT</b></p>
<b>T/23/94845</b>	<p><b>9 RUNNYMEDE, WEST END, SOUTHAMPTON, SO30 3BG</b></p> <p>Group of 19 no. conifer - Reduce height by 3-4m to previous reduction points.</p> <p><b>CONSENT</b></p>
<b>X/23/94660</b>	<p><b>20 MOORGREEN ROAD, WEST END, SOUTHAMPTON, SO30 3EG</b></p> <p>Variation of Condition 6 of planning permission F/16/78590: Alterations to roof to include hips to gable extension, rear dormer, 3no. roof lights to front, two storey side extension, erection of double garage to front and widening of entrance bridge to allow for use of part of the garage as a home office and store to allow for use of part of the garage as a home office and domestic store</p> <p><b>PERMIT</b></p>

<b>H/23/94895</b>	<b>28 ORCHARDS WAY, WEST END, SOUTHAMPTON, SO30 3FB</b> Detached outbuilding to side of property  <b>PERMIT</b>
<b>H/23/94892</b>	<b>GLEN LEA, CHURCH HILL, WEST END, SOUTHAMPTON, SO30 3AT</b> Proposed annexe to rear garden  <b>PERMIT</b>
<b>T/23/95014</b>	<b>HILLCREST, BURNETTS LANE, WEST END, SOUTHAMPTON, SO30 2HH</b> T1 & T2 - Willow - Re-pollard trees back to previous pollard points to prevent future storm damage and to ensure pollarding cycle is maintained.  <b>CONSENT</b>
<b>DC/22/94122</b>	<b>ITCHEN VALLEY COUNTRY PARK, ALLINGTON LANE, WEST END</b> Discharge of condition 8 (landscaping scheme) of planning permission F/22/92889 for provision of new visitor facilities comprising the creation of tented events space at Highwood Barn Hub, Remodelling of Highwood and Kingfisher barns, Reprovision of play equipment at existing play areas, addition of 1no. modular visitor building at High Hill Field, Provision of new parking area, Rewilding of existing parking bays on north west side of access road, installation of cess pits, alterations to access roads and footpaths and associated hard and soft landscaping and ancillary structures.  <b>DISCHARGED</b>

**016/23/PL**     **DATE OF NEXT MEETING**

The next meeting will be **Tuesday 4<sup>th</sup> July 2023.**

Meeting closed at 8.06pm.