

WEST END PARISH COUNCIL

DECISIONS OF THE EXTRAORDINARY PLANNING AND HIGHWAYS COMMITTEE MEETING HELD ON TUESDAY 17TH OCTOBER 2023 AT 7.15 P.M.

Councillors Present: J Asman (Chair)
B Coles
B Du-Crow
J Haylett
R Prince-Wright
S Turl

In Attendance: S Mockford, Parish Clerk

Members of the Public: 0

044/23/PL **APOLOGIES FROM COUNCILORS**

Apologies received and accepted from Councillors Goguel and MacDonald.

045/23/PL **DECLARATIONS OF INTEREST**

Members are invited to declare interests in relation to items of business on the agenda. Any interests will be recorded in the relevant minutes.

Councillor Asman declared an interest in application F/23/93194.

046/23/PL **PLANNING & HIGHWAYS MEETING MINUTES**

The meeting held on Tuesday 3rd October 2023, will be approved at the Full Parish Council meeting on Wednesday 8th November 2023.

047/23/PL **PLANNING APPLICATIONS**

Councillors were asked to consider & make comment on the following planning application:

F/22/93194 - THE AGEAS BOWL, MARSHALL DRIVE, WEST END, SO30 3XH
Full planning application for the erection of 186 dwellings, a 71-bedroom care home (Use Class C2), a 142-bedroom hotel (Use Class C1), a well-being centre (Use Class E / F2), improvements to existing stadium, new vehicular access, car parking, pedestrian circulation, together with associated tree planting, landscaping, SuDS and biodiversity enhancements (Amended description)

Councillors welcomed the decision to hold an extraordinary meeting to discuss the application thoroughly and in detail.

Following a lengthy discussion, Councillors agreed unanimously to uphold the decision made at the Planning & Highways committee meeting held on Tuesday 5th September 2023 to object based on the following points:

- **The Application has changed significantly, with its original objectives (as published in the Public Consultation paper), to enhance the commercial viability of the venue being completely removed.**
- **The location of the care home breaches LP Policy WE4 by being proposed outside of the designated area for development.**

- **The proposal will create an adverse impact on the adjacent SINC of Telegraph Woods (which is also a Priority Diversity Site).**
- **The hearing and mental wellbeing of future residents will be at risk from venue noise.**
- **No direct alternate pedestrian and cycle route to West End exists.**
- **There will be considerable strain on existing local infrastructure as no improvements have been proposed in the application.**
- **There is a risk that a (potentially high) number of the residential dwellings will be bought for Airbnb and other short-term lets.**

Additional comment:

- **Parking concerns: There is a 13 space parking shortfall compared to minimum policy standards**

048/23/PL

HAMPSHIRE COUNTY COUNCIL PROPOSALS REGARDING ACCESSIBILITY IMPROVEMENTS TO WEST END HIGH STREET

A lengthy discussion was held, comments included:

- **The railings are an important characteristic of the village; and also, an important safety feature.**
- **A suggestion for planters to be positioned onto the railings.**
- **A suggestion for a zebra crossing to be located across Lower New Road, at the junction with the High Street.**
- **Majority in favour of removing excess street furniture.**
- **Concerns raised of the proposal to provide a continuous pavement across the Lower New Road junction, however there were councillors who could understand the benefit of the proposal, to address safety concerns.**
- **There was unanimous agreement not to remove any of the car parking spaces at the eastern end of the High Street, these spaces are essential to local shops.**

Comments to be submitted prior to the deadline on Sunday 22nd October 2023.

049/23/PL

DATE OF NEXT MEETING

The next meeting will be **Tuesday 7th November 2023.**

Meeting closed at 9.50 p.m.