

WEST END PARISH COUNCIL

DECISIONS OF THE PLANNING AND HIGHWAYS COMMITTEE HELD ON TUESDAY 2nd JANUARY 2024 AT 7.15 P.M.

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

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

No members of the Public

060/24/PL APOLOGIES FROM COUNCILORS

Apologies received and accepted from Councillor Goguel.

061/24/PL DECLARATIONS OF INTEREST

Members were invited to declare interests in relation to items of business on the agenda.

None made.

062/24/PL PLANNING & HIGHWAYS MEETING MINUTES

The minutes from the Planning & Highways meeting held on Tuesday 5th December will be approved at the Full Parish Council Meeting on Wednesday 10th January.

063/24/PL EASTLEIGH BOROUGH COUNCIL CONSULTATION ON LOCAL LIST

Proposed update of the Local List which covers the information that Eastleigh Borough Council require to be submitted with a planning application to make it valid, over and above the national information requirements set by the Government.

Councillors had no comments to make.

064/24/PL PLANNING APPLICATIONS

Councillors were asked to consider & make comment on the planning applications received from Eastleigh Borough Council for the weeks commencing:

27th November, 4th December, 11th December & 18th December.

F/22/93194

THE AGEAS BOWL, MARSHALL DRIVE, WEST END, SO30 3XH

Full planning application for the erection of 172 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)

After reviewing the amendments made to the application, Councillors agreed unanimously to uphold the decision previously made by this committee at the meeting held on Tuesday 5th September 2023 which was to Object to the application.

In addition, they have added two further points to the list of reasons for objecting to this application which have been noted at the bottom of the original objection points below:

- **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.**
- **Parking concerns: There is a 13 space parking shortfall compared to minimum policy standards**
- **Despite the revised proposal reducing the number of houses by 14, this has been offset by an increase in the height of the houses.**
- **Some parking has been moved to the raised bund which is in close proximity to Telegraph Woods.**

F/23/96527

LAND BETWEEN ALLINGTON MANOR FARM, RODDINGTON FORGE & CHALCROFT FARM, ALLINGTON LANE, WEST END, SO30 2HU

Development of Solar Farm and Battery Storage with combined maximum grid export capacity of 27 MW, including solar panels, containerised battery storage, security fencing, CCTV cameras, internal access tracks, underground cabling, inverters, substations, grid connection, environmental enhancement measures and other ancillary development.

NO OBJECTION

Proposed: Cllr Prince-Wright

Seconded: Cllr Haylett

In Favour: Unanimous

H/23/96367

5 CULVERY GARDENS, WEST END, SOUTHAMPTON, SO18 3ND

Rear orangery following demolition of existing conservatory

NO OBJECTION

Proposed: Cllr Du-Crow

Seconded: Cllr Prince-Wright

In Favour: Unanimous

H/23/96459

17 MOORGREEN ROAD, WEST END, SOUTHAMPTON, SO30 3EA

Erection of an automated wooden gate to the front of the property

NO OBJECTION subject to the gate being inward opening

Proposed: Cllr Haylett

Seconded: Cllr Du-Crow

In Favour: Unanimous

H/22/92745

89A SWAYTHLING ROAD, WEST END, SOUTHAMPTON, SO30 3AG

Retention of existing decked area and existing fence lines (Retrospective)

OBJECT based on the concerns raised by the neighbour's objection comments

Proposed: Cllr Asman

Seconded: Cllr Haylett

In Favour: Unanimous

H/23/96391

THE OLDE BAKERY, BOTLEY ROAD, WEST END, SO30 3HA

Proposed annex

NO OBJECTION

Proposed: Cllr Haylett

Seconded: Cllr Asman

In Favour: 3 in favour, 1 abstained

H/23/96528

20 HOLLY GARDENS, WEST END, SOUTHAMPTON, SO30 3RW

Garage conversion to provide habitable accommodation, and changes to fenestration

NO OBJECTION

Proposed: Cllr Du-Crow

Seconded: Cllr Asman

In Favour: Unanimous

H/23/96551

11 BAMBER CLOSE, WEST END, SOUTHAMPTON, SO30 3HW

Installation of air source heat pump within rear garden

NO OBJECTION subject to satisfactory noise assessment

Proposed: Cllr Asman

Seconded: Cllr Haylett

In Favour: Unanimous

H/23/96572

1 KINSBOURNE WAY, THORNHILL, SOUTHAMPTON, SO19 6HB

Demolition of existing single garage and replace with garden office

NO OBJECTION

Proposed: Cllr Haylett

Seconded: Cllr Prince-Wright

In Favour: Unanimous

O/23/96467

LAND ADJOINING CHALCROFT BUSINESS PARK, BURNETTS LANE, SO30 2HH

Outline application for up to 4,130sqm of commercial floorspace (Use Classes E(g)(ii), (iii) and B8) to include farm shop (Use Class E(a)) of up to 327sqm, parking and yard areas (including accessible spaces), landscape buffers and acoustic mitigation. Formation of vehicular and pedestrian access to estate road. Access considered only.

NO OBJECTION

Proposed: Cllr Haylett

Seconded: Cllr Prince-Wright

In Favour: 3 in favour, 1 abstained

T/23/96499

6 BEECHWOOD RISE, WEST END, SOUTHAMPTON, SO18 3PW

1no. Birch (T1) - Fell to ground level, leaning towards building and to allow more light to solar panels. 1no. Birch (T2) - Reduce in height by approx. 3m to allow more light to solar panels. 2no. Conifers (T3) - Reduce height by approx. 3m to allow light for solar panels. 1no. Conifer (T4) - Reduce height by approx. 3m to allow more light to solar panels.

OBJECT as Councillors did not feel that the issue with the solar panels not getting enough lights is a valid enough reason for felling or reducing otherwise healthy trees.

Proposed: Cllr Asman

Seconded: Cllr Haylett

In Favour: Unanimous

T/23/96505

19 BEECHWOOD RISE, WEST END, SOUTHAMPTON, SO18 3PW

1no. Maple (Norway) (T5) – Remove, tree works are proposed to stop the influence of the tree(s) on the soil below building foundation level and provide long term stability.

NO OBJECTION subject to Tree Officer

Proposed: Cllr Du-Crow

Seconded: Cllr Haylett

In Favour: Unanimous

T/23/96506

21 BEECHWOOD RISE, WEST END, SOUTHAMPTON, SO18 3PW

1no. Laurel (Portuguese) (S1) - Remove. 1no. Cypress (T3) - Remove. Tree works are proposed to stop the influence of the trees on the soil below building foundation level and provide long term stability.

NO OBJECTION subject to Tree Officer

Proposed: Cllr Asman

Seconded: Cllr Haylett

In Favour: Unanimous

T/23/96541

22 EDEN ROAD, WEST END, SOUTHAMPTON, SO18 3QX

Ino. Oak – Repollard back to previous pollarded knuckles. The tree has been pollarded every five years to maintain its size in relation to surrounding properties and safeguarding its health.

NO OBJECTION subject to Tree Officer

Proposed: Cllr Haylett

Seconded: Cllr Asman

In Favour: Unanimous

065/24/PL

PLANNING APPEALS

An appeal has been submitted regarding the decision made by Eastleigh Borough Council for the below planning applications

H/23/95400

25 SOUTHERN ROAD, WEST END, SOUTHAMPTON, SO30 3ES

Erection of front boundary fencing (Retrospective Application)

NOTED - No further comments

X/23/95259

25 SOUTHERN ROAD, WEST END, SOUTHAMPTON, SO30 3ES

Variation of Condition 2 (approved plans) of planning permission F/21/91036 (Erection of detached four-bedroom dwelling and detached garage following demolition of existing dwelling) to replace approved plan PL04 with revised plan PL04 Rev A to allow the as built Hardie Plank weatherboard cladding in anthracite grey (from the approved Pearl Grey)

NOTED - No further comments

066/24/PL

PLANNING DECISIONS

A list of planning decisions made by Eastleigh Borough Council were noted.

067/24/PL

ENFORCEMENTS

The list of planning enforcements from Eastleigh Borough Council was noted.

068/24/PL

HIGHWAYS MATTERS

- A letter has been received from Hampshire Highways to advise work will be commencing in early 2024 to retrofit emergency areas on the M27 between junctions 4-11
- Following further discussions, the decision has been made to delay the footway works that require a road closure on Allington Lane, until Charles Watts Way re-opens fully in the new year. In the meantime, there will be a small amount of works (2 weeks) that will be carried out using temporary traffic lights

069/23/PL

DATE OF NEXT MEETING

The next meeting will be **Tuesday 6th February 2024.**

Meeting closed at 8.14 pm.