

Osmond, Gary

From: Deputy Clerk <deputyclerk@botley-pc.gov.uk>
Sent: 03 May 2023 12:49
To: Osmond, Gary
Subject: Botley Parish Council - Planning App: F/22/94436, 20A High Street, Botley

Follow Up Flag: Follow up
Flag Status: Flagged

Members of the Planning & Highways Committee have considered this application and agreed the following comments:

F/22/94436 **20A High Street, Botley** - Construction of 3no. two bedroom terraced dwellings with ancillary amenity space and parking, following demolition of existing disused buildings

Members were not opposed to the principle of residential development within the site but it was felt that given the constraints of the site, three dwellings still constituted overdevelopment, particularly within a Conservation Area. Committee members would like the following consideration to be given:

Traffic Management Plan

- Members asked for a Traffic Management Assessment to determine whether there is sufficient space for refuse and emergency vehicles to enter and turn within the courtyard space.
- Without sufficient space for refuse lorries to enter the site residents will have no alternative but to leave bins on the High Street pavement.
- The turning space within the courtyard must be sufficient to allow residents and delivery vehicles to exit onto the High Street in forward gear if other vehicles are parked within the courtyard.
- Access to/from the High Street will be across a pavement and bus stop layby with no visibility splay to protect pedestrians.
- Plans make reference to a gated community but the location of the gate has not been included in the designs. The location of this gate will have an impact on waiting times for gates to open, given the traffic access across a pavement and bus stop layby with poor visibility.
- The proposal does not refer to parking for 20a High St (residential property) which has parking in the yard at the rear or 20 High St (commercial) where commercial waste would be stored or made available for collection at the rear of the building.

Proposed Property No 2

The garden on this property is extremely small with a north facing aspect. Given the large horse chestnut tree on its boundary, the garden would have zero sunlight.

Proposed Property No 3

Members were concerned about the available turning space for property No 3 and potential restrictions if other cars parked in the area.

Minimum Parking Standards

Members request confirmation as to whether this site meets the minimum parking standards as outlined by Eastleigh Borough Council

Restrictions on construction

Members would like to see restrictions placed on development around anti-social noise and construction outside of normal work times i.e.

- No work to start on site before 8am Monday – Friday.
- Work can only be carried out on weekends on Saturdays between 9am and 12pm.

Reduction in daylight

Previous applications queried the likelihood of a reduction in the amount of daylight available to rooms at the rear of 18 and 20A High Street. This application does not appear to be as close to the boundaries as previous applications but committee members remain concerned that the lighting aspect does not appear to have been addressed.

Consultees – including neighbours

If 34a has been included as a consultee, clarification should be provided as to why the following addresses along High Street have not been included:

30 High Street
30a High Street
32 High Street
34 High Street
34b High Street

Local Plan

- The Eastleigh Borough Council Local Plan 2016-2036 does not include the location of this application as a site designated for development.
- The Local Plan also makes reference to the need for social/affordable housing and given this site is in the centre of the village it would be more appropriately considered for affordable housing.

Botley Neighbourhood Plan

- The Botley Neighbourhood Plan does not include this site as a site designated for development.
- The Botley Neighbourhood Plan has reached the Regulation 15 stage. A final submission of the Plan will be submitted to Eastleigh Borough Council on 09 May 2023 with a request that the Neighbourhood Plan should proceed to Examination. The Botley Neighbourhood Plan can therefore be deemed to have weight in relation to the evaluation of this application.

PV Panels

Members would like to see further consideration given to the inclusion of PV panels, linked to EV points in the car parking areas. These tiles should fit in with the aesthetics of the local preservation area.

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