

EASTLEIGH LOCAL AREA COMMITTEE

Tuesday, 6 June 2023 (7:00 pm – 9:32 pm)

PRESENT:

Councillor Bourne (Chairman); Councillors Park, Beer, Bicknell, Irish, Mann, Reynolds and Spencer

Apologies for absence were received from Councillor Dedhia

RESOLVED ITEMS (SUBJECT TO QUESTIONS ONLY)

78. DECLARATIONS OF INTEREST

There were no declarations of interest in relation to items of business on the agenda.

79. MINUTES

RESOLVED -

That the Minutes of the meeting held on 14 March 2023 be confirmed and signed by the Chair as a correct record.

80. PUBLIC PARTICIPATION

There was no public participation on this occasion.

81. CHAIR'S REPORT

The Chair gave the following report:

This was the first committee meeting following the local elections, the Chair congratulated Councillors Mann and Dedhia for getting re-elected and welcomed Councillor Reynolds back.

The Chair visited the extended paddling pool area last week and saw so many families enjoying the larger space in the great weather, the only downside was the huge queue for Daniella's delicious ice cream which she manages to keep at a low cost for families to enjoy.

Work is progressing on the skateboard park and hopes this will be open before the end of summer.

Summer Events:

- Unwrapped Street Theatre festival - next Saturday in Eastleigh Town Centre and on Sunday in Hedge End.
- Eastleigh Mela - 23 July on the Rec
- Chilli Fest - 29 July on the Rec
- Stephens Funfair - 11-19 August on the Rec
- Bandstand summer concert programme from June to Sept
- And ending with:
- Eastleigh Pride - 9 September on the Rec

82. PRESENTATION ON PLANNING GUIDELINES

The Principal Planning Officer gave a short presentation on guidelines that had to be taken into account when determining planning applications; in particular the issues that could, and could not, be taken into account. This was set against the broader policy framework.

83. PLANNING APPLICATION - LAND AT NIGHTINGALE AVENUE, EASTLEIGH

The Committee considered the report of the Service Director for Planning and Environment (Agenda item 7) concerning a construction of 2No. one bedroom and 2No. two bedroom apartments in a two storey block, with ancillary amenity space, landscaping, parking, bin and cycle storage. (Ref: F/23/95177).

The Committee was updated that:

- Four further representations received –
 - Increased noise from gardens and parking area.
 - Covenant for family housing.
 - Boundary with No.15 Falcon Square should be a brick wall.
- No response received from Environmental Health Land Contamination Specialist – previous conditions recommended.
- Ecology response – Object on the grounds of no up-to-date detailed ecological site survey having been undertaken.
- Southern Water – have requested additional time due to workload.
- Eastleigh Town Council – No objection.

RESOLVED -

To Delegate back to the Service Director for Planning and Environment in conjunction with The Chair and Vice Chair to GRANT PLANNING PERMISSION Subject to:

- i) Outstanding consultee responses;
- ii) Securing of contributions towards the Solent Recreation Mitigation Strategy and the Council's New Forest Mitigation Strategy; and

iii) Additional condition requiring details of ‘acceptable safety measures’ within the parking area to protect the shared boundary with No.15 Falcon Square (final wording to be agreed with Chair and Vice Chair).

(Note: (A) Three people spoke in objection to the development citing concerns, that included but were not limited to, insufficient parking, loss of privacy, safety concerns of neighbouring property, overdevelopment, sewage issues and noise disruptions. (B) The Planning Consultant spoke in support of the application stating that the development had been reduced to four units to reduce the storey height and the materials that would be used are in keeping with the other properties in the area.)

84. PLANNING APPLICATION - LAND AT THE HANNS WAY CAR PARK, EASTLEIGH TOWN CENTRE

The Committee considered the report of the Service Director for Planning and Environment (Agenda item 8) concerning a Construction of 4No. two bedroom and 2No. one-bedroom apartments in a two and three storey block, with ancillary amenity space, landscaping, bin and cycle storage. (Ref: F/23/95122).

The Committee was updated that:

- One further representation received – raising no additional issues.
- No response received from Environmental Health Land Contamination Specialist – previous conditions recommended.
- No response received from Landscape Officer – standard landscape conditions recommended.
- Natural England – Object on the grounds of impact recreational pressure upon the New Forest National Park and phosphorus upon the Itchen and Solent SACs.
- No response from Hampshire Swifts.
- No response from Southern Water – previous conditions recommended.
- No response from Scottish & Southern Electricity.
- Eastleigh Town Council – Object on the grounds of loss of car park.
- No response from Eastleigh BID.

RESOLVED –

To Delegate back to the Service Director for Planning and Environment in conjunction with The Chair and Vice Chair to GRANT PLANNING PERMISSION subject to:

- i) Outstanding consultee responses; and**
- ii) Securing of contributions towards the Council’s New Forest Mitigation Strategy.**

(Note: The Planning Consultant spoke in support of the application stating that all bedrooms had been moved to be kept away from the noise source in the High Street and the northern elevation was reconsidered.)

85. NATIONALLY SIGNIFICANT INFRASTRUCTURE PROJECT
APPLICATION FOR M3 JUNCTION 9 IMPROVEMENTS SCHEME
(CS/23/94649)

The Committee considered the report of the Service Director for Planning and Environment (Agenda item 9) concerning a Nationally Significant Infrastructure Project application for M3 Junction 9 Improvements scheme. (Ref: CS/23/94649).

There were no updates given to the Committee.

RESOLVED –

Submit a Local Impact Report to the Examining Authority identifying the route of construction traffic and the impact on the River Itchen SAC/SSSI as the local impacts of concern, but recognising that they could be appropriately controlled with the approval of a detailed Traffic Management Plan prior to works commencing and the implementation of the measures set out in the Environmental Statement and Habitat Regulations Assessment and to be secured with the approval of a detailed Environmental Management Plan. Then delegate to Planning Manager for the submission of any subsequent Written Representations, Statement of Common Ground and responses to any questions raised by the Examining Authority.

86. EASTLEIGH OFF-STREET CAR PARKS NEW REGULATIONS

The Committee considered the report of the Local Operations and Parking Manager.

RESOLVED –

That the Eastleigh Local Area Committee approved the following (with consent from Hampshire County Council and public consultation):

- (1) The introduction of a Traffic Regulation Order (TRO) to regulate the off-street car park located at Places Leisure Car Park, Fleming Park;**
- (2) The introduction of a Traffic Regulation Order (TRO) to regulate the off-street car park located at Pavilion on the Park car park, Fleming Park;**

- (3) The introduction of a Traffic Regulation Order (TRO) to regulate the off-street car park located at Falkland Road car park, Falkland Road;**
- (4) The introduction of a Traffic Regulation Order (TRO) to regulate the off-street car park located at Bandstand Court car park, off Romsey Road, Eastleigh;**
- (5) The introduction of a Traffic Regulation Order (TRO) to regulate the off-street car park located at Upper Market Street, Eastleigh; and**
- (6) Funding from Developer Contributions (reference TRJ/16/78227 Spencer & Co Estates Ltd) for the associated Traffic Regulation Order costs for Upper Market Street, Eastleigh and Bandstand Court, Eastleigh, circa £10,000.**

87. APPOINTMENTS TO OUTSIDE BODIES

The Committee considered the report of the Local Area Manager (Agenda Item 11) concerning appointments to regulatory panels and outside bodies.

Councillor Dedhia was removed from Shopwatch as he was unable to attend the meetings. Councillor Reynolds was nominated.

There was a vacancy for the University of Southampton (Wide Lane Sports Facilities – User Advisory Group). Councillor Spencer was nominated.

RESOLVED –

- (1) the nominations for 2023/24 municipal year appointments to regulatory panels and other groups as set out below were approved; and**

Regulatory Panels	Councillor nominations for 22-23
Licensing – to deal with issues not covered by the Licensing Act 2003 or the Gambling Act 2005	All members of the Committee to be appointed to a pool from which any three can be selected.
Licensing Panels as appointed by full Council for the purposes of the Licensing Act 2003 or the Gambling Act 2005	Cllr Bourne Cllr Irish Cllr Park Cllr Reynolds
Other Groups	
Eastleigh Borough Council/Test Valley Liaison Group	Councillor Irish

Shopwatch	Councillor Reynolds
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(2) the proposed nominations for 2023/24 municipal year appointments to Outside Bodies, as set out in appendix A were approved.

- i. Age Concern, Eastleigh – Councillor Irish
- ii. Asian Elders, Culture and Welfare Organisation– Councillor Mann
- iii. Barton Peveril/Eastleigh College Liaison Group – Councillors Bicknell, Park and Spencer
- iv. Lakeside Country Park Users Group – Councillor Bicknell
- v. Pavilion on the Park – Councillors Irish and Spencer
- vi. The Hub – Councillor Beer
- vii. University of Southampton (Wide Lane Sports Facilities – User Advisory Group) – Councillor Spencer

88. FINANCIAL MANAGEMENT REPORT

Consideration was given to a report of the Local Area Manager (Agenda Item 12) that contained recommendations for expenditure from the Committee's capital and revenue budget.

A further update was given on the report text as follows:

Lakeside Country Park

Text amended to: It is recommended that £113,000 is allocated from the following developers' contributions: F/20/89125, Eastleigh Borough Council, Old Post Office, High Street, Eastleigh. £31,828.86 O/06/57058, Foreman Homes, Former Stoneham Service Station, Southampton Road, Eastleigh £12,814.08 88 Eastleigh Borough Council F/14/74660, First Wessex, Land corner of Wide Land & South Street, Eastleigh £1,007.62 Z/39705/000, Bovis Homes (Barratts) Limited, South Street, Eastleigh REPAY 06/07/2023 £44,204 F/14/74660, First Wessex, Land corner of Wide Land & South Street, Eastleigh £588.68 F/19/87086 Highwood, Land South of Chestnut Ave., North Stoneham Park, Receipt Date:30/10/2020 £12,588.90 The reallocation of funding from F/12/70310, First Wessex, The Monksbrook Estate, Cheriton Road, Eastleigh £10,000

Hub Tennis Courts

It is recommended that a further £15,500 is allocated to this project, with £12,500 from the Revenue Reserve and £2,500 from the developers' contributions from Bovis Homes (Barratts) Limited, South Street, Eastleigh.

RESOLVED –

That the following recommendations were approved:

- 1) £119,467 was allocated for Lakeside Country Park improvements from developers' contributions;
- 2) Up to £40,000 was allocated for the upgrading footpaths on North Stoneham Park Stoneham from the Revenue Reserve;
- 3) £20,000 was allocated for increased provision of youth services in the Local Area from the Revenue Reserve, to be spread over 2023/24 and 2024/25;
- 4) £15,000 was allocated for the Hub Tennis Courts improvements, with £12,500 from the Revenue Reserve and £2,500 from developers' contributions;
- 5) £8,200 was allocated for replacement play equipment at Grantham Green Play Area from developers' contributions;
- 6) Up to £5,000 was allocated for Caustons Gardens Play Area alterations from the Revenue Budget pending the outcome of consultation with residents immediately surrounding the site;
- 7) £5,000 was allocated for the refurbishment of the public art seating at Eastleigh Bus Station from developer's contributions;
- 8) £3,000 was allocated for new seating for Wells Place from the Town Centre Improvement Project; and
- 9) £3,000 was allocated for developing a Public Art Vision for the Local Area from developers' contributions.

89. PLANNING APPEALS

The Legal Services Manager reported:-

- (a) that the following appeal had been lodged:-

29 Launceston Drive, Eastleigh, SO50 4QE

Appeal against the Council's refusal of 1 no. Birch (T1) - Fell because tree is now exposed after recent adjacent tree removals.

RESOLVED -

That the report be noted.

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