

HEDGE END, WEST END AND BOTLEY LOCAL AREA COMMITTEE

Monday, 12 June 2023 (7:00 pm – 8:28 pm)

PRESENT:

Councillor Garton (Chair); Councillors Asman, Corben, Du-Crow, Gomer, Hadaway, House, Kinloch, Kyrle, Pretty, Tennent and Welsh

RESOLVED ITEMS (SUBJECT TO QUESTIONS ONLY)

177. DECLARATIONS OF INTEREST

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

178. MINUTES

RESOLVED -

That the Minutes of the meeting held on 30 January 2023 be confirmed and signed by the Chair as a correct record.

179. PUBLIC PARTICIPATION

There was no public participation on this occasion.

180. CHAIR'S REPORT

The Chair welcomed everyone to the Hedge End, West End and Botley Local Area Committee meeting, and gave a warm welcome to Councillor Barry Du-Crow who was elected to the West End South ward in May and to the returning Councillors.

The Chair gave thanks to Tim Bearder for his service to our communities as a member of the Local Area Committee and wished him success and happiness for the future.

Boorley Park

In May, the Mayor of Eastleigh visited Boorley Park primary school to meet children on the School Council who had organised a competition to design road safety posters to promote careful driving and considerate parking near to the school. This Committee have paid for the two winning designs to be turned into bin stickers and a banner, to help raise driver's awareness. The children thoroughly enjoyed meeting the Mayor and had excellent questions about his role on behalf of the citizens of Eastleigh Borough.

Hedge End Unwrapped

The Chair was thrilled to see so many visitors to Hedge End Unwrapped yesterday, and to have the opportunity to watch the incredible performances. This is the third year that the event has been held in Hedge End and it was wonderful to see how it has grown. The Committee supports the Council's Arts team to bring events such as these to the local area for the enjoyment of all the residents.

Berrywood Meadows

In April, and in spite of the consistent rain, the Council was able to complete the planting of a 'mini forest' at Berrywood Meadows, supported by the Hampshire Forest Partnership. Following the method developed by Dr Miyawaki, the saplings have been planted in a particular way to effectively speed up the maturation process of a woodland enabling the mini forest to resemble a mature woodland in 20-30 years rather than more than 150 years.

181. LOCAL AREA MANAGER'S REPORT

The Lead Local Area Manager announced that following a review of Local Area working, the team supporting Local Area Committees has recently undergone a restructure. At the beginning of April, Kitty began a new position as the Lead Local Area Manager for the Council and will be working closely with her team, Council staff and Councillors to strengthen the role of Local Area Committees with greater strategic planning, increased public engagement and participation, and more collaboration and co-ordination across the five Local Areas.

Moving forward, Ross McClean will be supporting the Committee as the Hedge End, West End and Botley Local Area Manager and will also continue to support the Bursledon, Hamble-le-Rice and Hound Local Area.

Kitty thanked Siobhan, Council staff, the Town and Parish Councils, and the partners in HEWEB for their support, and for their commitment to our communities.

Kitty expressed sincere gratitude to this Committee for the support and kindness they have offered during her time as Local Area Manager, with special thanks to the Chair, Councillor Garton; and to recognise the Committee's enthusiasm and dedication to improving the quality of life for local residents.

The Chair extended her thanks from the Committee to Kitty for her hard work and dedication.

182. 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.

183. PLANNING APPLICATION - THORNEYDOWN FARM, MOORHILL ROAD, WEST END, SOUTHAMPTON, SO30 3AY

The Committee considered the report of the Service Director for Planning and Environment (Agenda item 8) concerning an application for Change of use of land for the siting of touring caravans, motorhomes and tents including a small amenity block and the terracing of the site to accommodate roads, parking and pitches (where appropriate). (Ref: F/22/93970).

RESOLVED -

That permission be REFUSED with reasons recommended in the committee report.

(Note: The Applicant's agent spoke in support of the application stating that the proposal provides high quality grass pitches and additional landscaping, no previous flooding had occurred at the site and additional parking could be provided.)

184. PLANNING APPLICATION - MOORGREEN FARMHOUSE, MOORGREEN FARM, BURNETTS LANE, WEST END, SOUTHAMPTON, SO30 2HH

The Committee considered the report of the Service Director for Planning and Environment (Agenda Item 9) concerning the conversion of first floor of existing detached garage to C1 AirBnB. (Ref: F/23/95117)

The following update was given to the Committee:

Natural England Comments: Further information is required with regard to the package treatment plant.

Additional Condition: The holiday let hereby permitted shall only be used by the same occupier(s) for a maximum of 21 days.

Reason: To retain the unit as a holiday let.

RESOLVED –

That permission be REFUSED for the following reasons:

- 1) **Insufficient information has been submitted to demonstrate whether the originally approved first floor ancillary store and office was implemented and lawfully established for a reasonable period of time prior to the proposed holiday let use, thus would not be considered 're-use' in terms of Policy S5. The change of use would therefore result in an intensification**

of development within the countryside. The proposals would therefore be contrary to Policies S1, S2, S5 and DM26 of the Eastleigh Borough Local Plan (2016-2036) and the provisions of the NPPF (2021).

- 2) The application fails to provide the required mitigation to offset the impacts of the development upon the European protected Solent Complex (SPA, SAC and Ramsar sites), and New Forest National Park (SPA, SAC and Ramsar sites) from additional recreational pressure and nitrogen loading generated by the population increase and additional sewage resulting from the development. The proposal is therefore contrary to the requirements of Policy DM11 of the Eastleigh Borough Local Plan (2016-2036), the provisions of the NPPF (2021) and the Conservation of Habitats and Species Regulations 2017.

185. STREET NAMING REPORT

The Lead Local Area Manager introduced the report. (Agenda Item 10)

Councillor House requested that roads which are not through roads be renamed to 'Close'.

Councillors asked for Knot Road to be renamed as it could be confusing. It was also requested that Cormorant Close be renamed, as the Cormorant is a shore bird.

RESOLVED –

It was agreed that:

- (1) Knot Road and Cormorant Close be renamed;
- (2) The suffix for Bunting Road, Grebe Road, Jay Road and Grouse Road be changed;
- (3) The road names proposed for the development known as Boorley Gardens were approved; and
- (4) The road names for the development known as Boorley Gateway were noted.

186. AREA ACTION PLAN 2023-2024

The Lead Local Area Manager introduced the report. (Agenda Item 11).

RESOLVED –

That the Committee:

- (1) Noted the progress to date on identified projects and priorities during 2022-2023; and
- (2) Approved the Hedge End, West End and Botley (HEWEB) Local Area Action Plan Priorities 2023-24 shown in Appendix Two for adoption and publication.

187. ANNUAL REVIEW

The Lead Local Area Manager introduced the report (Agenda Item 12).

RESOLVED –

That the Committee considered and agreed the contents of this report.

188. FINANCIAL MANAGEMENT

Consideration was given to a report of the Local Area Manager (Agenda Item 13) that contained recommendations for expenditure from the Committee's capital and revenue budget.

RESOLVED –

That the Committee:

- (1) Allocated £56,761.58 of developer's contributions towards the IVCP Masterplan project;**
- (2) Noted the expenditure of £35,000, funded from the following developer's contributions, towards the Chancellor Park play area and additional Rhino Mulch flooring in the Boorley Park play area adjacent to the Sports Pavilion;**
- (3) Allocated £9,361.40 of developer's contributions to the existing Boorley Park public art project;**
- (4) Noted the expenditure of £12,622.26 from this Committee's revenue budget towards the installation and maintenance of 11 planters across Hedge End, West End and Botley town and village centres;**
- (5) Allocated £5,400 of developer's contributions and £1,590 taken from this Committee's reserves towards the Berry Theatre Gates project overspend;**
- (6) Noted the expenditure of £1,678 from this Committee's reserves towards the Hedge End Green Routes project overspend;**
- (7) Approved the expenditure of £7,840 funded from developer's contributions to Hedge End Town Council for the identified repairs for the Turnpike Way cricket nets;**
- (8) Approved the re-allocation of £7,225.25 of developer's contributions towards the roundabout enhancement programme; and**
- (9) Approved the expenditure of £5,500 from the Committee's revenue budget as a contribution towards the Young People's Wellbeing Service for 2023-2024.**

189. APPOINTMENTS TO REGULATORY PANELS, OTHER GROUPS AND OUTSIDE BODIES

The Committee considered the report of the Local Area Manager (Agenda Item 14) concerning appointments to regulatory panels and outside bodies.

Councillor Hadaway was added to the Community Grants Sub Group and Councillor Du-Crow was added to the Hatch Farm Working Group.

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 23-24
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. (The requisite training must be completed before members can serve on a panel.)
Licensing Panels as appointed by full Council for the purposes of the Licensing Act 2003 or the Gambling Act 2005	Councillors Asman, Pretty and Welsh
Other Groups	
Community Grants Sub-Group	Councillors Gomer, Garton (LAC Chair), Hadaway and Kinloch

- (2) The proposed nominations for 2023-24 municipal year appointments to Outside Bodies, as set out in Appendix One, are approved.**

- i. Hedge End, West End and Botley Youth Partnership – Councillor Gomer
- ii. North Whiteley Development Forum – Councillor Pretty
- iii. Wildern and Deer Park Community Management Committee – Councillor Garton
- iv. Hedge End, West End and Botley Business Community Group – Councillor Pretty

- v. Boorley Green Working Group – Councillors
Kinloch and Kyrle**
- vi. Hatch Farm Working Group – Councillors
Asman, Tennent, Gomer and Du-Crow**

190. PLANNING APPEALS

The Legal Services Manager reported:-

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

1 RAILWAY COTTAGE, ALLINGTON LANE, WEST END,
SOUTHAMPTON, SO50 7DE

Appeal against the Council's refusal of the erection of end of terrace 3-bedroom dwelling following demolition of existing side outbuildings. Single-storey rear extension to existing retained property following demolition of conservatory. (F/22/93388)

68 CHALK HILL, WEST END, SOUTHAMPTON, SO18 3DB

Appeal against the Council's refusal of the extension of basement level to rear with ground and first floor rear extensions including terrace. (H/22/93889)

REAR OF 82 ST JOHNS ROAD, HEDGE END, SOUTHAMPTON,
SO30 4DF

Appeal against the Council's refusal of the erection of a detached four-bedroom bungalow provided with associated access, car parking, amenity space and storage facilities. (F/22/93003)

- (b) that the following appeals had been part allowed and part dismissed:-

LAND TO THE EAST OF LITTLE HATTS RECREATION
GROUND, TICKNER CLOSE, BOTLEY, SO30 2SW

Appeal against an enforcement notice issued by Eastleigh Borough Council for the breach of planning control as alleged in the notice without planning permission, the material change of use of the land from agricultural use to a mixed use of agriculture, equestrian, the stationing of caravans and non-agricultural business use and storage. (EA/20/87572)

- (c) that the following appeals had been dismissed:-

77 ELLIOT RISE, HEDGE END. SO30 2RW

Appeal against the Council's refusal of the fell of one birch tree.
(T/22/92244)

HATTS COPSE FARM, BROOK LANE, BOTLEY, SO30 2ER

Appeal against the Council's refusal of Prior Notification application under Class Q for the change of use from Agricultural Buildings to 2no. Dwellinghouses (Use Class C3) (PN/22/93479)

RESOLVED -

That the report be noted.

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