



West End Parish Council

Minutes of the Planning & Highways Committee Meeting held on
Tuesday 4th March 2025 at 7.15 pm

Councillors Present:	J Haylett (Chair), R Prince-Wright (Vice Chair), J Asman & B Du-Crow
In Attendance:	B Bond (Deputy Parish Clerk), K Chilcott (Admin Officer)
Members of the Public:	3 members of the public were in attendance

103/25/PL Public Participation

Three members of the public were in attendance to discuss and hear considerations regarding planning application F/25/98786.

104/25/PL Councillor Apologies

Councillor Lloyd was absent.

105/25/PL Declarations of Interest

Declaration of interests were tabled in relation to planning application F/25/98786 by Councillors Asman and Du-Crow as Eastleigh Borough Councillors (EBC) wishing to remain impartial when the application reaches EBC, and Councillor Haylett as a local resident to the address of the planning application.

Councillor Asman also declared an interest, as a member of the Licensing Committee, in the Licensing Application 108/25/PH.

106/25/PL Planning & Highways Meeting Minutes

The minutes from the Planning & Highways meetings held on Tuesday 4th February 2025 will be approved at the Full Parish Council Meeting on Wednesday 12th March 2025.

107/25/PL Planning Applications

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

27th January, 3rd February, 10th February and 17th February 2025.

App No.	Address & Details
F/25/98786	FREEWAYS, 47 THE DROVE, WEST END, SOUTHAMPTON, SO30 2EF Extension and conversion of existing dwelling to flexible use for 3no. single occupancy supported living units (Use Class C2) or use as a single dwelling with annexe accommodation (Use Class C3). One member of the public in attendance spoke on behalf of residents, raising issues concerning: - The volume of emergency services call outs to the property. - Damage to residents' vehicles. - Parking issues from staff cars and emergency vehicles.



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	- The application making changes to previous planning intention to make the area for elderly housing. - The agreement with the Southampton Arms pub for additional parking that seems not to be known by the landlady. All issues highlighted have caused distress and disruption to residents, their environment and their health. Following a lengthy discussion, Councillor Prince-Wright proposed that we Object on the grounds of the change of use outside of local planning policy and the access and parking issues. One Councillor voted, two abstained and one declared a conflict of interest.
H/25/98741	9 LARCH CLOSE, WEST END, SOUTHAMPTON, SO30 3RB First floor extension and addition of front porch. Councillor Asman proposed, and Councillor Haylett seconded that we raise No Objection with the caveat that it be mentioned to the Planning Officer that the application needs to be corrected with regard to its proximity to the Site of Importance for Nature Conservation (SINC). Councillors agreed unanimously.
H/24/98624	ALLSTON, ALLINGTON LANE, WEST END, SOUTHAMPTON, SO50 7DE Installation of two 12W Midea heat pumps and a new heating and hot water system to replace the existing oil-fired boiler system. Councillor Haylett proposed, and Councillor Prince-Wright seconded that we raise No Objection. Councillors agreed unanimously.
H/25/98834	2 KINSBOURNE CLOSE, THORNHILL, SOUTHAMPTON, SO19 6HD Raise roof for loft conversion including dormer. Councillor Du-Crow proposed, and Councillor Prince-Wright seconded that we raise No Objection. Two Councillors agreed and two disagreed on the basis of the potential impact to the street scene.
T/25/98833	2 KINSBOURNE WAY, THORNHILL, SOUTHAMPTON, SO19 6HB 1no. Ash (T1) - Fell. Ash tree with confirmed ash dieback in a well-used garden, would like to remove due to safety concerns. The Deputy Clerk advised Councillors this application has already been refused by the Tree Officer.
T/25/98804	RUNNYMEDE COURT, RUNNYMEDE, WEST END 1no. Group (Mixed species) - Remove mixed species indicated on the attached plan to enable rebuilding of the retaining wall. Councillor Asman proposed, and Councillor Haylett seconded that we raise No Objection subject to Tree Officer. Councillors agreed unanimously.



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T/25/98876	BOURNE HOUSE, BEACON ROAD, WEST END, SOUTHAMPTON, SO30 3BS 1no. Beech - Reduce by 3m on South, West & Northern sides. Tops to be reduced by 3m. The reason for this is to allow reasonable maintenance of the tree in its situation. Councillor Haylett proposed, and Councillor Prince-Wright seconded that we raise No Objection subject to Tree Officer . Councillors agreed unanimously.
DC/25/98784	MOORHILL CARE HOME, MOORHILL ROAD, WEST END, SO30 3AZ Application for discharge of condition 5 (land contamination remediation verification) of planning permission F/22/94034 (Proposed 70-bed care home (Use Class C2); associated access, parking, landscaping, sustainable drainage, electricity sub-station, other structures and works; following demolition and clearance of the existing site). Noted

108/25/PH **Licencing Application**

Councillors considered the following variation to amend the licensable activities and hours as detailed below:

The provision of late-night refreshment (indoors and outdoors) from 2.00am until 5.00am Mondays to Sundays. The opening hours of the premises will be 24 hours Mondays to Sundays.

Premises Name	Premises Address	Licence Type	Consultation Expiry Date
Burger King	Centre 27 Retail Park Tollbar Way Hedge End Hampshire SO30 2QY	Premises Licence - Variation	20-Mar-25

Councillors noted concerns that the extended hours could, under 'Public Nuisance' cause an increase in litter and noise. They also noted the outdoor area showing on the current application does not appear to be included as part of the original application granted.

Councillors asked the Deputy Parish Clerk to draw attention to the fact that if the original licensing hours were 9.00am to 02.00am, now changing to 5.00am – this does not constitute 24 hours.

109/25/PL **Planning Decisions**

A list of planning decisions made by Eastleigh Borough Council for the weeks commencing: 27th January, 3rd February, 10th February and 17th February 2025 were noted.

110/25/PL **Enforcements**

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



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Highways Matters

M27 Junction 5 – 7 Overlay Scheme

Email received from National Highways providing the below update:

“I am writing to let you know that our work to overlay the eastbound carriageway is almost complete, and we’ll soon swap sides to work on the westbound carriageway.

From 1 March until 16 April 2025 we’ll be busy moving temporary barriers, installing cones, and finishing the last of our eastbound overlaying activities. Once this work is complete, we’ll reconfigure our roadworks for the next phase. More information regarding the next phase will be provided in due course.

To complete these tasks, slip road closures will be in place overnight between 9.00pm and 6.00am from 1 March to 27 March, 31 March to 3 April, and 16 April 2025:

- Junction 5 eastbound entry and exit slip roads
- Junction 7 eastbound entry and exit slip roads
- Junction 8 eastbound exit slip road.”

112/25/PL

Date of Next Meeting

The next meeting will be **Tuesday 1st April 2025 at 7.15pm.**

Meeting closed at 8.05pm.