

HEDGE END, WEST END AND BOTLEY LOCAL AREA COMMITTEE

Monday, 27 January 2025 (7:00 pm – 9:17 pm)

PRESENT:

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

Apologies for absence were received from Councillor Welsh

RESOLVED ITEMS (SUBJECT TO QUESTIONS ONLY)

30. DECLARATIONS OF INTEREST

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

31. MINUTES

RESOLVED -

That the Minutes of the meeting held on 11 November 2024 be confirmed and signed by the Chair as a correct record.

32. PUBLIC PARTICIPATION

A member of the public spoke in relation to the barrier system and bridleway at Itchen Valley Country Park. Concerns were raised regarding the unsuitability of the barriers for horses. The Local Area Manager confirmed that a meeting had been arranged with Officers on 4 February 2025.

33. CHAIR'S REPORT

The Chair gave the following report:

“Back in late November, I attended the Utilita Bowl resident’s liaison panel. This meeting was initially reinstated in 2023 and over 100 residents attended this meeting to raise concerns around parking and Anti-Social Behaviour during event days at the venue. I am delighted to say we have worked closely with the Utilita bowl, West End Parish Council, and the Police to listen to residents’ concerns and at the 2024 meeting only a handful of residents attended the liaison panel, and they thanked everyone. We will continue to work together to ensure the Utilita bowl maintain their high standard and are considerate neighbours to local residents.

In December, then Chief Inspector Matt Paling met with HEWEB members to discuss the Anti-Social Behaviour and other worrying issues in the St Lukes area. On behalf of residents, members highlighted their disappointment of the handling of the situation and held the police accountable, to make sure residents felt safe when in this area. Actions were taken by the police directly after our meeting and HEWEB are also looking into feasibility of a youth outreach team having some presence in HEWEB in the future.

Residents will have seen much discussion in the media recently about local government reorganisation and devolution. It has been a constantly evolving message from government, but the devolution white paper suggests that devolution arrangements are to be in place by 2027 with all two-tier authorities and small unitaries to undergo reorganisation by 2028. We are expecting further announcements at the end of the month regarding further details and whether county elections will take place this year.

Finally, I would like to remind everyone that the HEWEB youth grants scheme closes on 30th January. So please encourage community groups working with young people to apply for our youth themed community grants fund at HEWEB.”

34. FINANCIAL MANAGEMENT

The Committee considered the report of the Local Area Manager (Agenda Item 6) that contained recommendations for expenditure from the Committee’s capital and revenue budget.

RESOLVED –

That the Committee:

- 1. approved the allocation of £8,242 from the Committee’s revenue budget for ten Hedge End, West End and Botley (HEWEB) community grants applicants, as recommended by the HEWEB subgroup grants panel, as shown in Appendix 1;**
- 2. retrospectively approved expenditure of £1,135 from the revenue budget for the repair and replacements of knee railings at Fawn Crescent, Hedge End;**
- 3. retrospectively approved expenditure of £910 from the revenue budget for the replacement of two dual waste bins at Woodhouse Lane and Hedge End Train Station;**
- 4. retrospectively approved expenditure of £400 from the revenue budget for the installation of a lockable bollard at Hatch Farm, West End;**

5. retrospectively approved expenditure of £152 from the revenue budget for repairs to the bench at Maddoxford Lane play area;
6. noted the expenditure of £39,108 from Developer Contributions to Botley Parish Council for the Community Development Worker post;
7. retrospectively approved the expenditure of £17,702 from S106 monies to install a new metal slide at Hatch Farm;
8. noted the licence agreement for Hensting Alpacas to graze at Itchen Valley Country Park has been granted by exercise of delegated authority under the Council's Constitution in consultation with this Committee and the Head of Property;
9. approved allocation of £18,507 from developers' contributions for improvements to the playing fields at Cutbush Lane;
10. retrospectively approved the expenditure of £1,440 from the revenue budget for bins in West End;
11. retrospectively approved the expenditure of £126 from the revenue budget for temporary repairs to a pothole on Eastleigh Borough Council (EBC) land near Freegrounds Avenue;
12. approved The Public Art Vision for Hedge End, West End and Botley Local Area 2023-2028, shown in Appendix 2, for adoption and publication; and
13. noted the achievements in the local area supported by the Local Area Committee (LAC), highlighted in Appendix 3.

[NOTE: (A) Four members for the public spoke in relation to Recommendation 8 of the report citing concerns, that included but were not limited to, the risk to park users from alpacas as they could increase the risk of injury, accidents or illness, questioning why it appeared that the alpaca business was fast tracked to the Country Park, the lack of public scrutiny, that the installation of the alpaca business is to the detriment of a 50 year old business and the request that a biodiversity report is published in the public domain. (B) The Chair read a statement in response to recent events. (C) Councillors considered the decision taken under delegated authority, thanked all Officers involved for their time and effort and the support given to Russell's Equestrian Centre to date. (D) Councillors debated Recommendation 8 and unanimously agreed with the delegated officer decision.]

35. 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.

36. PLANNING APPLICATION - LAND AT WHITE STORK ROAD,
ADJACENT TO THE ROUNDABOUT WITH WINCHESTER ROAD

The Committee considered the report of the Service Director for Planning and Environment (Agenda item 8) concerning an application for the erection of 70-bed C2 Care Home incorporating an ancillary Community Hub with new vehicular access to White Stork Road (Amended Description). (Ref: F/23/96629).

The Committee was advised of the following updates:

- Additional Consultation Response: Natural England – No objection subject to mitigation measures set out in HRA Appropriate Assessment being secured. N.B. Condition already included in recommendation – see condition 20
- Amendments to the wording of conditions 10, 11, 19 & 27 as follows:

Condition 10

~~No development shall start on site~~ The development hereby permitted shall not be occupied/brought into use until the access, including the footway and / or verge crossing has been constructed in line with a S278 agreement with Hampshire County Council. Reason: To provide satisfactory access and in the interests of highway safety.

Condition 11

~~No development above slab level~~ shall start until details and samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. Reason: To ensure a satisfactory visual appearance in the interest of the amenities of the area.

Condition 19

~~Prior to the occupation~~ Within 3 months of the first occupation of the development hereby approved a BREEAM New Construction Post Construction certificate at 'Excellent' standard shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with the approved details. Reason: To support a comprehensive approach to high quality environmentally sustainable design.

Condition 27 (Committee Update Paper incorrectly referred to condition 28)

Notwithstanding the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended), the development hereby permitted shall not be brought into use until a Signage Strategy has been submitted to and approved in writing by the Local Planning Authority. The Strategy shall set out the location, size and

style of all signage related to the development and the development shall be carried out in accordance with the approved details.
Reason: In the interests of visual amenity.

RESOLVED –

The Committee resolved that subject to:

- **agreement with the Chair, Vice-Chair and local ward members as to the references to be contained within the Community Hub Management Plan to the distinction to be made between lettings to local residents and business/commercial hire of the community hub, and the establishment of a management liaison committee to include on behalf of the local authorities, one EBC Member, one EBC Officer and a representative of the Parish Council.**
- **then subject to the completion of the S106 legal agreement to secure:**
 - **Release of site from planning obligations in Boorley Gardens S106 in relation to provision of Community Building and reserving of land for health and retail purposes;**
 - **Provision of Community Hub within care home development;**
 - **Community Hub Management Plan;**
 - **Financial Contribution towards Public Art**

delegate to the Planning Manager, Chair and Vice-Chair of HEWEB Local Area Committee to PERMIT subject to the conditions listed in the Committee Report and as amended in the Committee Update Paper.

[NOTE: (A) The Applicant's agents spoke in support of the application stating that there is a high demand for care home accommodation, that various changes have been made with input from Officers and that they would help deliver on priorities in the community and the environment, along with providing jobs to local residents. (B) Councillors thanked the Principal Planning Officer for a very detailed report and response to questions.]

37. PLANNING APPEALS

The Planning Manager reported that the following appeals had been lodged:-

70 Freegrounds Road, Hedge End, Southampton, SO30 0JA (Ref: H/24/97589)

Appeal against the Council's refusal of a one and a half storey rear extension with roof alterations including additional fenestration and erection of summer house.

The Old Stables, 7 Winchester Street, Botley, Southampton, SO30 2EB (Ref: F/24/98077)

Appeal against the Council's refusal of change of use from Offices (Class E) to 1no. 2 bed dwelling. No external changes are proposed.

10-12 Botley Road, Hedge End, Southampton, SO30 2HE (Ref: PN/24/97070)

Appeal against the Council's refusal of Prior Notification Application Under Class MA for the change of use from offices to 3no. dwellings.

Unit 1 Hedge End Retail Park, Charles Watts Way, Hedge End, Southampton, SO30 4RT (Ref: X/24/96772)

Appeal against the Council's refusal of the removal of condition 17 (Delivery hours) of planning permission F/21/91821 for the use of existing retail unit as foodstore (Use Class E) with external building and layout alterations to include changes to car park.

72 Mescott Meadows, Hedge End, Southampton, SO30 2JU (Ref: H/24/98357)

Appeal against the Council's refusal of the retention of garage conversion to office (Retrospective application).

Land off Cobbett Way, Botley, Hampshire SO30 2ET (Ref: O/23/96432)

Appeal against the Council's refusal for the proposal of up to 34 dwellings and associated infrastructure.

RESOLVED -

That the report be noted.

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