

HEDGE END, WEST END AND BOTLEY LOCAL AREA COMMITTEE

Monday, 18 January 2010 (7:09 pm – 8:48 pm)

PRESENT:

Councillor Kyrle (Chairman); Councillors Bloom, Day, Mrs Fraser, Goodall, House (from 8:00 pm), Mrs Hughes, Noyce, Pretty, Skinner and Mrs Welsh

Apologies for absence were received from Councillors Sortwell and Tennent

RESOLVED ITEMS (SUBJECT TO QUESTIONS ONLY)

1. MINUTES

RESOLVED -

That the Minutes of the meeting held on 7 December be confirmed and signed by the Chairman as a correct record.

2. CHAIRMAN'S REPORT

The Chairman reported on the following issues:

Winter Conditions: The Chairman extended thanks to staff at Hampshire Highways (Eastleigh), Direct Services and local town and parish councils for their efforts in snow clearance, salting and gritting around local village centres and roads. Valuable lessons needed to be learned from the recent disruption caused by snow, including querying why the County Council had removed the large numbers of salt bins from the local area. The County Council had set aside funds for 4,000 additional salt bins across the County and a list of locations was being collated. This should be completed by the end of the week. The Chairman thanked local Members and local Councils who had recommended locations.

The Chairman had also asked the Area Co-ordinator to liaise with Wildern School on a joint plan to ensure this vital school with its community facilities was made as resilient as possible to closures caused by snow fall.

Play Area Grant, West End: Together with the Vice Chairman, the Chairman had approved the release of £2,500 from Project 30 so that West End Parish Council could undertake spot repairs to safety surfacing.

Dowds Farm Play Area: Work would commence during the week on the installation of the key play area at the new park at Dowds Farm. The

Committee had reserved £60,000 for the installation work, which had been designed in close consultation with the local community and pupils at Wellstead School. The play area was to be open in time for the Easter holidays and would be directly managed by Hedge End Town Council, which would ultimately take over management and maintenance of the whole park sometime later this summer.

Mortimer Road Car Park: Crime prevention measures, supported by the Local Community Safety Forum, had now been completed at Mortimer Road Car Park. The Chairman thanked First Wessex Housing Association, which had undertaken works totalling £3,000, removing shrubs and trees around the car park to improve natural surveillance. The Committee had contributed £4,500 to install new lamp posts and upgrade existing units with energy efficiency white light. The package of works had dramatically improved night time security of the area.

Community Projects: The Chairman, in consultation with the Vice Chairman, had approved a grant contribution for the following projects: £120 for Woodland Mews Residents Association, which had set up a community compost scheme; £700 to Botley Market Town Initiative to promote Botley in the new edition of the Hamble Valley Guide; and £145 to the printing of Health Works leaflets to promote Keep Fit and Health Walk opportunities for older persons.

Consideration had also been given to a grant application for £350 from "The Friends of Merlyn House" which would be subject to a recommendation for a community grant later on the agenda for this meeting.

3. AREA CO-ORDINATOR'S REPORT

The Area Co-ordinator reported on the following issues:

Ratcliffe Road Environmental Improvements: Contractors had completed an environmental improvement scheme at Ratcliffe Road. The £3,500 improvement scheme included installing edgings and resurfacing the communal car park adjacent to Ratcliffe Road green, and extending shin rails to prevent vehicles damaging the public open space.

Youth Shelters: The Committee had reserved £21,000 to install three youth shelters in Botley and Hedge End. The installation works had been postponed until March to avoid contractors' vehicles damaging the recreation grounds. The Committee would be kept informed as to when it was safe to proceed with the installation works.

Street Name Plates: The contractor "Signways" had manufactured another 62 street name plates which should be installed in the Maunsell Way and Turnpike Way corridors by the end of February. The Area Co-ordinator had been asked by Members to treat the street name plate replacement programme as a priority and to make provision for a further £16,000 to

complete the replacement of street name plates on all major routes in the local area by the summer of this year.

Transport Schemes Update: Engineering staff had been making good progress on local transport scheme projects. Members were provided with the following short schedule of progress:

Botley

Footpath link - Mortimer Road Car Park to Recreation Ground - Completed

Footpath link - Parish Centre main entrance - Completed

Bus stop raised kerbs, crossing points (Boorley Green) - Completed

Hedge End

Improved footpath, The Close - Completed

Five dropped kerbs Hedge End Town Centre - Completed

Toucan crossing Botley Road (ground work/diversions) - Completed
(Main construction work scheduled February/March)

West End

Bus shelters - Moorgreen Hospital/Townhill Way - Completed
(Public transport initiative funding £5,000)

Thirteen dropped kerbs on route to village centre - Work Underway

The Area Co-ordinator was working with Council staff in Finance & Engineering Services to complete and sign off final accounts.

Crematorium Signage: Fifteen directional signs to promote the advised routes to the new Wessex Vale Crematorium were due for installation on 19 February. Signs were to be erected from Fair Oak and Bitterne to ensure crematorium traffic was directed on to main routes rather than local roads such as Burnetts Lane and Moorgreen Road.

4. DECLARATIONS OF INTEREST

Members were invited to declare interests in relation to items of business on the agenda. Any interests declared are recorded in the relevant minute below.

5. PRESENTATION ON PLANNING GUIDELINES

Development Control staff 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.

6. PLANNING APPLICATION - 2 CULVERY GARDENS, WEST END

The Committee considered the report of the Head of Development Control (Agenda Item 7) concerning an application for a first floor side and rear extension and single storey rear extension (Ref: F/09/66349).

The Committee was advised that (a) no additional neighbour comments had been received; (b) no objection had been received from West End Parish Council; and (c) line 3 of paragraph 7 of the report should read "Culvery Gardens".

RESOLVED -

That permission be GRANTED, subject to:

- (1) **The amending of Condition 3 to read " No window at first floor shall be constructed on the extension hereby permitted unless glazed with obscure glass and non-opening unless the parts of the window which can be opened are more than 1.7m above the floor of the room in which the window is installed. Reason: To preserve the amenity of the adjoining property"; and**
- (2) **The recommended conditions and reasons.**

(NOTE: Councillor Goodall declared an interest in this application, spoke and then left the room during the debate and vote.)

7. PLANNING APPLICATION - THE HAMPSHIRE ROSE BOWL, BOTLEY ROAD, WEST END

The Committee considered the report of the Head of Development Control (Agenda Item 8) concerning an application to vary condition 14 of planning permission F/07/61830 to increase hours of working from 0700 to 2000 hours (Monday - Friday) and 0800 to 1800 hours on Saturday with no working on Sundays or public holidays, and also to vary condition 14 to allow power floating activities during night time hours on no more than 3 occasions in any week for the period of January 2010 to the end of March 2010. (Variations relate to construction of new stands only.)

The Committee was advised that (a) additional noise information had been received and the Head of Housing and Environmental Health had no objection, subject to amended and additional conditions; (b) no objection had been received from the Head of Transportation and Engineering and the Head of Countryside and Trees; (c) lighting proposals had been added, on which close neighbours were currently being consulted; (d) paragraph 8 of the report should read "Saturdays 0800 – 1800 (current agreed hours 0900 – 1300); and (e) the recommendation had been amended to "Delegate to the Head of Development Control, in consultation

with the Chairman, Vice-Chairman and Ward Member”, in order to allow for the expiry of the consultation period on 21 January 2010.

RESOLVED -

That the decision to PERMIT be DELEGATED to the Head of Development Control, in consultation with the Chairman, Vice-Chairman and Ward Member, subject to:

- (1) The consideration of any additional neighbour comments received during the remainder of the consultation period;**
- (2) The following amendments to the four recommended conditions and reasons:**
 - (i) Condition 1 to read: The extended hours of work, and the relaxation of the floodlighting permission allowing use of floodlights during construction hereby approved relate solely to the construction of the new stands. Reason: The supporting information submitted with the application relates solely to the construction of the stands and thus only this element can be assessed;**
 - (ii) Condition 2 to read: During the night-time working hours hereby approved, activities shall be restricted to those specified in the application, namely power-floating, and only 1 power floating machine with a maximum sound pressure level of 72 dBA (as measured at 10 metres), at the locations described, must be used on any night. Reason: To minimise noise and disturbance to nearby residents;**
 - (iii) Condition 3 to read: No activities shall take place within the 1 hour ‘shoulder periods’ specified in the noise report (i.e. between 0700-0800 and 1900-2000 on Mondays to Fridays and 0800-0900 and 1700-1800 on Saturdays) other than mobilisation and demobilisation of plant and equipment and deliveries of building materials. Reason: To minimise noise and disturbance to nearby residents; and**
 - (iv) Condition 4 to read: Before the first night-time activity takes place, a monitoring scheme for measuring and assessing noise as covered by the increased hours of working application, shall be submitted to and approved in writing by the local planning authority. Where the results of noise monitoring indicate site noise exceeds the predicted levels or, in the opinion of the local planning authority, justified noise complaints are received, a review of the activities giving rise to**

excessive noise, or complaints, will be carried out and operations amended to mitigate the noise as necessary. Reason: In the interests of residential amenity; and

- (3) The following additional condition: Before the first night-time power-floating activity takes place, a procedure for managing noise complaints that arise during the increased hours, and in particular, night time working, shall be submitted to and approved in writing by the local planning authority. Provision shall be made to ensure that site operations are amended to mitigate the noise without delay, should excessive noise arise. Reason: In the interests of residential amenity.**

(NOTES: (1) Councillors Bloom, Kyrle, Noyce and Pretty declared an interest in this application. Councillors Kyrle and Pretty remained in the room, spoke and voted. Councillors Bloom and Noyce remained in the room, did not speak, but voted. (2) Two agents for the applicant spoke in support of the application.)

8. PLANNING APPLICATION - PARCELS E, G1, G3 AND PART OF G2, DOWDS FARM, BOTLEY ROAD, HEDGE END

Consideration was given to the report of the Head of Development Control (Agenda Item 9) concerning an application for reserved matters pursuant to outline planning permission Z/40065/O for the construction of 134 dwellings with associated roads, footpaths, landscaping and engineering works (all reserved matters) (part amended layout) to that approved under R/09/64385 (Ref: R/09/66119).

The Committee was advised that (a) no objection had been received from Southern Water; (b) amended plans had been received; (c) paragraph 6 of the report had been amended to read 38.2 dwellings per hectare; (d) paragraph 53 of the report had been deleted; and (e) the recommendation had been amended to "Delegate to the Head of Development Control, in consultation with the Chairman, Vice-Chairman and Ward Members", in order to allow for the receipt and consideration of revised plans.

RESOLVED -

That the decision to APPROVE the reserved matters be DELEGATED to the Head of Development Control, in consultation with the Chairman, Vice-Chairman and Ward Members, subject to:

- (1) The receipt and consideration of revised plans; and**
(2) The recommended conditions and reasons.

9. PLANNING APPEALS

The Head of Legal and Democratic Services reported:-

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

O/09/65168 – 10 The Drove, West End – appeal against refusal of application for outline: erection of single storey bungalow, following demolition of garage and shed

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

F/08/63834 – South Botley House, West End Road, West End – appeal against refusal of application for the construction of 7no. detached dwellings with associated car parking, landscaping and cycle storage, following demolition of existing dwelling

F/09/64808 – South Botley House, West End Road, West End - appeal against refusal of application for construction of 6no. detached dwellings with associated car parking, landscaping and cycle storage, following demolition of existing dwelling and provision of new access

A/09/64787 – St Johns Rooms, Little Acorns, St Johns Road, Hedge End – appeal against refusal of application for display of 2No. non-illuminated free-standing signs

RESOLVED -

That the report be noted.

10. TEMPORARY NON-COMPLIANCE WITH THE ROSE BOWL CONSTRUCTION LORRY ROUTING RESTRICTIONS

The Committee considered a report of the Head of Development Control (Agenda Item 11) concerning a further request for the Council to waive temporarily one of the Section 106 Agreement requirements relating to the granting of planning permission in March 2009 for the new hotel, stands and extended golf course at the Rose Bowl.

Paragraphs 2 and 3 of Schedule 6 of the Section 106 Agreement restricted the use of Marshall Drive by heavy goods vehicles associated with the hotel and stands construction for access to and egress from the Rose Bowl, ensuring instead that they used a purpose-built haul road. As a result of subsequent changes to the construction programme, the Committee had been requested to waive this requirement, to allow construction traffic to use Marshall Drive for a temporary period until 31 December 2009. Members had agreed to this request.

Further delays in starting work on the project had since been experienced and the Council was again requested to waive the Section 106 Agreement requirement for a further temporary period.

The Committee was advised that, subsequent to the printing of the report, which asked for the requirement to be waived until 31 March 2010, a request had been received to waive the requirement until 30 April 2010. Confirmation had also been received that no further request to waive the requirement would be made.

RESOLVED –

That paragraphs 2 and 3 of Schedule 6 of the March 2009 Rose Bowl Section 106 Agreement not be enforced for a temporary period until 30 April 2010 in order that heavy goods vehicles for the construction of the stands and hotel can use Marshall Drive until the heavy vehicle haul road is built.

(NOTES: (1) Councillor House declared an interest in this item, remained in the room, but did not take part in the debate or vote, as he was not present at the start of the discussion of the item. (2) Councillors Bloom, Kyrle, Noyce and Pretty declared an interest in this item. Councillors Bloom and Kyrle remained in the room, spoke and voted. Councillors Noyce and Pretty remained in the room, did not speak, but voted. (3) This item was taken after Agenda Item 8, as both items concerned the Rose Bowl.)

11. EXPERIMENTAL ORDER - OLD SHAMBLEHURST LANE

Consideration was given to a report of the Head of Transportation and Engineering (Agenda Item 12) which detailed the objections received following the public consultation period of an experimental Traffic Regulation Order which introduced waiting restrictions in Old Shamblehurst Lane, Hedge End.

As part of the redevelopment of Hedge End train station in July 2008, a larger car park had been created at the station, for which charges had been introduced. In order to avoid the charges, a number of commuters had started to park in Old Shamblehurst Lane, particularly on the junction with Maunsell Way.

An experimental Traffic Regulation Order had been implemented to control parking in Old Shamblehurst Lane and the Committee needed to decide whether to make the experimental Order permanent or whether to abandon the Order and leave Shamblehurst Lane unrestricted.

RESOLVED -

That the experimental Traffic Regulation Order in Shamblehurst Lane be made permanent (plan E-TM-01-Q-35-001).

12. COMMUNITY GRANTS 2010/2011

The Committee considered a report of the Area Co-ordinator, on behalf of the Hedge End, West End and Botley Community Grants Panel, (Agenda Item 13) concerning the allocation of grants to local voluntary organisations for 2010/11, for which a sum of £6,980 was available.

A total of 24 grant applications had been received, requesting funding of £11,452, which substantially exceeded the available budget. Appendix 1 to the report contained the recommendations of the Grants Panel, which had reviewed all applications, and recommended that grants totalling £6,582 be approved, with the residual funds being used to provide 'start-up' grants throughout 2010/11.

Reference was made to a further application received from the Friends of Merlyn House, requesting funding of £350 towards the printing costs of their newsletter. The Committee considered it appropriate to award the Friends a grant of £250.

RESOLVED -

- (1) That grants of £6,582 be approved as recommended in Appendix 1 to the report; and**
- (2) That residual funds of £398 be reserved to provide 'start-up' grants for new community initiatives throughout 2010/11; and**
- (3) That a grant of £250 be awarded to the Friends of Merlyn House.**

13. ACCESS IMPROVEMENTS TO SCOUT HUTS

Consideration was given to a report of the Area Co-ordinator, in consultation with the Members Grants Panel, (Agenda Item 14) concerning the provision of grants from the Committee's Community Investment Programme to two scout groups.

During consideration of Community Grant applications from the 25th Itchen (North) Scouts and the 10th Itchen (West End) Scouts, the Grants Panel had considered that the maximum Community Grant award of £500 would be insufficient to enable a significant contribution to be made to the groups for accessibility improvements. The Panel had recommended that larger capital contributions were warranted from the Committee's Community Investment Programme.

RESOLVED -

- (1) That a grant of £1,750 be made to the 25th Itchen (North) Scouts to construct an access ramp using funds reserved in**

this Committee's Community Investment Programme (Project ref: G9073019); and

- (2) That a grant of £1,750 be made to the 10th Itchen (West End) Scouts to improve access at the Elizabeth Close scout hut using Developers' Contribution Z/39019/003/000 (Orchard Homes).**

14. PROPOSED PARK AND STRIDE PROJECT - WILDERN LANE

The Committee considered a report of the Area Co-ordinator (Agenda Item 15) concerning the development of a Park and Stride route in partnership with Budgens Ltd, Hedge End, which would better utilise existing car parking capacity within easy walking distance to both education and community facilities at Wildern School.

Wildern School provided an extensive range of community facilities which put pressure on car parking. The commencement of construction of a 300 seat theatre due to open in 2011 was likely to create additional parking demand. Budgens Ltd owned and managed a customer car park approximately 600 meters from the school's main entrance and the possibility of the Council entering into a partnership to have the car park designated for "Park and Stride" use was being explored by the Head of Transportation and Engineering Services.

RESOLVED -

- (1) That a transport scheme initiative to develop a Park and Stride route between Budgens car park Hedge End and Wildern School, to be referenced TSI 473, be endorsed; and**
- (2) That the Head of Transportation and Engineering Services be instructed to undertake a design feasibility study and negotiate appropriate signage and improvements to enable the Budgens car park to be designated as a Park and Stride location, with £9,348 being allocated from developers' contribution F/09/64996 (Kingsbridge Property Developments) to underwrite the cost of the works.**

15. ITCHEN VALLEY COUNTRY PARK

Consideration was given to a report of the Area Co-ordinator, in consultation with the Head of Countryside and Trees and Itchen Valley Country Park Members Panel, (Agenda Item 16) concerning the enhancement of visitor facilities at Itchen Valley Country Park.

A report prepared by the Head of Countryside and Trees for the Itchen Valley Country Park Members Panel was attached as an appendix to the report. The report confirmed that the Country Park had had a successful summer and continued to grow in popularity with visitors. Further

opportunities for Green Flag related improvements had been highlighted and the Panel members had agreed in principle that additional funding should be provided from the Committee's Community Investment Programme.

Proposed projects included the complete overhaul of the interpretation/displays in the visitor centre and improvements to the accessible path network.

Updating the report, the Area Co-ordinator advised that the top priority for the improvements to the Country Park would be the provision of pressure valve taps to prevent the septic tank overflowing, at a cost of £602.

RESOLVED -

- (1) That a sum of £15,992 be allocated to this Committee's Community Investment Programme to fund a number of projects intended to improve the visitor experience at Itchen Valley Country Park; and**
- (2) That anticipated revenue surplus from shop sales and catering be added to the CIP Programme subject to outturn figures.**

(NOTE: Councillor Bloom declared an interest in this item, remained in the room, did not speak, but voted.)

16. WILDERN THEATRE UPDATE

The Committee considered a joint report of the Wildern Project Team and the Area Co-ordinator (Agenda Item 17) which provided an update on progress made with the development of the Wildern Theatre.

Details were provided of the capital funding for the project, including the Committee's capital contingency sum. Work had commenced on a robust business plan and the Committee had also approved revenue reserves to be identified, in consultation with the Chair and Vice-Chair, to establish a Theatre launch fund.

A summary of the construction programme highlights was also provided, with an expected completion date of 22 November 2010.

RESOLVED -

That progress on the development of Wildern Theatre be noted.

DECLARATIONS OF INTEREST

Declarations of interest were made as follows:

Minute Title	Member	Reason
Planning Application – 2 Culvery Gardens, West End	Councillor Goodall	Applicant
Planning Application – The Hampshire Rose Bowl, Botley Road, West End	Councillor Bloom	Has received hospitality at the Rose Bowl and daughters are members of Hampshire County Cricket Club
	Councillors Kyrle, Noyce and Pretty	Have received hospitality at the Rose Bowl
Temporary Non- Compliance with the Rose Bowl Construction Lorry Routing Restrictions	Councillor Bloom	Has received hospitality at the Rose Bowl and daughters are members of Hampshire County Cricket Club
	Councillors House, Kyrle, Noyce and Pretty	Have received hospitality at the Rose Bowl
Itchen Valley Country Park	Councillor Bloom	Daughter works part- time in the café at Itchen Valley Country Park

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