

MINUTES OF A MEETING OF THE HIGHWAYS AND PLANNING COMMITTEE HELD 7 FEBRUARY 2024

Cllrs Present: Cllr Paul Carnell (Chair), Cllr Ian Corben, Cllr Cynthia Garton, Cllr John Jupe, Cllr Ron Nichols, Cllr Derek Pretty

H688 Apologies: Cllr Lucy Jurd, Cllr John Shepherd

H689 Minutes & Matters Arising

Meeting of the 3 January 2024

These minutes were signed as a correct record.

Matters arising from the 3 January 2024

None arising.

Meeting of the 17 January 2024

These minutes were signed as a correct record.

Matters arising from the 17 January 2024

None arising.

H690 Correspondence

- Hampshire Minerals & Waste Plan Consultation

H691 Planning Applications

H/23/96615, The Borders, Bursledon Road, Hedge End. Single storey rear extension, front porch, raised decking area, alteration to fenestration and addition of cladding to front elevation. **RESOLVED: No Objection.**

F/23/96629, Land at Fieldfare Road, adjacent to the roundabout with Winchester Road. Erection of 70-bed C2 Care Home with new vehicular access to Fieldfare Road. **RESOLVED: Object as inappropriate location and the original planning permission was for community buildings.**

H/23/96568, 9 Norman Gardens, Hedge End. Retrospective application for replacement summer house. **RESOLVED: Object on the basis of overdevelopment. It was noted that the description does not match the type of building proposed.**

H/24/96647, 38 Yardley Road, Hedge End. Increased dormers to both north and south elevations with additional side dormer to north elevation. **RESOLVED: No Objection.**

F/24/96708, 60 Bursledon Road, Hedge End. Erection of 1no. two-bedroom detached house adjacent to existing dwelling, with associated access onto Foord Road, parking and bin/bike storage. **RESOLVED: Object on the basis of overdevelopment.**

RM/24/96684, Netley Firs, Kanes Hill. Reserved Matters pursuant to Outline

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Planning Approval O/18/82750 for the demolition of existing buildings and erection of 23 employment units (up to 5,905 sq.m.) with units 12-20 for Use Class B1 (b) and (c) and units 1-11 and 21-23 for Use Class B2, with associated car parking and access. Detailed matters to be considered: appearance, landscaping and scale. **RESOLVED: There is concern about the long term TPO trees that are screening the site. There is also an opportunity to soften the aesthetics of the site with additional landscaping including trees with a 10-year obligation to maintain for all new trees planted. There is a concern about the access and egress traffic movement onto Kanes Hill.**

F/24/96738, The Flat, 11 St Johns Centre, St Johns Road. First floor change of use of 1.no two-bed flat (Class C3(a)) to 2.no therapy rooms with kitchen & toilet facilities (Class E). **RESOLVED: No Objection.**

F/24/96695, 69 Elliot Rise, Hedge End. First-floor side extension, loft conversion with rear dormers and rooflights, single storey rear extension, construction of a combined garage and storage room attached to the side of the existing property. **RESOLVED: Objection on the basis of overdevelopment.**

F/23/96628, St Lukes Pharmacy, Goodlands House, St Lukes Close. Installation of a Medpoint prescription collection machine into the existing pharmacy window with associated vinyl wrap. **RESOLVED: No Objection.**

X/24/96772, Unit 1, Hedge End Retail Park, Charles Watts Way. 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. **RESOLVED: Object on the basis of the proximity to residential areas. The restrictions were put in place for this reason.**

T/23/96623, Within Wildern Local Nature Reserve to the rear of 18 Dean Court. 1no. Group (G34) - Halo clearance of the Veteran Oak including removal of all trees growing within 5m of the main stem of the Oak. Reason - The Veteran Oak is showing symptoms of stress. Halo clearance (removing young, competing trees to reduce competition for light and other resources) is part of a wider plan to improve growing conditions. 1no. Oak (T86) – Fell. Reason - To veteranise the Oak to help reduce competition with the adjacent veteran Oak, to create new habitat within Local Nature Reserve. The work will create dead branches and may kill the tree, we do not intend to remove the tree. The tree is in a woodland environment and there is an adjacent oak that will eventually fill the gap. **RESOLVED: No Objection subject to the usual conditions of the tree officer.**

T/23/96634, 27 The Foxgloves, Hedge End. 1no. Oak (T1) - Fell .1no. Ash (T2) – Fell. The tree works are proposed to stop the influence of the tree(s) on

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the soil below building foundation level and provide long term stability. It is the expert opinion of both the case engineer and arboriculturalist that on the balance of probabilities the supporting information demonstrates the influence of the tree(s). **RESOLVED: Object due to lack of substantive evidence and unqualified conclusions.**

H692 Highway Matters

Councillors raised the following Highway Matters with the Town Clerk to seek resolution:

- Cllr Derek Pretty raised the Bradbeers roundabout again.
- Cllr Derek Pretty noted there is sunken drain on the west bound of Lower Northam Road.
- Cllr Ian Corben reported the pothole between Wellstead and Whites way going towards Bradbeers roundabout.
- Cllr Ian Corben noted that the culvert between Britannia Gardens and Stevenson Way is blocked.
- Cllr Ian Corben reported the flooding issue in Cheltenham Gardens footpath on the way to the station.
- Cllr Ron Nichols reported the bottom of Shamblehurst Lane South there is a previous utilities trench which is breaking up.
- Cllr Ron Nichols reported that the marks and Spencer roundabout has been driven over again.
- Cllr John Jupe reported that the sunken drain on Tollbar Way near Curry's.
- Cllr Cynthia Garton reported that she attended the briefing on the concrete overlay of the M27. It was an excellent presentation but surprising to find that it would take at least 2 years for delivery.
- Cllr Paul Carnell reported left over signs following highways works.

H693 All members of the public and press are requested to leave the meeting Public Bodies (Admissions to Meetings) Act 1960

H694 Exempt Business – Matters of Enforcement

There being no further business to transact, the Chair closed the meeting at 20:22 hours.