

MINUTES OF A MEETING OF THE HIGHWAYS AND PLANNING COMMITTEE HELD 19 JANUARY 2022

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

In attendance: Residents in respect of application X/21/92160

H505 Apologies: Everyone was present

H506 Planning Applications

This item was moved up the agenda to allow the residents to speak. Cllr Garton noted that this application would go to HEWEB. Cllrs Corben, Garton, Jurd & Pretty did not vote.

X/21/92160, Unit 3, Lankester House, 1 Freegrounds Road, Hedge End. Variation of condition 3 (opening hours) of planning permission J/17/80081 for prior approval for change of use for A1 (retail) to A3 (restaurants and cafes).

Residents of Freeground Road gave an overview of the area and whilst the applicant mentions a neighbour's survey, which they confirm was not received by them. The history of the previous applications was turned down. The residents felt that the road usage was heavy in the morning with presence of children going to school. They requested that the opening hours were later than the suggested times and that deliveries were not as per the section 3.

Cllr Garton outlined that as we are not the planning authority and that a Cllr lives within the vicinity it will go to HEWEB for decision. Cllr Corben noted that the previous restrictions were put in place for a reason given that this was not a through road. There is acceptance that businesses need to be able to operate to survive but conditions are placed on applicants for good reason. Cllr Pretty noted the application was also for change of use from A1 to A3 for hot food which could potentially change the business use in the future. The application has contradictions and uncertainty regarding opening times and the availability of parking. Cllr Jurd agreed that the change of use in a residential area is a concern given the residential area and hot food smells. There should also be some consideration for the parking protecting residents. Cllr Shepherd agreed there is a need in the village for a café style environment, however the present site doesn't meet this need either. Cllr Jupe agreed there is a need for a hot food venue, however this could be dangerous with the cars and children walking to school. Cllr Nichols noted that the delivery time would be an issue as would the parking. **RESOLVED: Object on the change of use from A1 to A3 and object on the change of proposed hours on basis of protecting the amenity of occupiers of nearby properties.**

H/21/91727, 18 Little Kimble Walk, Hedge End. Building a new shed to replace 3 old rotten sheds. **RESOLVED: No Objection.**

H/21/92133, 16 Upper St Helens Road, Hedge End. Single storey side extension with alterations to rear access. Cllrs noted that there are parking issues on Upper St

**MINUTES OF A MEETING OF THE HIGHWAYS AND PLANNING COMMITTEE
HELD 19 JANUARY 2022 – Cont'd Page 2**

Helens and as long as the parking can be retained then there would be no reason to object. **RESOLVED: No Objection as long as the parking can be retained.**

H/22/92188, 4 Lyons Place, Hedge End. Flat roof extension following demolition of existing conservatory. **RESOLVED: No Objection.**

F/21/89691, Corona, 37 Upper Northam Road, Hedge End. Construction of 1no. detached two-storey dwelling incorporating a garage following demolition of existing bungalow. Cllrs discussed the proposals and the changes from the previous applications. Objections previously were on the grounds of being oversized and out of keeping with the street scene. Cllrs still felt that these arguments still stand. **RESOLVED: Object on the grounds of being oversized and not in keeping with the street scene.**

H/22/92197, Fairlawns, Pylands Lane. Replace orangery roof with tiled roof. **RESOLVED: No Objection.**

F/22/92178, 164 Grange Park Mobile Homes, Shamblehurst Lane South. Retention of new replacement outbuilding. **RESOLVED: No Objection.**

T/21/92073, Jellicoe House, Grange Drive, Hedge End. 1 no. Willow (T1)- Crown lift by 1m. 2 no. Oak (T2) - Crown lift by 1m. 1 no. Ash (T3) - Prune lowest laterals back by up to 2m. 1 no. Oak (T4) - Prune lowest laterals by up to 2m. G1 4 x oak - Minor lift by up to 1 m and clear lights by up to 1 m. G2 Hazels and semi- mature trees - Crown lift to 3.5m. **RESOLVED: No Objection subject to the usual conditions of the tree officer. Area TPO needs to be assessed as trees would not have been growing in 1985.**

T/21/92145, Vanbrugh House, Grange Drive. Willow (T1) to be crown lifted over car park and bike shelter up to a height of 3.5m. 2 x willow, 1 x oak and 1x hawthorn (G1) to be lifted to a height of 3.5m over car park. 3 no. oak (T2, T4 & T5) to be lifted to a height of 3.5m over car park. Oak (T3) to be lifted to a height of 3.5m over car park by reducing 1 lateral back by 1.5m. Lime (T6) to have one lateral reduced by up to 1.5m to clear access road and lift to a height of 3.5m. 3x lime trees (G2) to have laterals shortened back to kerbside to a height of 3.5m. 3x paper birches (G3) to have laterals shortened back to kerb side to a height of 3.5m. **RESOLVED: No Objection subject to the usual conditions of the tree officer. The area TPO does not make it clear which trees are protected.**

T/22/92198, Land on the east boundary of Wellstead School, Wellstead Way, Hedge End. 1 no. Oak (identified as 46 on map)- Crown reduce all branches overhanging the school by 6- 7m and crown reduce the remaining tree by 3m. Remove major deadwood. **RESOLVED: No Objection subject to the usual conditions of the tree officer.**

T/22/92203, Land to the rear of 1 Jackson's Road, Hedge End. Multistemmed group of willow (G1)- Crown reduce by 3.0m and prune to give 2.0m clearance from

**MINUTES OF A MEETING OF THE HIGHWAYS AND PLANNING COMMITTEE
HELD 19 JANUARY 2022 – Cont'd Page 3**

building and satellite dish. Crown thin by 20% and crown clean. **RESOLVED: This tree is not covered by the 2004 TPO and no application should have been needed. No Objection subject to the usual conditions of the tree officer.**

There being no further business to transact, the Chair closed the meeting at 19.26 hours.