

**HEDGE END TOWN COUNCIL - MINUTES OF A MEETING OF THE HIGHWAYS & PLANNING
COMMITTEE HELD 6TH SEPTEMBER, 2017**

Cllrs. Present: Cllr. Margaret Allingham, Cllr. Stephanie Arnold, Cllr. Paul Carnell, Cllr. Helen Corben, Cllr. Ian Corben, Cllr. Cynthia Garton (Chair), Cllr. John Jupe, Cllr. Lucy Jurd

H102 Apologies: Cllr. Chris Yates

With effect from the close of business hours today, all communications have been checked for the receipt of apologies.

**H103 Minutes & Matters Arising
Meetings of 13th & 19th July, 2017**

H97, members reported that highway matters had not been addressed in respect of the footpath and kerbside of Freegrounds Avenue and external illumination of Fabb Sofas shopping outlet, beyond retail hours.

The minutes were approved and signed by the Chair.

H104 Correspondence:

i) George Baker, Conservation Volunteer, expressing his concern for the existing hedgerow that runs along the western boundary of the proposed development of the former Budgen Store and the impact its removal will have on the wildlife in the area. **Noted.**

ii) EBC, confirmation of the EBC (unnumbered presumed dedicated footpath at Pavilion Road) Diversion Order 2017. <https://www.eastleigh.gov.uk/parking,-travel-roads/traffic-orders/footpath-orders.aspx>. **Noted.**

iii) Louise Helps, resident of Bursledon Road expresses her concern with regard to traffic travelling in excess of the speed limit, in the interest of the proximity of the houses to the road, young families that live in Bursledon Road and most importantly the park and paddling pool which is situated between St. John's and Bursledon Road. Ms. Helps makes the following suggestions:

- Reducing the speed limit on this road to 20mph
- Reducing the speed limit covering the section of the park to 20mph
- Traffic calming measures such as, humps or narrowing the road in sections.

The clerk is instructed to respond that the Committee can only effect short term measures in highlighting these concerns to the PCSO to address parking and safety issues, request a Community Speed Watch together with a Police speed check. The Committee will also ask that the rotation of locating a Speed Indication Device includes Bursledon Road.

H105 Planning Applications:

T/17/80849 Development site on St. Johns Road, along the southern boundary of plots 24, 25 and 26. Various Tree works. **Resolved: The Committee will accept the recommendations of the Borough Tree Officer.**

T/17/81000 EBC land behind the rear garden of 10, Mallett Close. Crown reduce 1 x Ash by 4m. **Resolved: The Committee will accept the recommendations of the Borough Tree Officer.**

**HIGHWAYS & PLANNING COMMITTEE
MEETING OF 6TH SEPTEMBER, 2017**

- H/17/81115 3, Watts Road. First floor side and rear extension. Demolition of rear conservatory and erection of a single storey rear extension. **Resolved: Overdevelopment and out of keeping with the street scene.**
- H/17/81022 19, Westbury Court. Retention of single storey rear extension (retrospective application) **Resolved: No objection.**
- H/17/81068 71, Elliot Rise. Erection of first floor side extension (over garage and garden roof). **Resolved: No objection.**
- H/17/81305 60, Whitebeam Road. First floor side extension. **Resolved: No objection.**
- H/17/81173 72, Granada Road. Removing front and rear dormer windows and raising roof to create two storey house with single storey side extension. **Resolved: No objection. However, the Committee would wish to comment that they are aware that residents of Reservoir Lane have expressed concern that deliveries and contractors are not to gain access from the lane, which is a private road and if possible this should be a condition of planning consent.**
- F/17/81154 Unit 6, Solent Industrial Estate. Change of use from B8 (storage and distribution) to D2 (assembly and leisure) use. **Resolved: No objection.**
- F/17/80539 9, Bursledon Road. Conversion of existing house to create one pair of semi-detached dwellings, comprising one, three bed and one, two bed, including erection of rear single storey extensions and rear two storey extensions and associated car parking. **Resolved: No objection.**
- F/17/81002 Hedge End Golf Centre, Upper Northam Road. Construction of adventure golf course and associated car park. **Resolved: No objection.**
- F/17/80725 1B, Lower Northam Road. Change of use from café (A3) to mixed use as café(A3) with hot food take-away (A5) and installation of extract duct. **Resolved: No objection. However, the Committee would wish to comment that there should be a condition of noise abatement to insure that residents are not disturbed and limited opening hours to 11.00 p.m.**
- O/17/80927 Former Budgens Store, 1 Upper Northam Road. Outline Planning Application. **Resolved: Objection.**
- **Proximity of dwellings to residences of Ascot Place, Wildern Lane.**
 - **Proposed pedestrian access and removal of hedgerow in Greta Park boundary.**
 - **Height and Density**
 - **Increased vehicular access to Wildern Lane**
 - **Overdevelopment**
 - **Insufficient public parking in view of the proposed retail outlet**
 - **Lack of a tangible Transport Plan**

**HIGHWAYS & PLANNING COMMITTEE
MEETING OF 6TH SEPTEMBER, 2017**

- LDC/17/80627 2 Greyhound Close. Lawful Development Certificate for proposed single storey rear extension. Cllr. Ian Corben expressed a non-pecuniary interest and withdrew from discussion. **Resolved: No objection.**
- LDC/17/81162 25 Elliot Rise. Lawful development certificate for proposed use: Construction of rear single storey extension. **Resolved: No objection.**
- T/17/81175 62 Missenden Acres.
T1 Oak - Raise to 4 metres, reduce by 1 metre over the garden
T2/3 Cherry - Reduce back to boundary
T4 Oak - Reduce over property by 1 metre
T5 Cherry - Reduce overhang by 2 metres.
Resolved: The Committee will accept the recommendations of the Borough Tree Officer.
- H/17/81200 73, Stirling Crescent. Single storey side and rear extension, enlargement of existing porch with pitched roof. **Resolved: No objection.**
- F/17/80399 Windmill Cottage, Upper Northam Drive. Conversion and extension of outbuilding to form residential accommodation. **Resolved: No objection.**
- H/17/81132 20 Westbury Court. Alterations to existing rear conservatory and decking to back garden. **Resolved: No objection.**
- O/17/81171 Land at Netley Firs, Kanes Hill. Outline application for the erection of 15 employment units for B1, B2 and B8 use (up to 2,600 square metres floor space) and associated car parking and access. Detailed matters consider: Access (Access to be provided from Kanes Hill) and layout. **Resolved: Objection. Encroachment of strategic gap. Increased vehicular access to Kanes Hill (A27).**
- H/17/81308 37 Yardley Road. Alterations to roof including hip to gable conversion and provision of front and rear dormers to provide first floor accommodation. **Resolved: No objection.**
- H/17/81281 61 Firs Drive. Single storey pitched roof side extension to the rear of the existing garage. Part conversion of existing garage to utility room. Single storey flat roofed rear extension. Infill to front bay window. **Resolved: No objection.**
- H/17/80993 43 Hindmarch Crescent. Conversion of existing garage into habitable accommodation and extension of hardstanding for the provision of parking. **Resolved: Objection. The Committee would wish to uphold the condition of planning permission to restrict the conversion of integral garages, in view of the serious vehicular parking difficulties in Hindmarch Crescent.**

**HIGHWAYS & PLANNING COMMITTEE
MEETING OF 6TH SEPTEMBER, 2017**

H/17/81354 105, Cranbourne Park. Single storey side extension and new pitched roof. Cllr. Paul Carnell expressed a non-pecuniary interest and withdrew from discussion. **Resolved: No objection.**

H/17/81345 43, Freegrounds Road. Raising of ridge to provide first floor accommodation and single storey front and rear extensions. **Resolved: No objection.**

Planning Consultation EAE037, Kings Copse Primary School and refurbishment works:
<https://planning.hants.gov.uk?ApplicationDetails.aspx?RecNo=18452>. **Resolved: No objection.**

H106 Highway Matters:

The clerk is instructed to action/report the following:

- **Development Sherborne Way/Hobb Lane. Highway issues raising concern i) contractors parking vehicles on the grass verges of the highway, ii) will the damaged verges be reinstated by the contractor, iii) could Enforcement check the use of boarding to enclose the development, which has been placed across the footway and impeding the safe passage of pedestrians**
- **To reiterate the overgrown footpath of Freegrounds Avenue. Brambles need cutting back.**
- **The highway sign "Hedge End" in Upper Northam Road is severely obscured by overhanging branches and brambles.**
- **Could the remains of a derelict BT Booth in Turnpike Way be removed?**
- **Flytipping in the footpath from Ratcliffe Road to Lower Northam Road**
- **Damaged HCC directional street sign , located in the centre reservation, of Tollbar Way, close to McDonalds.**
- **Damaged highway sign located in Upper Northam Road at the junction with Reservoir Lane.**
- **Road Works at the Maypole roundabout. Described as confusing for both motorists and pedestrians, with visual obstruction of signs, the use of cones where barriers would better protect the safe passage of pedestrians, the serious risk of pedestrians crossing during road works and that a safer passage should be designed. There has already been a serious accident involving a cyclist.**

Consultation:

Construction of a bypass for Botley, providing a connection from Station Hill (A334/A3051 junction) to Woodhouse Lane together with associated improvements/enabling works to Woodhouse Lane at land at Woodhouse Lane and to the North and East of Botley Village, Eastleigh (Eastleigh Area).

A copy of the application document may be seen at <https://planning.hants.gov.uk/>

The scheme will provide a new 1.8km single carriageway bypass involving a new roundabout on Woodhouse Lane at the western end of the scheme and a new four arm roundabout

**HIGHWAYS & PLANNING COMMITTEE
MEETING OF 6TH SEPTEMBER, 2017**

which will replace the existing A334/A3051 junction at Pinkmead Farm at the eastern end of the scheme. The bypass routes through an area of predominantly arable farmland, crossing Winchester Street west of Holmesland Lane with a new T-Junction and involves the closure of Winchester Street north of the bypass. The bypass runs in parallel with the Botley Railway line, and crosses the River Hamble via a new open span bridge. The bypass will have a 40mph speed limit and will include a shared footway/cycleway along its length, new street lighting at junctions and new highway drainage.

The Scheme will also provide a 1.1km length of road widening and realignment along Woodhouse Lane, north of Maypole roundabout, which will improve the road to meet current highway standards and which will enable the provision of a shared footway/cycleway on the western side.

The Chair advised the Committee of her observations, to which members fully concurred and the clerk is instructed to submit the following comments:

Maypole Roundabout:

It is anticipated that the Bypass will encourage an increased amount of heavy goods vehicles and this being the case, there is also the likelihood that these vehicles will access the centre of Hedge End village from this direction. It is, therefore, imperative that a Weight Restriction is implemented through the centre of the village from the access of the Roundabout, through Lower Northam Road and throughout the centre of the village.

It is also likely that a new school will be within the development of Woodhouse Lane and the Council would call for safer school routes to be implemented as a matter of priority.

There should be clear signage directing traffic at the Maypole Roundabout to ensure that the Bypass does not merely bring further traffic to the centre of Hedge End, rather than adequately directing it to other routes. These road signs should be succinct so that visitors have a clear indication to guide them to other routes and the M27.

H107 All members of the public and press are requested to leave the meeting - Public Bodies (Admission to Meetings) Act 1960.

One member of the public left the meeting.

H108 Exempt Business:

Matters concerning enforcement were discussed.