

**HEDGE END TOWN COUNCIL - MINUTES OF A MEETING OF THE HIGHWAYS & PLANNING
COMMITTEE HELD 4TH MARCH, 2015**

Cllrs. Present: Cllr. Paul Carnell, Cllr. Helen Corben, Cllr. Keith Day, Cllr. Richard Effeny, Cllr. Cynthia Garton (Chair), Cllr. Nathan Khan, Cllr. Emma Norman, Cllr. Ray Worley

H72 Apologies: Cllr. Shankerlal Sthankiya
With effect from the close of business hours today, all communications have been checked for the receipt of apologies.

**H73 Minutes & Matters Arising
Meetings of 4th and 18th February, 2015**

H55iii) Darren Faulkner, Operation Resilience, HCC all viable options to carry out the repair works have been considered in conjunction with the contractor. The quickest, safest and most efficient option is for the road to be closed to all traffic while the work is undertaken. This method of working results in a programme of 3 weeks, and allows for the rebuilding of the embankment, reinstallation of the safety barriers and re-erecting the lamp columns. Other methods have also been investigated, including those you have referred to, but these increase the works duration considerably (by up to another 4 weeks), and also increase costs significantly. A further response was also received from Steve Eleftheriou reiterating this view. Noted.

H64, Eric Reed confirms that Foreman Homes are prepared to accept Hellyar, Maidman, Blyth and Hedge End as street names but not Hicks or Campbell Newman. Only four names are needed at present. If agreeable the officer will report as follows:

Hedge End Way for the link road.

Hellyar Rise (not drive) for downhill road on south side nearest St. Johns Road on

Blyth Gardens for second road on right

Maidman Place for cul de sac on east side with path link to Greenfield Close off it.

Members expressed their disappointment that the streetname "Hicks" had been rejected and the inference, which was considered inappropriate, insensitive and an insult to compare to American euphemisms. However, perhaps the full name of Ray Hicks may be considered at some point in the future, in recognition of his work in the community.

H65, application for bus shelters has been passed for consideration within HEWEB's CIP funding, to the Local Area Co-ordinator during a meeting with the Town Clerk on 9th February. Noted.

H67, Stephen Bradbury, HCC responds that flooding to the footpath opposite Speggs Walk and at the entrance to the Charles Watts Way Supermarket pedestrian bridge will be investigated. A technician has been asked to specifically look at problems re the grass island in Allan Road. He informs the Committee that the county will not approve or supply traffic mirrors, as they cannot be relied upon because they have blind spots. He would not take issue with mobile advertising, as it would have little difference to that of a commercial lorry.

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H71, the Chair informed members of a Borough meeting she attended re the development of land at Chalcroft Farm and West of Horton Heath. During which the main concerns of neighbouring parishes were considered, particularly access to and from the proposed development and the impact upon West End and Fair Oak. The Chair spoke on behalf of the Town Council and emphasised the impact upon feeder roads to Junction 7/M27. It was interesting to learn that adjacent parishes were like minded and that neighbouring parishes should have the opportunity to comment and there should be joined up thinking.

H74 Correspondence:

- i) Notification of further emergency closure of Upper Northam Road for a period of one week commencing 9th March, 2015, to allow HCC to carry out carriageway reconstruction and embankment repairs as part of the Operation Resilience Programme. Noted.
- ii) Daniel Wiseman, a resident of West End, provides a copy of his letter of objection re planning application O/14/75735 Chalcroft Farm and land west of Horton Heath, Burnetts Lane. His objection relates solely to the provision of an 8 form entry Secondary School to the west of Horton Heath. Noted.

H75 Consultation Papers:

O/14/75166 land off Bubb Lane, West End. Residential development comprising up to 335 dwellings, public open space and children's play area, land for doctors surgery and associated car parking, with accesses off Bubb Lane and Moorgreen Road, structural planting and landscaping and surface water attenuation and ancillary works, with all matters reserved for future determination.

Resolved: Objection. Members reiterated a number of earlier observations and in addition further comments:

1. The proposed area is located in a flood zone.
2. The strategic gap between settlements is being compromised.
3. Concern over the adverse effect on Moorgreen Meadows and there is an infringement on the SSSI.
4. The two entry points onto Bubb Lane are considered dangerous especially because of the huge lorries that come from Chalcroft Industrial Park.
5. There are narrow lanes and no footways identified.
6. There will be an increase in traffic onto the junction at Bubb Lane/Tollbar Way, which is already difficult to traverse.
7. There are 2 footways identified to cross Tollbar Way, which are a serious risk for school children to cross to attend school – safe crossing points are required.
8. There are insufficient existing school places both at primary and secondary school level.
9. Concern over further Highway network congestion.
10. Further increased potential regarding ribbon development along Tollbar Way.

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11. Concern regarding the environmental impact of the development.
12. This is a speculative development and in breach of the EBC Local District Plan.
13. Would question whether proposals meet with the National Planning Policy for the provision of 35% affordable housing.
14. Insufficient road improvements identified for Bubb Lane in consideration of traffic impact and haulage vehicles using Burnetts Lane - a further roundabout would be required to alleviate this problem.
15. This plan demonstrates a road exit at the Tollbar Way/Maunsell Way roundabout. This is already a heavily congested area at peak periods and members anticipate that the majority of traffic from the proposed site will egress from this new road and exacerbate an established traffic flow problem.
16. Lack of sustainable transport provision identified.
17. Loss of countryside and urban gap between villages.

O/15/75953, land at Hedge End North, Winchester Road, Botley. Application for up to 680 residential units, mixed use comprising of retail and or community/healthcare use, land for two-form entry Primary School, formal and informal open space and sports pitches. New access off Winchester Road, associated on-site roads, infrastructure and footpaths/cycleways. Detailed matters for determination access (all other matters reserved – scale, appearance, landscaping and layout). This application is the subject of an environmental impact assessment, is a departure from the development plan and affects the setting of a Right of Way.

Resolved: Objection.

1. This application is speculative and contrary to the EBC Local District Plan.
2. Lack of infrastructure
3. Erosion of strategic gap.
4. Possible impact on Road Safety.
5. Only one vehicle access point to Winchester Road.
6. Lack of sustainable transport provision.
7. Emergency access is from Shamblehurst Lane North and this is considered unsuitable.
8. No access or parking provision to Hedge End Railway Station from Shamblehurst Lane North and this will impact upon existing access from Grange Park, Hedge End.
9. No realistic or sufficient crossing point across the railway line to reach the station.
10. Impact upon route to Junction 8/M27 via Woodhouse Lane.
11. The Committee would wish to comment that such proposals should not be examined in isolation but comprehensively in conjunction with other major developments and their impact upon the area.

H76 Planning Applications:

F/15/75952, 41 St. Johns Road. Erection of 1.2m high boundary wall with 2m high piers and railing panels following removal of existing hedge. **Resolved: No objection.**

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F/15/75927, 3 Collett Close. First floor and two storey side extension and conversion of garage into living accommodation. **Resolved: No objection.**

F/15/76012, 9 Giles Close. Two storey side extension. **Resolved: No objection.**

F/15/76031, 16 Garratt Close. Single storey side and rear extensions. **Resolved: No objection.**

F/15/75934, Kimber House, 68 – 70 Bursledon Road. Change of use from 7 bed care home (C2 use) to one 3 bed dwelling house (C3 use) and one 8 bed house in multiple occupation (sui generis use) with provision of associated bin and cycle storage, landscaping and alterations to car parking. **Resolved: No objection.**

F/15/75996, 11, Navigators Way. Construction of one 3 bed dwelling with off road parking, access off Navigators Way, rear amenity area and bin/cycle storage. **Resolved: Objection. Overdevelopment.**

F/15/75964, Telecommunications Mast, Wildern Lane. Replacement of existing mast with 23m high monopole structure supporting six antennas and three 0.3m diameter communication dishes and associated replacement cabling and all equipment to be located with existing cabin at ground level. **Resolved: No objection.**

T/15/76054, 1a Navigators Way. Crown reduction, crown lift and pruning to 1 Oak tree to rear. **Resolved: The Committee will accept the recommendations of the Borough Tree Officer.**

F/15/76059, 35 Wildern Lane. Rear extension and conversion of roof space to form habitable accommodation with one front and one side facing dormer window and four side facing roof lights. Cllr. Richard Effeny declared a non-prejudicial interest and withdrew from discussions. **Resolved: No objection.**

H77 Highway Matters:

The clerk is instructed to report/action the following:

- **Locke Road - street barriers are bent and twisted. This has been reported before and there has been no repair to date.**
- **Locke Road street nameplate sign has been demolished.**
- **Granada Road - insufficient provision of street lights. There are large stretches unlit and as there areas throughout the street without pedestrian pavements this situation is quite dangerous.**
- **Wildern Lane - vehicular speed monitoring required.**
- **Wildern Lane - a number of serious potholes.**
- **Sowden Close - potholes and one in particular is very large and deep.**

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- **Allan Road opposite Goodalls Lane - the litter bin continually overflowing and needs emptying more regularly.**
- **Shamblehurst Lane South/Grange Road - traffic lights rarely appear to stop speeding traffic from Grange Road.**
- **Shamblehurst Lane South - there is no safe crossing from Grange Mobile Homes Park to St. Lukes Centre opposite. Safety is compromised by the lack of pathway on this side of the road, considering the volume of traffic and speed. This is considered to be a major issue.**
- **The new footpath/cycleway from Turnpike Way through Greta Park - the path continues to severely flood to the rear of Thistle Road.**
- **Turnpike Way grass verges are severely damaged by vehicles mounting the grass particularly at two locations i) at the Post Box near Berrywood Gardens and ii) the egress to Upper Northam Road where it is likely that haulage vehicles turn and mount the grass verge in negotiating the turning space. Could dragon's teeth be installed to stop this practice?**
- **Three speed humps approaching the village in Wildern Lane have worn away and need repair.**
- **The Wildern Lane "Keep Clear" road surface sign needs repainting at the junction to the rear of Barclays Bank.**

H78 All members of the public and press are requested to leave the meeting - Public Bodies (Admission to Meetings) Act 1960.

None present.

H79 Exempt Business

Matters concerning enforcement issues were discussed.