

Whiteley Parish Council

Planning Committee

Minutes of a meeting of the above Committee held at Meadowside Leisure Centre, Whiteley on Wednesday 19th October 2011 at 8.10pm.

Parish Council Committee members present: David Jenkins (Chairman), Roland Diffey (Vice-Chairman) Colin Bielckus, Hazel Croft-Phillips, Mike Evans, Peter Inman, Pat Thew.

Parish Councillor Pat Wright, Parish Clerk Nicki Oliver

1. **To receive apologies for absence** Lydia Sullivan.
2. **To receive declarations of interest regarding agenda items** None.
3. **To adjourn meeting to allow participation by members of the public** Not required.
4. **Meeting resumed to consider the following agenda items:**

4.1 Ref No: W10490/30 **Case No:** 11/01939/FUL **Case Officer:** Lisa Booth
Applicant: John Wallace **Proposal:** Rear conservatory **Location:** 3 Lindbergh Rise Whiteley PO15 7HJ **No objections.**

4.2 Ref No: W00818/86 **Case No:** 11/02149/FUL **Case Officer:** James Jenkison
Applicant: Cobham Tactical Communication And Surveillance **Proposal:** Addition of fencing within the parking area **Location:** Cobham Surveillance Fusion 2 Parkway Whiteley PO15 7AB **No objections.**

4.3 Ref No: W11879/50 **Case Officer:** Simon Avery **Applicant:** J&B Hopkins Limited
Proposal: Installation of solar PV panels on the front (South East) facing roof slope
Location: Concorde House Concorde Way Segensworth **No objections.**

4.4 Ref No: W22126/01 **Case No:** 11/02328/OUT **Case Officer:** James Jenkison
Applicant: Hampshire County Council Property Services **Proposal:** 75 no. residential units with open space (OUTLINE) **Location:** Land Adjacent To Lady Bettys Drive Lady Bettys Drive Whiteley

1. The Parish Council objects to this planning application for the reasons given below. It is requested that the application be heard by the PDC Committee should the officer be minded to delegate permission.

2. Parish Council Policy

2.1 The Parish Council has a policy not to support further development in Whiteley until the road infrastructure is completed and a new primary school is in place. Until then residents of this development will not have safe pedestrian access to a local primary school and will need to travel to surrounding schools using an incomplete road infrastructure with poor public transport provision.

2.2 These issues are well known to the County Council, and it is disappointing that the Council has chosen to promote a development knowing that it will exacerbate existing problems faced by residents.

3. Site layout and character

3.1 The proposal ignores the vision of the original master plan that envisaged low density housing on this edge of development site. The existing housing in the locality meets this requirement and is characterised by pavements, open frontages, good parking provision and generous garden plots.

Notwithstanding the Local Plan requirements for a mix of dwellings, similar characteristics should be expected of this proposal.

3.2 The proposals indicate a high density development and whilst this may be acceptable in a town centre location, it represents overdevelopment on this site.

3.3 It is disappointing that the proposals provide only minimum standards of open space, the Local Plan envisaged a significant neighbourhood green and an extensive landscape framework.

3.4 For these reasons the Parish Council rejects that the proposals will enhance the character and identity of Whiteley.

3.5 The requirement for a LEAP is challenged as there are two well equipped play areas within easy walking distance at Cheshire Close and Mollison Rise. There is, however, a need for a multiuse games area in this part of Whiteley.

4. Proximity to the motorway

4.1 The Local Plan requires a tree planting belt of at least 20m adjoining the M27 to protect the amenities of occupiers from noise and to screen the development from external views, the proposals do not appear to meet this requirement.

5. Affordable housing

5.1 There are concerns about the impact of noise and air pollution on this site and it is important that the affordable housing is not concentrated in the areas closest to the motorway.

5.2 HCC suggests the affordable housing will be 'pepper potted' through the site, this is fully supported but has proved difficult to achieve in other local developments (eg Knowle) due to management issues so should be a condition of permission.

6. Traffic impact

6.1 Traffic in this area of Whiteley is a key concern to residents; HGV traffic is not permitted to use Leafy Lane and Bader Way and deliveries to and from the site using the road will impact on the construction of the road and on residents' amenity. Conditions should be imposed to ensure a temporary access is constructed to avoid use of this road during the construction period.

6.2 The well documented excessive use of Leafy Lane and Bader Way, a residential access road, as a commuter through route is a major concern for local residents. Developer's contributions offer an opportunity to work with residents to deliver measures to reduce this inappropriate use. It is requested that this is a condition of planning permission

6.3 There are some concerns about the adequacy of the proposed access into the site from Bader Way and also the impact of a significant increase in traffic needing to access Bader Way during peak hours where there are already up to 400 vehicle movements per hour. Residents of the new development will experience severe delays when trying to enter Bader Way at peak times.

6.4 It is requested that HCC explore other means of accessing the site to overcome these concerns.

7. Estate management

7.1 It is requested that the development is not subject to a private management contract and that the roads and landscaped areas are adopted by the relevant local authorities. Private management contracts have resulted in inequity in other areas of Whiteley with high management charges and little redress as current legislation provides no governance for residents.

4.5 To agree key objectives for this committee for 2011/12 To pursue reinstatement of Permitted Development Rights for Whiteley properties that currently have them removed. (The Chairman has asked for a list of properties that have had rights removed.)

5. To consider any recent applications

5.1 Ref No: W22388 Case No: 11/02297/FUL Case Officer: Trish Price Proposal: Shed in rear garden Location: 3 Silver Birch Way Whiteley PO15 7GG No objections.

6. To report on unauthorised development East Whiteley case to be viewed by Chairman.

7. To identify any unmanaged risks within this committee's remit None.

8. To review effectiveness of communication, development of links with other community organisations and support for local democracy through making information more widely available Continue to monitor.

9. Recent correspondence / reports from meetings of relevance to this committee None.

Meeting closed 8.40pm