

Whiteley Town Council

Planning Committee

Minutes of a meeting of the above Committee held in the Council Rooms at Meadowside Leisure Centre, Whiteley on Wednesday 13th January 2016 at 7pm.

Committee members present David Jenkins (Chairman), Colin Bielckus (Vice-Chairman), Malcolm Butler, Hazel Croft-Phillips, Mike Evans, Tasmin Smith.

20 members of the public, Town Clerk Nicki Oliver.

- 1. To receive apologies for absence** Martin Neal, Pat Thew.
- 2. To receive declarations of interest regarding agenda items** Cllr Bielckus declared an interest as a neighbour to the site and sat in the public gallery.
- 3. To adjourn meeting to allow participation by members of the public**

Members of the public raised the following concerns regarding agenda item 4.1:

Proposals are overdevelopment, the drainage and rainwater management is not clear, object to the reference to Mollison Rise as a reason for increased density as it is a separate development.

The cost of the utility infrastructure appears unaffordable. Surface water management is currently an issue affecting Silvertrees. It is questioned whether the surface water drainage system in the adopted section of Lady Betty's Drive is operating efficiently.

Lady Betty's Drive is unable to support further housing, it is used as a pedestrian route to Cornerstone School.

The condition of the road has deteriorated since the last application. There is no turning space in Lady Betty's Drive.

The distances referred to in the application to reach schools and services rely on the use of the cut way through to Mollison Rise from Lady Betty's Drive.

Trees have been removed since the last application and the site is being used to dump rubbish. A badger sett has been overlooked in the ecological surveys. The ecological survey was carried out after the trees were removed.

The application says no work has started but trees have been removed / cut back where the two new entrances are proposed.

Work is being carried out on site by large machinery in the knowledge of the ecological sensitivities. Disturbance to bats and slow worms inevitable. Checks for great crested newts have not been made.

This is the third application with ever increasing numbers of houses proposed, a set number should be agreed for the site.

There is no mention of a sustainable solution for the (unadopted) road, residents that own the road will have increased maintenance costs.

It was questioned how the road maintenance be organised for the section owned by The Spinney.

Drainage in Lady Betty's Drive is an issue, the road should be adopted. There needs to be agreement from the road owners before it could be adopted.

The roundabout at the top of Lady Betty's Drive is unsafe at present, more traffic will increase the dangers.

The parking does not appear to be adequate, existing dwellings are characterised by the availability of plenty of parking.

4. Meeting resumed to consider the following agenda items:

4.1 Ref No: W16184/06 **Case No:** 15/02705/FUL **Case Officer:** Simon Avery
Applicant: Robert Tutton Town Planning Consultants Ltd **Proposal:** Redevelopment by the erection of 11 houses (two with two bedrooms, four with three bedrooms, two with four bedrooms and three with five bedrooms), following demolition of the existing house and garage **Location:** The Spinney Lady Bettys Drive Whiteley PO15 6RJ

Object:

It is disappointing the applicant has not complied with WCC's Statement of Community Involvement and carried out public consultation.

The site lies within close proximity to the motorway and noise levels may exceed those recommended to be acceptable by PPG 24.

The density of the proposed development too high, Lady Bettys Drive is predominantly detached houses on large plots, the proposals are detrimental to the existing character of the immediate area.

The road access is poor for the number of houses proposed, there is no safe pedestrian access to the bus network or local school. The adequacy of the turning circles is questioned.

There is inadequate provision of public open space particularly as the play areas at Mollison Rise and Cheshire Close are not safely accessible on foot.

The proposed road side bin stores are detrimental to the street scene.

There are concerns that the development will exacerbate existing flooding issues for properties to the north of the site.

Conditions to ensure robust measures are taken to protect and enhance the biodiversity of the site are requested.

There are concerns regarding the accuracy of the land and road ownership as declared on the application.

It is requested that the application is heard by the Planning Committee if the officer is minded to use delegated powers to recommend approval.

Enforcement to be asked to visit the site to check no unauthorised work being carried out.

4.2 Update on request that WCC reinstates permitted development rights for Whiteley properties where it is currently removed. No further update.

- 5. To consider any recent applications** None.
- 6. To report on unauthorised development** None.
- 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 making information more widely available** Continue to monitor.
- 9. Recent correspondence / reports from meetings of relevance to this committee**

Chairman Cllr Mike Evans spoke at WCC's Planning Committee to object to the proposed extension to the Solent Hotel. A key concern is the lack of community consultation. Cllr Evans will raise the issue with the Leader of WCC to ask why the requirements of the Statement of Community Involvement are not being followed.

Meeting closed 8.05pm