

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 15th February 2017 at 7pm.

Committee members present David Jenkins (Chairman), Andy Baker (Vice-Chairman), Colin Bielckus, Malcolm Butler, Hazel Croft-Phillips, Mike Evans, Morene Pinder, Pat Thew.

Two members of the public, Town Clerk Nicki Oliver.

1. **To receive apologies for absence** Vivian Achwal.
2. **To receive declarations of interest regarding agenda items** None.
3. **To adjourn meeting to allow participation by members of the public**

Fulcrum 5 owner Graham Barker spoke regarding applications for Solent Way; agenda items 4.2 and 4.3 below. He advised that he owns and manages a heavy engineering company working double shifts and weekends. The proposal for housing on an adjoining site that is allocated for business use is inappropriate. The business already suffers from access problems due to inconsiderate parking and traffic congestion in the area. The applications for both Fulcrum 6 and Lidl will exacerbate the problems.

4. Meeting resumed to consider the following agenda items:

4.1 To receive feedback regarding tree and shrub removal around the Solent Hotel. Proposals for external lighting. **Winchester City Council has advised that the fence between the hotel and residential area will be reinstated. Concerns were raised about the layout and strength of the proposed external lighting to the service area nearest to residents of Sorrel Drive. It was agreed to ask WCC to consider a request to reduce the amount and levels of lighting to ensure an appropriate balance between premises safety and residential amenity. The impact on wildlife should also be considered.**

4.2 Case No: 16/03553/OUT **Case Officer:** Simon Avery **Applicant:** Allied Developments Ltd. **Proposal:** Residential development comprising 44 dwellings with access and open space **Location:** Fulcrum 6 Solent Way Whiteley **Object:** **Local Plan Part 2 Policy SHUA 3 Solent 2 Employment Allocation applies to the application. Whilst there may be no immediate use for the site for employment, housing growth to the north and to the area generally will require employment opportunities in the longer term. The site adjoins a heavy engineering factory which works long hours and at the weekend creating unsuitable conditions for housing. The area suffers severe congestion and a lack of parking. The applicant offers no mitigation to cope with the traffic the development will generate. Highways improvements are planned with the North Whiteley development and further development in the area will not be supported until these are at least underway.**

If officers are minded to recommend permission it is requested that that the application is heard by the Planning Committee and also that improvements to

pedestrian access are required as part of the scheme, particularly for the safe crossing of Rookery Avenue.

4.3 Case No: 17/00164/FUL **Case Officer:** Mehdi Rezaie **Applicant:** Lidl UK GmbH **Proposal:** Erection of Lidl foodstore (Use Class A1) with customer car park and associated landscaping **Location:** Solent Way Whiteley **Object:** Local Plan Part 2 Policy SHUA 3 Solent 2 Employment Allocation applies to the application. This allocates the site for a range of employment uses B1,B2,B8 or for uses which could not readily be provided elsewhere. The proposals do not meet this requirement; however the main objection is due to the timing of the application. A retail outlet will add to the current severe congestion and parking issues in the area. The applicant offers no mitigation to cope with the traffic the development will generate. Highways improvements are planned with the North Whiteley development to improve road capacity and further development in the area will not be supported until these are at least underway.

It is accepted that there is local support for additional food retail opportunities which the Town Council will be happy to support when the highways infrastructure has been improved.

If officers are minded to recommend permission it is requested that the application is heard by the Planning Committee and also that improvements to pedestrian access are required, particularly for the safe crossing of Rookery Avenue.

4.4 Case No: 16/03472/FUL **Case Officer:** Liz Marsden **Applicant:** Skylark Country Club **Proposal:** 16 no. eco pods, gazebo and putting green to provide a play and stay golf facility. **Location:** Skylark Golf & Country Club Lee Ground Titchfield PO15 6RS **Object:** inappropriate development in a countryside location. The proposals will have an unacceptable impact on the residential amenity of the neighbouring houses due to the intensification of the use of the site.

4.5 Case No: 17/00041/TPO **Case Officer:** Ivan Gurdler **Applicant:** David Flex **Proposal:** 1 No oak in rear garden: crown thin by 25 %, remove 1 No small limb over roof ridge line of dwelling. Tip prune 1 No limb to clear roof of dwelling by 2m. 1 No oak in front garden crown thin by 25%. **Location:** The Dolphins 12 Cobham Grove Whiteley PO15 7JQ **Refer to Arboriculturalist.**

5. To consider any recent applications None.
6. To report on unauthorised development No reports.
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 A briefing to councillors was given by the agent for the Fulcrum 6 application 4.2 above on 23rd January.

Meeting closed 7.54pm