

BURSLEDON, HAMBLE-LE-RICE AND HOUND LOCAL AREA  
COMMITTEE

Thursday, 24 September 2020 (6:00 pm – 8:19 pm)

PRESENT:

Councillor Craig (Chairman); Councillors Holes, Airey, Cross and Manning

Apologies for absence were received from Councillors Rich

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RESOLVED ITEMS (SUBJECT TO QUESTIONS ONLY)

68. DECLARATIONS OF INTEREST

There were no declarations of interest in relation to items of business on the agenda.

69. CHAIR'S REPORT

The Chair announced that the Local Area Manager, Julie Williams would be leaving her position at the end of the month. Councillors expressed their thanks and wished Julie well for the future. Ross McClean was welcomed into the role.

70. PUBLIC PARTICIPATION

There was no public participation on this occasion.

71. MINUTES OF PREVIOUS MEETING

**RESOLVED**

**That the minutes of the meeting held on 2 July 2020 be approved as a correct record of the meeting.**

72. COMMUNITY INVESTMENT PROGRAMME AND REVENUE BUDGET  
PROJECTS

The Committee considered a report by the Local Area Manager (Agenda Item 6) that highlighted a number of projects and schemes to improve the prosperity, environment and wellbeing of residents in the Bursledon, Hamble-Le-Rice and Hound Area.

**RESOLVED**

- (1) £20000 was allocated towards the Bursledon, Hamble-Le-Rice and Hound (BHH) History and Wayfinding Trail project, funded from Developers Contributions;**
- (2) £6409 was allocated towards the moving of the Bofors Gun, funded from Revenue Reserves;**
- (3) £12500 was allocated as a yearly grant to Pilands Wood Community Association, funded from Revenue accounts for the years 20/21 and 21/22 and retrospectively for the years 17/18, 18/19 and 19/20;**
- (4) £680 was allocated for two new dual waste bins at Victoria Road Netley and Bursledon Station, funded from Capital accounts;**
- (5) £1890 was allocated for the purchase of a Speed Indicator Device for BHH, funded from Developers Contributions; and**
- (6) £5000 was allocated for the Beach Lane traffic regulation order, funded from Developers Contributions.**

73. PRESENTATION ON PLANNING GUIDELINES

A short pre-recorded presentation was given on guidelines that had to be taken into account when determining planning applications; in particular the issues that could, and could not, be taken into account. This was set against the broader policy framework.

74. PLANNING APPLICATION - SERENITY, HEATH HOUSE LANE, HEDGE END, SOUTHAMPTON, SO30 0LE - F/19/86829

The Committee considered the report of the Head of Development Management (Agenda item 8) concerning an application for the demolition of the existing farmhouse and associated former farm buildings, the creation of a new access onto Heath House Lane, the erection of 123 dwellings together with internal roads, landscaping and drainage provision. (Ref: F/19/86829).

The Committee were updated as follows:

- Amended plans received
- Viability assessment now submitted suggesting reduced affordable housing through S106 (to 17 out of 43 units). Currently being independently assessed. Outcome to be discussed with Members and S106 terms set accordingly
- Natural England still reviewing Habitats Regulations Appropriate Assessment – final AA with nitrogen mitigation measures to be delegated to Head of Housing and Development. Also final ecology and SuDS information following Ecologist advice

- Minor changes to conditions requested to provide for phased approach to development (delegated)
- Additional condition: "Except for the vehicular access to Heath House Lane hereby approved, no additional or new vehicular accesses to/from the site shall be formed without the prior written permission of the Local Planning Authority. Reason: in the interests of highway safety and to ensure properly planned development."
- Paragraph 53 amendment: affordable homes to be built to Building Regulations Part M category 2 providing for building adaptations rather than Lifetime Homes standard
- Paragraph 69: the April 2020 5-yr housing supply figure is 5.6 years rather than the 6.1 years given in the report for Jan 20, reflecting a cautious Covid 19 approach.

**RESOLVED -**

**Delegate decision to Permit to Head of Housing and Development in consultation with Chair, Vice Chair and Ward Member following completion of viability review, conditions, S106 agreement, Habitats Regulations Appropriate Assessment and review of SuDS.**

**[NOTES: (A) One resident submitted a written statement citing concerns of safety, inadequate parking, overdevelopment and site access for construction vehicles. (B) The agent spoke in support of the application stating that a landscape corridor would be provided and the affordable housing provision meets with the standards.]**

75. PLANNING APPLICATION - 1 - 30 OSBORNE QUARTERS, ROYAL VICTORIA COUNTRY PARK, NETLEY ABBEY, SOUTHAMPTON, SO31 5HX - F/20/88187

The Committee considered the report of the Head of Development Management (Agenda item 9) concerning an application for the retention of 28no. garden sheds and construction of 2no. replacement garden sheds at Nos. 2 and 7 Osborne Quarters. (Ref: F/20/88187).

The Committee were updated as follows:

- Condition 3 was proposed to be updated to specify that the sheds should be re-painted in a darker green than the present colouring.

**RESOLVED -**

**To PERMIT subject to:**

- (1) **A reduction in the period of compliance with the matters specified within conditions 3 and 4 from 6 months to 3 months; and**

- (2) **Members being able to have input into the colour which the sheds would need to be re-painted with this then to be specified in condition 3.**

**[NOTES: (A) One resident submitted a written statement raising concerns over Planning Enforcement. (B) One resident submitted a written statement in support of the application stating that the re-orientation of the sheds and change of colour was the best decision.]**

76. PLANNING APPLICATION - NETLEY CENTRAL SPORTS CLUB, 24 STATION ROAD, NETLEY ABBEY, SOUTHAMPTON, SO31 5AF - F/20/87411

The Committee considered the report of the Head of Development Management (Agenda item 10) concerning an application for the construction of 2no. semi-detached four-bedroom dwellings with allocated parking, with an altered access from New Road. Existing parking retained at rear of the site for use by sports club users. (Ref: F/20/87411).

The Committee were updated as follows:

- Updated Recommendation:  
**Delegate to the Head of Housing and Development, in consultation with the Chair and Vice Chair, subject to resolving bin collection arrangements and a Planning obligation that resolves the following, conditions set out in the agenda report and updated Condition 1 as below**
- Secures daytime public access to the remaining on-site car park.
- Secures a contribution towards the Solent Recreation Mitigation Strategy
- Secures mitigation of the impact from additional nitrates on the Solent and Southampton Water SPA.

Amendment to Condition 1:

- The development hereby permitted shall be implemented in accordance with the following plans numbered: 28086-PD500 Rev B, 28086-PD510, 28086-PD515 Rev A, 28086-PD520 Rev A.  
Reason: For the avoidance of doubt and in the interests of proper planning.

**RESOLVED -**

**To delegate to the Head of Housing and Development, in consultation with the Chair and Vice Chair, subject to resolving bin collection arrangements and a Planning obligation that resolves the conditions set out in the agenda report and updated Condition 1.**

**[NOTE: The agent wrote in support of the application stating that it had been designed to fit in with the street scene and allow the club to function as a community facility.]**

**77. TRAFFIC REGULATION ORDER - VARIOUS ROADS**

The Committee considered a report by the Traffic Engineer (Agenda Item 11) which detailed representations received in response to proposed waiting restrictions on various roads.

**RESOLVED –**

**That the Committee approved the making of a Traffic Regulation Order to:**

- (1) introduce waiting restrictions in Priory Road, access road to Nos 6-24 evens Priory Road, St Edwards Road, Grange Road Service Road, Coronation Parade, Deanfield Close and Queen's View; and**
- (2) introduce waiting and parking restrictions in Coronation Parade.**

**[NOTE: one resident submitted a written statement in objection to the Traffic Regulation Order citing concerns over parking in surrounding residential streets]**

**78. PLANNING APPEALS**

The Head of Legal Services reported:-

- (a) that the following appeals had been lodged:

GE Aviation, Kings Avenue, Hamble-Le-Rice, SO31 4NF

Appeal against the Council's refusal to grant planning permission for an Outline application with all matters reserved (except means of access) for the construction of up to 148 residential dwellings (Use Class C3) with new vehicular access to Hamble Lane, alterations to Kings Avenue and Coronation Parade etc.

Mole Cottage, High Street, Bursledon, SO31 8DL

Appeal against to Council's refusal to grant planning permission for the construction of 1no. detached chalet dwelling to replace existing bungalow with new boundary wall and gate at entrance and associated landscaping.

- (b) that the following appeals had been allowed:

4 New Road, Netley Abbey, SO31 5DL

Appeal against the Council's enforcement action that without planning permission, a single storey side extension exceeding 4 metres in height and including a canopy protruding beyond the principal elevation has been erected.

**RESOLVED -**

**That the report be noted.**

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