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

Thursday, 16 March 2017 (6:00 pm – 7:15 pm)

PRESENT:

Councillor Craig (Chair); Councillors Holes, Airey, Cross, Lear and Van Niekerk

Apologies for absence were received from Councillor Rich

Also in attendance: Councillor House

RESOLVED ITEMS (SUBJECT TO QUESTIONS ONLY)

1. MINUTES

RESOLVED -

That the Minutes of the meeting held on 26 January 2017 be confirmed and signed by the Chair as a correct record.

2. PUBLIC PARTICIPATION

Hound Parish Councillor, Mrs Maureen Queen wished to reply to a comment made by the Leader of the opposition party, Councillor Judith Grajewski at the Council Meeting (23 February 2017), in regards of the Council Tax rates being higher in the Hound Parish than in the other parts of the Borough.

She said that Hound Parish had a very low amount of band D properties and that it looked after four recreation grounds and several community buildings as well as other amenities vital to the local community. The local burial ground, two allotment sites and area of woodland were also looked after by the Parish. All that information was available on the website.

3. DECLARATION OF INTEREST

Councillor David Airey declared a Non Pecuniary Interest in agenda item 5, Report of the Local Area Manager (Community Investment Programme and Revenue Projects), because he is an organiser with Hound Parish Council.

Councillor Lizette Van Niekerk declared a Non Pecuniary Interest in agenda item 5, Report of the Local Area Manager (Community Investment Programme and Revenue Projects), because she is a member of Hound Parish Council.
4. REPORT OF THE LOCAL AREA MANAGER.

Local Area Manager - Matt Blythe, delivered a report on the Community Investment Programme and Revenue Projects. The report detailed a number of projects and schemes to improve the prosperity, environment and wellbeing of residents in the Bursledon, Hamble-le-Rice and Hound area.

There were several schemes/ projects listed in the report, namely: Netley History Festival, St Paul's Easter Holiday Club and Coronation Parade Improvements.

RESOLVED –

(1) That £3000 from the revenue reserve be approved for allocation to Netley History Festival.

(2) That £200 from the revenue reserve be approved for allocation to St Paul's Church, Bursledon for an Easter holiday club.

(3) That the results of the public consultation regarding proposed improvements to Coronation Parade be noted.

Councillor Lizette Van Niekerk and Councillor David Airey disclosed Non Pecuniary Interests in Agenda Item 5, did not vote and remained in the room during its consideration.

(NOTE: This Agenda Item was considered after Agenda Item 9.)

5. PRESENTATION ON PLANNING GUIDELINES

Development Management staff gave a short presentation 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.

6. PLANNING APPLICATION- HOE MOOR HOUSE, DODWELL LANE, BURSLEDON, SOUTHAMPTON, SO31 1AB

The Committee considered the report of the Head of Development Management (Agenda item 7) concerning a full planning application for an erection of detached two storey outbuilding, single storey side extension, erection of 2.4m high brick wall, installation of outdoor swimming pool, replacement of existing tennis court with all weather surface. (Ref. F/16/79093).

(NOTE: The applicant’s architect spoke in support of the application).
RESOLVED –

That permission be GRANTED.

7. PLANNING APPLICATION - HOE MOOR HOUSE, DODWELL LANE, BURSLEDON, SOUTHAMPTON, SO31 1AB

The Committee considered the report of the Head of Development Management (Agenda item 8) concerning a Listed Building Consent: Erection of detached two storey outbuilding, single storey side extension, erection of 2.4m high brick wall, installation of outdoor swimming pool, replacement of existing tennis court with all weather surface (Ref. L/16/79094).

RESOLVED –

That permission be GRANTED.

8. PLANNING APPLICATION - BERRY FARM, HAMBLE LANE, BURSLEDON, SOUTHAMPTON, SO31 8GQ

The Committee considered the report of the Head of Development Management (Agenda item 9) concerning an application for Construction of 166 dwellings with associated access off Cunningham Gardens, parking, landscaping and open space following demolition of existing dwellings and former agricultural buildings/workshop (amendment to planning application F/15/76582-deletion of vehicular access onto Hamble Lane only)(Ref. F/17/79863).

The Committee was advised of the following updates and revised conditions:

Consultees

Head of Transportation and Engineering – no objection in principle but a few concerns about the some allocation of car parking.

HCC Highways – No objection in principle. The traffic light junction of Cunningham Gardens / Hamble Lane / Chamberlayne Road operated near capacity at the Hamble Lane south arm taking into account committed development, baseline traffic condition (2022) and the proposed development. However, the proposed development would generate less than one additional queuing vehicle at PM peak traffic and the highway authority was satisfied that the proposals would not have a severe impact on this junction. Alterations to the traffic light loop would be required and can be conditioned. Contributions were sought towards junction improvements at Portsmouth Road / Hamble Lane; sustainable transport initiatives and/or improvement to Hamble Lane corridor; and the implementation of a pedestrian refuge island on Hamble Lane.
HCC Flood and Water Management Team – No objection subject to further information on the depth and infiltration rates for the soakaways. *(This information had been provided and passed to HCC on 15 March 2017).*

Borough Ecologist - No objection.

Hamble-le-Rice Parish Council - No comments received to date.

Bursledon Parish Council - Amended plans are noted.

**Revised conditions** - Revised conditions for occupation and cycle storage.

**RESOLVED** -

That the decision be DELEGATED to the Head of Development Management, in consultation with the Chair and Vice Chair to grant planning permission subject to:

(1) The recommended conditions and reasons;

(2) The following conditions and reasons:

   Condition 6 - Prior to the occupation of the development hereby approved a BREEAM Communities final certificate at Excellent level shall be submitted to and approved in writing by the Local Planning Authority in respect of the development. Reason: To demonstrate the required compliance with BREEAM Communities Excellent standard;

   Condition 16 - Prior to the commencement of development full details of the cycle storage systems shown on the approved plans must be submitted to and approved in writing by the Local Planning Authority and the approved works shall be provided before first occupation of the dwellings to which the associated storage relates; and

(3) The following new condition:

   Condition 35 - No dwelling shall be occupied until the access works, as shown indicatively on drawing 041.0003.003 P4, including the location of a new signal loop has been agreed by the Local Planning Authority in liaison with the highway authority. The development must accord with these approved details. Reason: To provide satisfactory access and in the interests of highway safety”.

*(NOTES: (1) Hound Parish Councillor Mrs. Maureen Queen and the applicant’s agent spoke in support of the application.(2) One person spoke)*
in objection to the application citing the negative impact of traffic on the residents of properties located at Cunningham Gardens.)

9. **PLANNING APPEALS**

The Head of Legal and Democratic Services reported:

(a) that the following appeals had been lodged:

9 Oakhill Close, Bursledon, Southampton. SO31 1AP. Appeal against refusal to fell 1 no silver birch. (Ref. T/16/79286).

Mercury Marina, Satchell Lane, Hamble-le-Rice. SO31 4HQ. Appeal against the Council's refusal of planning permission for the erection of 8no.6m flagpoles (retrospective)(Ref. F/16/79138).

(b) that the following appeal had been allowed:

Waterside, 57 Coach Road, Hamble, Southampton, Hampshire SO31 4LA. Appeal against the Council's refusal to grant planning permission for a retrospective application for the retention of 2m high double gates and wall along front and side boundaries and partial variation of condition 1 of planning permission Ref.F/13/72898.

RESOLVED -

That the report be noted.

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