

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

Thursday, 21 June 2018 (6:00 pm – 10:00 pm)

PRESENT:

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

Apologies for absence were received from Councillor Manning

RESOLVED ITEMS (SUBJECT TO QUESTIONS ONLY)

1. MINUTES OF PREVIOUS MEETING

RESOLVED –

That the minutes of the meeting held on 22 March be confirmed and signed by the Chair as a correct record.

2. PUBLIC PARTICIPATION

Councillor Mark Roberts, Chair of Hound Parish Council spoke in regards of the boundary review which could affect the parish boundary. He voiced his concerns in regards of the review procedures. The Local Area Committee Chair – Tonia Craig explained that the issue would be discussed at the upcoming Administration Committee on 25 June 2018.

3. DECLARATIONS OF INTEREST

Councillor David Airey declared a Non Pecuniary Interest in agenda item 7, Community Investment Programme and Revenue Budget Projects, because he is a member of Hound Parish Council.

Councillor Malcolm Cross declared a Non Pecuniary Interest in agenda item 11, Planning Application - Abbey Court, School Lane, Hamble-Le-Rice, Southampton, SO31 4JD3, because he knows the applicant.

4. APPOINTMENTS TO REGULATORY PANEL AND BURSLEDON
WINDMILL JOINT MANAGEMENT COMMITTEE

RESOLVED –

That appointments for 2018/19 be made as follows:

- (a) **Regulatory Panel – That all Members of the Committee be appointed to serve on the Local Area Regulatory Panel, as a ‘pool’ from which three Members could be called upon as**

required

**(b) Bursledon Windmill Joint Management Committee -
Councillors Broadhurst and Rich**

5. CAPITAL AND REVENUE PROJECTS AND GENERAL UPDATE

The Committee considered the report of the Local Area Manager.

It detailed a number of projects and schemes to improve the prosperity, environment and wellbeing of residents of Bursledon, Hamble-le-Rice and Hound area and made various recommendations.

RESOLVED – That Local Area Manager’s recommendations be approved.

6. APPOINTMENTS TO OUTSIDE BODIES

RESOLVED -

That appointments to outside bodies for 2018/19 be as follows:

**Bursledon and District Community Association Board
- Councillor T Craig**

**Hamble Community Sports College Community Management
Committee
- Councillor D J A Airey**

**Hampshire Buildings Preservations Trust Limited
- Matt Blythe, Local Area Manager**

**Pilands Wood Community Association
- Councillor T Craig**

**River Hamble Management Committee
- Councillor J Rich**

**Solent Sea Rescue Organisation
- to be confirmed at a later date**

**Standing Conference on Problems Associated with the Coastline
- Councillor M Cross.**

7. PRESENTATION ON PLANNING GUIDELINES

Housing & Development 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.

8. PLANNING APPLICATION - OSBORNE QUARTERS POLICE TRAINING CENTRE, ROYAL VICTORIA COUNTRY PARK, NETLEY ABBEY, SOUTHAMPTON, SO31 4TS

The Committee considered the report of the Lead Specialist for Housing & Development (Agenda Item 9) Conversion of existing ancillary police training buildings (use Class C2) to provide 30no. 2-bed dwellings (use Class C3) with associated elevational alterations, landscaping and car parking, with access from Hound Road (Ref.F/17/82001).

The Committee was advised of the following updates:

- An objection received from Hound Parish Council on grounds of overdevelopment and traffic issues.
- Two additional letters of representation received raising objections on traffic and highway safety grounds, pre-determination, departures from Local Plan, air quality impact, impact on social facilities, no requirement for additional dwellings, loss of green gap, alternative uses.
- Ecological survey submitted and being reviewed by EBC Ecologist.

The Committee was advised of an additional condition:

- Prior to the commencement of any development details of measures to be used for controlling vehicles movements, vehicles speed and the safe movement of pedestrians and cyclists between the public highway and development site shall be submitted to, and approved in writing by, the local planning authority. The measures shall be installed in full prior to any development taking place on site. Reason: In the interest of public safety.

RESOLVED -

That it be delegated to the Lead Specialist for Housing and Development in consultation with the Chair and Vice Chair and Ward Councillor to PERMIT subject to:

- (1) There is no material objection from the Council's Ecologist and Direct Services;**
- (2) The imposition / amendment of the wording of any related or resulting conditions;**
- (3) The additional condition related to vehicle movements as set out in the officer's presentation; and**

(4) The applicant entering into a Section 106 Agreement for the required planning obligations.

(NOTES: a) Five members of the public objected to the proposed development citing: detrimental impact on local traffic and amenities, insufficient drainage provision, access to the site being unsuitable; b) Mark Roberts – Chair of Hamble Parish Council voiced the Parish’s objection to the application on grounds of overdevelopment, negative impact on the Strategic Gap and an adverse traffic impact; and c) The agent spoke in support of the application.)

9. PLANNING APPLICATION - - RIVERSIDE CARAVAN PARK, SATCHELL LANE, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4HR

The Committee considered the report of the Head of Development Management (Agenda Item 10) relating to the application for change of use of land to residential caravan park.(Ref. F/18/82639).

The Committee was advised that there were no further updates.

RESOLVED –

That the application be PERMITTED

(NOTES: a) Two residents spoke in objection to the proposed development citing : the proposed development being out of keeping with the area, negative impact on traffic, adverse impact on tourism in the area, the proposed application being contrary to the proposed Local Plan. b) The Chair of Hamble Parish Council , Councillor Mrs Sheila Cohen objected to the proposed change of use on the grounds of the development being in an unsuitable location.)

10. PLANNING APPLICATION - ABBEY COURT, SCHOOL LANE, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4JD3

The Committee considered the report of the Lead Specialist for Housing and Development (Agenda Item 11) relating to the application for Abbey Court, School Lane, Hamble-le-Rice, Southampton, SO31 4JD (Ref. F/18/8252).

The Committee was advised of the following updates:

- No further representations received.
- No objection from Historic England
- An additional condition relating to bats.

RESOLVED –

(1) That the application be PERMITTED subject to:

- (2) **The recommended condition and reasons; and**
- (3) **The following additional condition 15: ‘No development shall take place, including the demolition of the existing buildings on site, until a suitably qualified ecologist has carried out a visual inspection of the buildings for evidence of use by bats and to determine the potential for roosting bats and the details have been submitted to and approved in writing by the local planning authority. In the event that signs of, or potential for, bats are found, further survey may be required and a mitigation scheme shall be submitted to and approved in writing by the local planning authority. The demolition and development shall thereafter be carried out in accordance with the approved mitigation scheme. Reason: To ensure suitable mitigation/enhancement for bats is undertaken if necessary.’**

(NOTES: a) The Rev Graham Whiting of St Andrew’s Church Hamble spoke in objection to the proposed development. He cited the following concerns relating to the application: overbearing size of the proposed house, design being out of keeping with the conservation area; b) Councillor Sheila Cohen, Chair of Hamble Parish Council spoke in objection to the application on behalf of the Parish Council, on the grounds of it being out of keeping with the area; c) two local residents spoke against the proposal on the grounds of it being detrimental to the heritage character of the area; and d) the applicant spoke in support of the proposal. d) Councillor Malcolm Cross declared a non-pecuniary interest in the agenda item, did not take part in the discussion and did not vote but stayed in the room.)

11. PLANNING APPLICATION - TILBURY, PYLANDS LANE, SO31 1BH

The Committee considered the report of Lead Specialist for Housing and Development (Agenda Item 12) relating to the application for Tilbury, Pylands Lane, SO311BH. (Ref. F/17/80875).

The Committee was advised that there were no further updates.

RESOLVED –

That it be delegated to the Lead Specialist for Housing and Development in consultation with the Chair and Vice Chair to PERMIT subject to:

- (1) **The receipt of the required outstanding ecological surveys and any subsequent additional conditions;**
- (2) **No material objection being raised by the Council’s Ecology Specialist; and**

(3) Securing under the S106 process payment of the Solent Recreation Mitigation Strategy contribution.

(NOTE: Two residents spoke in objection to the application on the grounds of overdevelopment, negative impact on the rural character of the area, increase in road traffic).

12. PLANNING APPEALS

The Legal Services Manager reported:-

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

Appeal against refusal of Erection of 1no. chalet bungalow, following removal of existing structures and change of use from B8 (storage) & D2 (recreation) to C3 (residential dwelling). Land adjacent The Roll Call, Netley Abbey, Woolston Road, SO31 5FJ. (Ref. F/17/80875)

This was an LAC decision.

Appeal against refusal of roof alterations to provide enlarged first floor accommodation in the form of 1no. box dormer at 10 Beverley Gardens, Bursledon, Southampton, SO31 8FD.

This was a delegated decision

Appeal against refusal for 1 x Lime (T1) - Pollard by 8 - 10m or reduce and reshape by 3m - 4m to previous pruning points at 1 Latelie Close, Netley Abbey, Southampton. SO31 5AG. (Ref. T/18/82268)

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

appeal against the Council's decision to refuse a planning permission for a development of a 2 storey 64 bed dementia care home at land to the rear of Blackthorn Health Centre, Satchell Lane, Hamble-Le-Rice SO31 4NQ (Ref F17/80218).

This was an LAC decision.

Appeal against the Council's decision to refuse a planning permission for a two storey rear extension at 37 Satchell Lane, Hamble-le-Rice, Southampton SO31 4HF (Ref. H/17/81396).

This was a delegated decision.

RESOLVED -

That the report be noted.

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