

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

Thursday, 19 December 2019 (6:00 pm – 9:35 pm)

PRESENT:

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

Apologies for absence were received from Councillor Rich

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40. DECLARATIONS OF INTEREST

Councillor Cross declared a non-pecuniary interest in agenda item 7 and after addressing the Committee as a member of the public; left the room and did not take part in the debate or vote on the application.

41. MINUTES OF PREVIOUS MEETING

**RESOLVED -**

**That the minutes of the meeting held on 26 September 2019 be approved as correct.**

42. PUBLIC PARTICIPATION

Mr Maurice Doe addressed the Committee on the purchase of the Car Boot site but was informed that this was not the correct forum for this discussion.

Maureen Queen of Hound Parish Council addressed the Committee on the issue of car parking in Netley Abbey at the rear of the social club. This was a community asset that the club had withdrawn to assist with a planning application. The Borough Council car park was used by residents of New Road to park all day. There had been a useful meeting with Eastleigh Borough Council's (EBC) Traffic Engineers and Cllr Airey and the Parish Council asked that the Committee supported a time limit for the car park and the part funding of a traffic engineer.

43. PRESENTATION ON PLANNING GUIDELINES

The Head of Housing and Development 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.

44. PLANNING APPLICATION - GE AVIATION, KINGS AVENUE, HAMBLE-LE-RICE, SO31 4NF - O/18/84191

The Committee considered a report by the Head of Housing and Development (Agenda Item 7) concerning an outline planning application with all matters reserved (except for 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, new car parking for existing sports facilities, employment use and residential properties, landscaping, improvements to existing bowls and football facilities on site and other associated works. Demolition of non-original extensions to Sydney Lodge (Grade II\* Listed Building) and redundant factory buildings (O/18/84191).

The Head of Housing and Development gave the following updates:

- HCC Highways confirm no objection in principle subject to minor detail design changes as part of the S278 process.
- 6 letters of objection following notification of the committee date raising issues set out in the agenda
- Corrections
  - Para 43 – artificial pitch not artificial footpath
  - Para 116 – Hamble Lane not Providence Lane
  - Para 121 – not common and but former airfield site
- Condition 1 to be updated to reference highway plans “17055-00-146\_P05”
- Additional condition - The development here by approved shall not be occupied or brought in to use until the access is constructed broadly in accordance with dwg 17055-00-146\_P05. Reason: In the interest of highway safety.

The Committee debated the item and whilst noting that a lot of work had been carried out since July the following areas of concern were raised: this represented overdevelopment, the Council already had a five year housing supply, schools were already at capacity with children having to travel off the peninsula to attend school, additional traffic on Hamble Lane which was already over capacity, impact on waiting times at the Doctors surgery which was already struggling to cope with demand and the money for sport not being spent in the village.

The Committee noted the recommendation to Permit. A motion to refuse the granting of the permission was proposed and seconded by Councillors.

**RESOLVED -**

**That the Committee noted offices recommendation to Grant Outline Approval but to refuse the scheme for the following reasons:**

1. The proposals represent an inappropriate and unjustified form of development beyond the urban edge which would result in the loss of

countryside and have an unacceptably urbanising impact to the detriment of the character, visual amenity, and the quality of the landscape of the locality. The application is therefore contrary to Saved Policies 1.CO, 18.CO, and 59.BE(i) of the adopted Eastleigh Borough Local Plan Review (2001-2011), emerging policies S1(ix), S7, DM1 i(a) of the submitted Eastleigh Borough Local Plan (2016 – 2036) and the provisions of the National Planning Policy Framework.

2. The application fails to demonstrate that an appropriate means of access can be provided to serve the development without unacceptable impact and interference on the footpath and cycleway infrastructure, to the detriment of the ease of use and safety of pedestrians and cyclists. The proposals are therefore contrary to the requirements of Saved Policies 59.BE (v), 92.T and 102.T of the adopted Eastleigh Borough Local Plan Review 2001-2011, emerging policies DM13 of the submitted Eastleigh Borough Local Plan (2016 – 2036) and the provisions of the National Planning Policy Framework
3. The proposal involves development that cannot be reconciled with the National Planning Policy Framework in that the significant movements generated by the proposed residential development, when considered cumulatively with the potential for a growth in traffic associated with the retained commercial activities on site, could not be accommodated adequately on Hamble Lane and its junctions with adjoining roads. This would result in a severe impact on the road safety and operation of the local transport network contrary to the provisions of the National Planning Policy Framework and saved policies 100.T, 101.T and 102.T of the adopted Eastleigh Borough Local Plan and emerging Policy DM13 of the submitted Eastleigh Borough Local Plan (2016 – 2036).
4. Insufficient information has been submitted to demonstrated that the loss of the cricket wicket and its outfield, which also provides for two grass football pitches and training area, can be adequately mitigated within the Parish of Hamble-le-Rice. The proposal is therefore contrary to Saved Policy 145.OS of the adopted Eastleigh Borough Local Plan Review 2001-2011, emerging policies DM34 of the submitted Eastleigh Borough Local Plan (2016 – 2036) and the provisions of the National Planning Policy Framework, the adopted Sports Facility Needs Assessment and Playing Pitch Strategy Update 2017 and Exception Policy E4 of Sport England’s Playing Fields Policy - ‘A Sporting Future for the Playing Fields of England’.
5. The application fails to provide for the required mitigation to offset the impacts of the development on the European protected site (SPA, SAC and pSPA) from nitrogen loading generated by the population increase resulting from the development. The application is therefore contrary to the requirements of Saved Policies 25.NC and 45.ES of the adopted Eastleigh Borough Local Plan Review 2001-2011, Policies DM10 and DM11 of the Eastleigh Borough Local Plan 2016-2036, Paragraphs 170, 175 and 176 of the National Planning Policy Framework, and the

provisions of The Conservation of Habitats and Species Regulations 2017.

6. The application fails to secure provision for developer contributions for on and off-site provision of facilities and infrastructure (including affordable housing, air quality monitoring, education, the Solent Disturbance Mitigation project, sustainable transport measures, improvements to Hamble Lane Corridor, improvements and enhancements to the local footpath network, community infrastructure, on-site public open space and play area provision, off-site public open space, enhanced and replacement sports pitch and facilities, public art) made necessary by the development or to mitigate against any increased need or pressure on existing facilities. As such the application is contrary to policies 101.T, 147.OS, 165.TA, 191.IN of Eastleigh Borough Local Plan Review (2001-2011), Eastleigh Borough Council's Planning Obligations Supplementary Planning Document and Paragraphs 17, 203 and 204 of the National Planning Policy Framework.

**Note to Applicant:** The application was refused following the assessment of

the following plans: FD16 1431 50 (existing site), FD16-1431-56 (Illustrative Master Plan May 19), FD16-1431-58 (Phasing May 19) FD16-1431-60 (Developable Area May 19), FD16-1431-61 (Land Use May 19), FD16-1431-62 (Open Space May 19), FD16-1431-63 (Height May 19), FD16-1431-64 (Means of Access May 19), 17055-00-146\_P05 (General Arrangements)

[NOTES: (Councillor Cross declared a non-pecuniary interest in the item and after addressing the Committee as a member of the public; left the room and did not take part in the debate or vote on the application; (B) a number of local residents, including a representative of Hamble Parish Council, spoke in opposition to the scheme citing concerns of over development, lack of school places, a disregard for sustainable transport and an increase in traffic on Hamble Lane; (C) a representative from GE Aviation spoke in support of the scheme citing the removal of the objection by Sports England, the sale of the business to Aeronova bringing long term security, the securing of contributions for Hamble and the proposed access allowing fewer movements via Cliffe Avenue; and (D) an objection had been received from the new Member of Parliament for Eastleigh, Paul Holmes, on Highway grounds.]

45. PLANNING APPLICATION - LAND TO THE NORTH SIDE OF GRANGE ROAD, NETLEY ABBEY, SOUTHAMPTON - RM/19/86186

The Committee considered a report by the Head of Housing and Development (Agenda Item) concerning a Reserved Matters application pursuant to Outline planning permission O/16/78014 for 89 dwellings (matters to be considered: appearance, landscaping, layout and scale)

and discharge of conditions 5, 6, 7, 8, 9, 10, 11, 13, 15, 16, 17, 18, 19, 21 and 22 of outline permission O/16/78014. RM/19/86186.

The Senior Planning Officer gave the following updates:

- Plans amended to ensure no works, including pumping station, are on land within ownership of Netley Grange Limited (landscaping and works did previously breach)
- Revised list of plans for Condition 2 to include 15415-BT6
- Additional recommended conditions:
  - i) “Within 3 months of the written request of the Local Planning Authority, a road link to adoptable standards to the adjoining Hermitage, Grange Road site shall be provided up to the site boundary without service margins, and with no gaps or breaks which would prevent its use by vehicles entering or leaving the sites. Full details of these works shall be provided to and approved in writing by the Local Planning Authority before works commence. Reason: in the interests of highway safety and to provide properly planned development”.
  - ii) “Prior to the commencement of development, final details of the pumping station works, fencing and screen planting on the site shall be submitted to and approved in writing by the Local Planning Authority and these approved details only shall be provided. Reason: in the interests of amenity.”
- Confirmed delegated authority to Head of Housing and Development to discharge outstanding conditions for drainage, noise mitigation and contaminated land still sought

#### **Resolved –**

**That the Committee approved the reserved matters subject to all recommended conditions; discharge conditions as per report, and give delegated authority to Head of Housing and Development for discharge of outstanding conditions**

[NOTES: (A) A resident of Netley Grange spoke in objection to the application citing concerns about the location of the pumping station because it was on top of services for the Grange and the current state of the site following flytipping; and (B) the applicants agent spoke in support of the application stating that residents were supporting of the mixture of dwellings, a road would be created through to the Hermitage site and that it had been carefully designed. He confirmed that the development would take place without affecting services.]

46. PLANNING APPLICATION - CHALCOT, YORK ROAD, NETLEY ABBEY, SOUTHAMPTON, SO31 5DD - F/19/86252

The Committee considered a report by the Head of Housing and Development (Agenda Item 9) concerning a planning application for the

construction of detached two bedroom dwelling following demolition of existing dwelling and ancillary structures (F/19/86252).

The Senior Planning Officer gave the following updates:

- Nightingale House site considered
- Revised ecology information received – buffer still sought
- No decked area proposed

**Resolved –**

**That planning permission be refused as recommended.**

[NOTES: (A) Hound Parish Council spoke in opposition to the scheme citing concerns around erosion, the potential for setting a precedent for building in front of the existing building line, lack of sea defences and the building being uninsurable; and (B) the applicants agent informed the Committee that this application paved the way for a sea defence application to stop erosion and protect trees and the fact that the building was only increasing by 23% in footprint and 2m in height.]

47. PLANNING APPLICATION - PILE V24-25, MID STREAM HAMBLE RIVER, BURSLEDON, SO31 8DN - F/19/86469

The Committee considered a report by the Head of Housing and Development concerning the installation of 1no. pontoon between piles V24 -25 in midstream River Hamble opposite the Jolly Sailor at Pile V24-25, Mid-stream Hamble river, Bursledon, SO31 8DN (F/19/86469).

There were no updates to this report.

**RESOLVED -**

**That planning permission be granted.**

[NOTE: The applicants spoke in support of their application citing safety grounds.]

48. FINANCIAL REPORT AND FEES AND CHARGES

The Committee considered a report by the Temporary Local Area Manager (Agenda Item 11) that set out the Fees and Charges for 2020/21 and several financial matters that needed to be considered.

**RESOLVED –**

**That the Committee approved:**

- (1) **the Hamble Square parking charges for 2020 as set out within the report;**
- (2) **the allocation of £5,068 of Developer Contributions to the replacement of a bus shelter on Station Road, Netley Abbey;**

(3) **the allocation of £5,535 from reserves to fund the moving of the Bofors gun from Hamble Point; and**

(4) **noted that £700 has been spent on new waste bins within the area.**

49. PLANNING APPEALS

The Head of Legal Services reported:-

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

Myrtle Cottage, Lands End Road, Bursledon, SO31 8DN

Appeal against the Council's refusal to grant planning permission for a two storey rear extension with glass link to existing cottage (W/19/3223341).

Myrtle Cottage, Lands End Road, Bursledon, SO31 8DN

Appeal against the Council's refusal to grant listed buildings consent (Y/19/3223344)

**RESOLVED -**

**That the report be noted.**

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