

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

Thursday, 26 September 2019 (6:00 pm – 8:12 pm)

PRESENT:

Councillor Craig (Chairman); Councillors Holes, Airey, Cross and Manning  
Apologies for absence were received from Councillor Rich

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RESOLVED ITEMS (SUBJECT TO QUESTIONS ONLY)

28. MINUTES OF PREVIOUS MEETING

**RESOLVED**

**That the minutes of the meeting held on 25 July 2019 be approved as correct.**

29. CHAIR'S ANNOUNCEMENTS

The Chair announced that this was Matt Blythe's last meeting as Local Area Manager as he was taking up a new role with Environmental Health and thanked him for all his work over the last three years.

The Vice Chair seconded the Chair's thanks and wished Matt good luck for the future.

30. PUBLIC PARTICIPATION

A local resident addressed the Committee on his concern for the implementation of planning permission granted at an adjacent property in St Mary's Road, Netley Abbey (Ref: H11/19/86130). The Chair indicated that the concern would be relayed to the Case Officer and Planning Enforcement for review and a reply direct to them.

31. DECLARATIONS OF INTEREST

Councillor Craig declared a non-pecuniary interest in agenda item 12, as the applicant is known to her.

32. AIR QUALITY REPORT

The Committee considered the Air Quality Report and heard a synopsis of the key findings and update of the Air Quality Action Plan (AQAP) for the Local Area from the Environment Lead Specialist.

Councillors noted the significance of air quality in the light of the Council's recently declared Climate Change Emergency and supported the proposal to extend the Hamble Lane Air Quality Management Area (AQMA).

**RESOLVED –**

**That the Committee:**

- (1) notified the update concerning air quality in the Bursledon, Hamble-le-Rice, and Hound Local Area;**
- (2) notified the progress made in the formulation of the new air quality action plan (AQAP); and**
- (3) approved the Order extending the Hamble Lane Air Quality Management Area (AQMA).**

33. PRESENTATION ON PLANNING GUIDELINES

A Senior Planning Officer gave a short presentation on the 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 when making the determination. These guidelines were to be offset against the broader policy framework.

34. PLANNING APPLICATION- SUNDAYS HILL CLOSE, BURSLEDON ROAD, HEDGE END SO30 0DA - F/19/86001

The Committee considered the report of the Head of Housing and Development (Agenda Item 8) concerning a planning application for the formation of gravel path inside site boundary to provide access to rear of terraced properties on plots 2 – 10 at Sundays Hill Close, Bursledon Road, Hedge End, SO30 0DA. (Ref: F/19/86011)

The Committee was updated:

That the self-closing mechanism required by condition 3 as set out in the agenda had now been installed by the developer. As such, the Case Officer's recommendation was for the wording of condition 3 to be updated to require the retention and maintaining of this feature along with the secure lock to the gate providing access to the footpath.

The following revised wording was proposed:

*The gate providing access to the footpath shall be maintained at all times with a secure lock and self-closing mechanism which is designed such that*

*the gate locks on closure. Reason: In the interests of security and crime prevention.*

**RESOLVED:**

**To PERMIT subject to the following conditions:**

- (1) The development hereby permitted shall be implemented in accordance with the following plans numbered: 3127-P-09. Reason: For the avoidance of doubt and in the interests of proper planning.**
- (2) The construction of the footpath shall accord with the measures set out within the supporting correspondence from Eco Urban Limited dated 22 May 2019. Reason: In the interests of protecting the health and stability of adjacent trees.**
- (3) The gate providing access to the footpath shall be maintained at all times with a secure lock and self-closing mechanism which is designed such that the gate locks on closure. Reason: In the interests of security and crime prevention.**

[NOTES: (A) Two residents from adjacent properties spoke in objection to the application, citing concerns over neighbourhood safety, (B) the agent spoke in support of the application and the works implemented to meet those neighbours' concerns.]

35. PLANNING APPLICATION - LAND OFF THE B397, HOUND SO31 5FT - F/19/85302

The Committee considered the report of the Senior Planning Officer (Agenda Item 9) concerning a planning application for the installation of battery standby energy facility consisting of 13No. structures within a compound surrounded by 2.4 metre high security fence. (Ref: F/19/85302).

The Committee was updated with a synopsis of the comments submitted by Hound and Hamble Parish Councils and the available comments from the Council's Ecology Specialist.

**RESOLVED:**

**To Permit subject to no material objection from the Council's Environmental Health Officer and Ecologist with the conditions as set-out in the report.**

[NOTE: The Applicant's representative addressed the Committee on the design, impact on local amenity and the role of the facility in the larger national power grid.]

36. PLANNING APPLICATION - 30 QUEENS VIEW, NETLEY ABBEY SO31 5EA - F/19/85730

The Committee considered the report of the Head of Housing and Development (Agenda Item 10) concerning a planning application for the retention of change of use from retail (Class A1) to cafe (Class A3). (F/19/85730).

Councillors were told of the proposed conditions relating to food odour and opening hours.

**RESOLVED:**

**To PERMIT subject to the conditions as set-out in the report.**

37. PLANNING APPLICATION - JENNY'S CAFE, HIGH STREET, HAMBLE-LE-RICE SO31 4HA - F/19/86075

The Committee considered the report of the Senior Planning Officer (Agenda Item 11) concerning a planning application for the retention of rear outdoor customer area for cafe comprising three level paved terrace, open sided gazebo, tables and chairs, storage shed and associated landscaping (retrospective application). (F/19/86075).

The Committee was updated with details of the Applicant's proposed noise management plan and whilst it was broadly acceptable, some additional changes were felt to be necessary to protect the amenity of the neighbouring residents.

An additional condition was put forward by the Senior Planning Officer:

*(4) Notwithstanding the submitted details, within three months of the date of this decision a noise management plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall then accord with the approved details. Reason: In the interests of residential amenity.*

**RESOLVED:**

**To PERMIT subject to the following conditions; including an additional condition 4:**

- (1) The development hereby permitted shall accord with the following plans numbered: LOC 01, BLOC 01, 01, 02, 03 & 04. Reason: For the avoidance of doubt and in the interests of proper planning.**

- (2) The outdoor seating area shall only be open to customers between 10am and 5pm and at no other time. Reason: To protect the amenity of the neighbouring residents.**
- (3) The panel fencing along the eastern and western side boundaries of the rear outdoor area shall be retained at a height of 2m for the lifetime of the development. Reason: To protect the amenity of the neighbouring residents.**
- (4) Notwithstanding the submitted details, within three months of the date of this decision a noise management plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall then accord with the approved details. Reason: in the interests of residential amenity.**

[NOTE: The applicant spoke in support of the application citing her commitment to the noise management plan and maintaining a cordial relationship with immediate neighbours]

38. PLANNING APPLICATION - FAIRPORT HOUSE, LANDS END ROAD, BURSLEDON SO31 8DN - X/19/85436

The Committee considered the report of the Head of Housing and Development (Agenda Item 12) concerning a planning application for the removal of condition 2 and variation of condition 7 of application C/16/78768 to allow retention of partial change of use of ground floor of existing outbuilding to B1(a) office use. (X/19/85436).

The Committee debated the item with the following points of concern being raised: the intention of the previous consent was noted to be personal to the Applicant with a specific requirement to link the use to the main property and was granted on the particular circumstances of the case. , The proposals could result in an unrestricted commercial property within the Old Bursledon Conservation Area, and as such, the commercial use was not appropriate in this part of the Countryside, Conservation Area and Special Policy Area.

Councillors queried the potential for additional visitors (and therefore vehicular traffic) to the site (associated with the conference room identified on the Applicant's plans and not knowing the specific details of the business).

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

The Chair called for a show of hands on the motion to object: two in support; two against and one abstention. The Chair exercised their casting vote and the motion was carried.

**RESOLVED:**

**To REFUSE PLANNING PERMISSION on the grounds of an unrestricted commercial use not being appropriate in this area of countryside, adversely affecting the character of this part of the Old Bursledon Conservation Area and Special Policy Area, and additional traffic generation, contrary to Saved Policies 1.CO, 15.CO, 59.BE, 169.LB and 179.LB of the adopted Local Plan, with the final wording of the reason for refusal to be delegated back to the Head of Housing and Development to be agreed in conjunction with the Chair and Vice-Chair of Bursledon, Hamble and Hound Local Area Committee.**

[NOTES: (A) Councillor Craig declared a non-pecuniary interest in the item as the applicant was known to her and (B) the Applicant's planning consultant addressed the Committee on the substantive application; offering an alternative condition with the intention of enabling the Applicant to enter a new lease for the outbuilding. A local resident spoke against the Application: specifically the removal of the condition for commercial use of the outbuilding within the Bursledon Conservation Area that had been granted in the original permission; and increase in traffic in the Old Bursledon Conservation Area.]

39. PLANNING APPEAL

The Head of Legal Services reported:-

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

9 Hound Road, Netley Abbey, Southampton, SO31 5FZ

Appeal against the Council's refusal of planning permission for the construction of 1no. 3-bedroom detached dwelling with associated car parking and bin and cycle storage (F/18/84319).

This was a delegated decision.

**RESOLVED -**

**That the report be noted.**

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