

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

Thursday, 3 March 2022 (6:02 pm – 8:20 pm)

PRESENT:

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

Apologies for absence were received from Councillors Rich

RESOLVED ITEMS (SUBJECT TO QUESTIONS ONLY)

127. DECLARATIONS OF INTEREST

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

128. MINUTES OF PREVIOUS MEETING

RESOLVED

That the minutes of the meeting held on 27 January 2022 be approved as correct.

129. CHAIR'S ANNOUNCEMENTS

The Chair wished everyone standing in the May election good luck, and thanked officers for their support.

The Chair thanked Councillor Airey for his decades on the Council and his mentorship and support over the years on behalf of the Committee, colleagues, and the thousands of people he had helped during his time as a councillor.

Councillors Holes, Manning and Cross also extended their thanks and best wishes to Councillor Airey.

Councillor Airey thanked the Committee and said he was proud of what the Committee had achieved over the years. He also stated that he appreciated all the emails he had received from people over the last few weeks.

130. PUBLIC PARTICIPATION

There was no public participation on this occasion.

131. PRESENTATION ON PLANNING GUIDELINES

The Planning Manager 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.

132. PLANNING APPLICATION - F/22/92329 - BAILEY COTTAGE, STATION ROAD, BURSLEDON, SOUTHAMPTON, SO31 8AA

The Committee considered the report of the Planning Officer (Agenda item 7) concerning an application for the retention of use of property, Bailey Cottage, Station Road, Bursledon, Southampton, SO31 8AA, as dwelling house (Class C3) or as holiday cottage for up to 10 occupants (Sui Generis). (REF: F/22/92329)

There were no updates to the report.

RESOLVED -

That permission be REFUSED for the following reasons:

1. **Due to the scale and intensity of the proposed holiday let use the development would lead to an increased pressure on car parking to serve the holiday let use and cannot accommodate sufficient on-site parking to avoid overspill parking pressures on the adjacent railway station car park. As a result the development would reduce the number of vehicle parking spaces available for genuine rail users and therefore negatively affect the desirability of use of the railway station by the general public. Therefore due to the lack of on-site dedicated parking and the likelihood of overspill into the adjacent railway station car park the development would have a harmful impact on the use of alternative sustainable modes of transport which is contrary to policies DM14 and criteria v) of policy S1 of the emerging Eastleigh Borough Local Plan.**
2. **The proposed mixed use would not contribute to the character and vitality of the area due to the loss of the established residential C3 use of Bailey Cottage (a locally important house identified in Map 9, pg 36 of The Old Bursledon Conservation Area Appraisal and Management Proposals). The use of the dwelling as an intensively used holiday let would not maintain an appropriate mix of dwelling types and land-use in the locality and would have a harmful impact on the historical and evidential value of the conservation area contrary to criteria (iii) of 'saved' policy 59.BE of the Eastleigh Borough Local Plan Review, policies S1 ix) and DM12 of the emerging Eastleigh Borough Local Plan and paragraph 4.35 of the adopted Old**

**Bursledon Conservation Area Appraisal and Management
Proposals SPD.**

133. PLANNING APPLICATION - H/21/91822 - 7 OAKHILL TERRACE,
BURSLEDON, SOUTHAMPTON, SO31 8AS

The Committee considered the report of the Planning Officer (Agenda item 8) concerning an application for the demolition of garage to create a beauty room outhouse. Single storey rear extension and two storey rear extension at 7 Oakhill Terrace, Bursledon, Southampton, SO31 8AS. (H/21/91822)

There were no updates to the report.

RESOLVED -

That permission be GRANTED as set out within the committee report.

134. PLANNING APPEALS

The Head of Legal reported:-

(a) that the following appeals had been lodged:

Brambles, Salterns Lane, Bursledon, Southampton. SO31 8DH

Appeal against the Council's imposition of conditions for construction of single storey outbuilding and use of land for athlete training purposes. (REF: F/21/90068)

RESOLVED -

That the report be noted.

135. PLANNING APPLICATION - CS/22/92277 - HAMBLE AIRFIELD
CONSULTATION

The Committee considered the report relating to a consultation request on an application that had been submitted to, and would be determined by, Hampshire County Council. The purpose of this report was to set out Eastleigh Borough Council's response to the consultation.

Reference Number: CS/22/92277

(NOTE: HCC application ref. HCC/2021/0787 - Proposed extraction of sand and gravel, with restoration to grazing land and recreation using important inert restoration materials, the erection of associated plant and infrastructure and the creation of a new footpath and access onto Hamble Lane.)

The Committee were updated as per update table (copy appended to signed minutes) and Transport Addendum (supplementary agenda available prior to the meeting).

RESOLVED -

That the Council responds to Hampshire County Council's Consultation with an objection, as per the recommendations set out in the committee report.

(NOTE: Seven people, including members of the public, parish councillors and county councillors spoke in objection to the consultation citing concerns, including but not limited to, impact on the River Hamble, lack of comments from the Harbour Master, danger due to very narrow access/exit points from Hamble Station on the north side (used by 50-80 children every day), proximity to local schools, houses and businesses, parking, loss of grasslands and habitats for wildlife, increased traffic, unacceptable amounts of extraction planned, impact on health, increased pressure on local infrastructure, noise, dust, impact on quality of life for local residents, lack of compensation for the community, risk of increased respiratory diseases, history of previous applications on other local pits for time extensions, damage to roads, increased HGV traffic, lack of turning points for HGVs in the area, HGV access points, increased risk to cyclists, increased risk to school children using paths that already struggle to cope with the numbers travelling to schools, economic impact on businesses, increased traffic into cement plants in Southampton, impact on trees, and the impact on Hamble peninsular. A more in-depth summary of points made is appended in the signed minutes.)