

**Minutes of the Planning Committee Meeting 7pm on 27th July 2020
held virtually due to coronavirus restrictions.**

Those Present: Councillors: T. Dann, D. Rolfe, A. Thompson and I Underdown
(Chair).
The Clerk

Members of the Public: None

The minute reference for each item is 26.07.2020 and the item number

1a. Apologies for Absence

Cllr Nesbit-Bell sent her apologies

1b. Declarations of interest and approved dispensations

Cllr Ian Underdown and Cllr Trevor Dann – pre- determination on item 3.

1c. To approve the Minutes of the previous Planning Committee Meeting.

IT WAS RESOLVED TO approve the Minutes of 24th February 2020 and 26th May 2020. The Chair will sign the Minutes outside of the meeting due to the current corona virus restrictions in place for meetings.

2. Public Participation

No members of the public joined the virtual meeting.

3. Changes to The Town and Country Planning (General Permitted Development)

<https://www.legislation.gov.uk/uksi/2020/755/article/4/made>

The Committee had a short discussion about the extent and the implications of the proposed changes to the policy framework and the link to the government website. Given the scale of the changes it was agreed to schedule a discussion of the issues in September when information on the ramifications would be more widely available. Cllr Thompson agreed to compile a summary of the information for circulation ahead of the September meeting.

4. Update on GE (Hamble Aerospace Ltd – HAL) Planning Application

The Clerk outlined the information currently available on the appeal hearing. The hearing was scheduled for November and a request had been made for our representations to be submitted as part of the pre hearing preparation. It was agreed not to submit further information at this stage given that the status of the Local Plan was not yet agreed and as a result the policy context for the appeal was not clear.

5. Update on Satchell Lane Development

Following Eastleigh Borough Council (EBC) Team Meeting an update on the Satchell Lane appeal site had been requested. The following was received from Cllr K House:

“Outline planning permission (save only for access) was granted on appeal on 20th December 2018 for 80 dwellings subject, inter alia, to the following two conditions:

1. The development hereby permitted shall begin either before the expiration of:
a) two years from the date of this permission or
b) one year from the date of approval of the last of the reserved matters to be approved, whichever is the later.

2. No development shall start until details of the appearance, landscaping, layout, and scale (hereinafter called "the reserved matters"), have been submitted to and approved in writing by the Local Planning Authority. Application for approval of the reserved matters shall be made to the Local Planning Authority not later than one year from the date of this permission. The development shall be carried out in accordance with the approved details.

Condition 2 therefore required the application for approval of reserved matters to be made no later than 20th December 2019. That period has now expired and no application has been made. Furthermore: s93(4)(b) TCPA provides that if an application for approval of a reserved matter is made after the date by which the conditions require it to be made, it shall be treated as not made in accordance with the terms of the permission.; and it is not possible to apply under s73 to extend the time period within which that application is to be made because that is prohibited by s73(5)(b).

The Council’s view is, therefore, that the permission is still extant by virtue of condition 1, but not capable of being implemented by virtue of non-compliance with condition 2”.

The Committee welcomed the news given the many local concerns about development in this location. Reassurance is needed that it would not be approved if it came forward again given the near adoption of the Local Plan.

6. Royal Southern Yacht Club Premises Licence Variation

The Committee was unable to vote on the matter as it was not quorate for the vote as Cllr Dann and Underdown had predetermined their positions through lodging comments on application with the licensing authority. With the other members absent the committee was unable to consider it. Non the less it expressed concerns about the application in a number of regards as follows:

- Use of public open space for licensing purposes
- Lack of proof around ownership to the cobbled area
- Impact of alcohol sales in this location on the issues linked with anti-social behaviour in the summer
- Noise both front and rear
- Blocking off of the public right of way to the rear car park

7. [L/20/88049](#) - GE AVIATION, KINGS AVENUE, HAMBLE, SO31 4NF
Listed building application for the addition of lead flu caps to chimney pots to stop water ingress to two chimney breasts.

Comment Until 7 Aug 2020

The Council had no objections to the application.

8. [H/20/88098](#) - YE OLDE COFFEE HOUSE, ROPE WALK, HAMBLE, SO31 4HB
Extension of existing deck on top floor with new pergola, new decking on existing second floor roof with Pergola and new door on 3rd floor leading thereto

Comment Until 28 Jul 2020

The Committee were concerned that this application although to the rear of the building could be visible from the front. Cllr Rolfe also stated that when the original application was granted the balcony was not permitted for seating due to overlooking at that this principal had been overlooked. There were also concerns that the use of wood was incongruent with the design of the modern extension that used steel and clean lines.

Committee resolved unanimously to oppose the application on the reasons listed above.

Applications Decided

9. The Committee considered the list of decided applications.

Exempt Business

10. **IT WAS RESOLVED TO** exclude the public and press in view of the confidential nature of the business to be discussed

11. The Clerk outlined enforcement cases within the Parish.

Meeting ended at 7.48pm

