

Planning Committee

22nd November 2021 Minutes

Hamble Parish Council, Parish Office, 2 High Street, Hamble, Southampton SO31 4JE

Minutes 22112021+agenda item

Planning Meeting Minutes – 22nd November 2021
Meeting held in the rear hall of the Memorial Hall

Attendance

Cllrs. Cohen (arrived at 18.22), Dann, Nicholson and Underdown (Chair). Cllr Hand also attended the meeting.

Staff - Clerk and Projects Manager

1. Welcome

- a. Apologies for absence: Cllr Rolfe, Cllr Ryan, and Cllr Thompson
- b. Declarations of interest – none
- c. Approve the Minutes of the Planning Committee 25th October 2021 –

Proposed: Cllr Nicholson Seconded: Cllr Underdown and Minutes of the 25th October 2021 were approved.

2. Public session

The Chair outlined the background behind the current gravel extraction consultation and the roles of the site owner, developer, and planning authority. Following the consultation, a planning application will be submitted and with a further period of consultation. The timescale for this is not known.

Concerns were also expressed about the inadequacy of the current consultation both in terms of the absence of any notice, the format of the consultation and timescales.

Two options exist for the Council; to oppose it or to seek a dialogue with Cemex and HCC for a comprehensive package of measures for the maximum benefit if the community. This could include both the measures for extraction of the gravel - such as the scale of the buffer zone - as well as the remediation measures.

Several residents raised issues. These included:

- Consideration of the current branch line to remove gravel and avoid congestion on Hamble Lane. The Chair replied that this was explored at the last Enquiry and deemed that it wasn't viable. It isn't likely to have changed.

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- A resident involved in the last campaign also flagged the importance of engaging with resident groups and having them as part of the process. There is both energy and skill in the community that can be harnessed and HPC were asked to consider how to do that.
 - Residents were also asked to respond to the consultation and to come up with individual responses not to cut and paste a standard one. People were also encouraged to review the Enquiry report and the grounds that were given for including the allocation as they may now have changed.
 - Request for a receptacle for the documents that were commissioned last time.
 - The sustainability strategy been reviewed although the only section not completed was the minerals element.
3. Hamble Parish Council's response to Cemex public consultation on Gravel extraction from Hamble Airfield.
- Councillors were invited to comment and made the following observations: Additional trip rates should be reduced by promoting the use of the train track which would limit congestion, pollution and noise. Also need to understand the wholesale value of aggregate so that a cost benefit analysis can be carried out. The development of a track for minerals might also enable further improvements to Hamble Halt Station. One of the major reasons for the line not being viable is the capacity on the local line and this would further reduce capacity.
- Footpath being proposed will open the prospect of the Foreman Homes application being more successful so it might not be something HPC wants to press for. Equally others felt it would be ill advised to object to this important piece of community infrastructure.
- The importance of being prepared to speak to Cemex to secure a package of It was recognised that HPC should engage with Cemex at the earliest stage. In the past the Council had been reluctant to open discussions with developers and this had been costly. We should decide how this is going to happen while we object to the application.
- A consultant(s) should be appointed but against the backdrop of recognising that this is a specialist area and few consultants available. This might mean it is costly to get the advice we need. There will also be an opportunity cost to doing this work with other local work suffering.
- Also, concern was expressed about what would happen if Cemex ceased trading. Although safeguards need to be drafted into the S106 agreement the

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site would revert to Persimmon and they would have to manage the site and discharge of the obligations.

Proposed: Cllr Underdown Seconded: Cllr Dann and all supported the recommendations listed below:

- a) To write to Cemex and their agents requesting that the consultation is extended to a six-week period and that arrangements are made to hold a proper exhibition in the village to enable appropriate consultation. The current consultation period has been too short and residents without access to digital technology have been disadvantaged and the lack of notice. A copy of the letter to also be sent to HCC.
- b) To set aside up to £10,000 for the appointment of consultants to assist the Council in responding to the planning application when it is submitted to Hampshire County Council. Spending will be in consultation with the Chair of Planning and Chair Council.
- c) To ask the Clerk to set out a strategy for the Council to enable it to respond to the community and to the planning application when it is submitted.
- d) To write to Cemex and HCC to state that the Parish Council at this stage opposes gravel extraction on the Airfield site due to:
 - e) concerns about trip rates and the impact of the development on the wider road network especially Windhover Roundabout and the upper end of Hamble Lane which has been subject to consultation.
 - f) Explore options around the reuse of the Hamble rail network to support the removal of gravel and minimise trip rates
 - g) the disturbance that will be caused by extraction to neighbours of the site and in particular noise and air quality issues.
 - h) protection of flora and fauna and the Special Area on the Airfield during the period of extraction and how they will be re-established as part of the remediation works.
 - i) Disturbance to the local hydrology system and in particular the management of flood risk on Satchell Lane and
 - j) Impact of the development on climate change and the potential for increases in carbon because of the activity
- k) To request a change to the remediation plans which will see the transfer of land otherwise zoned for countryside use being zoned for public access,

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managed by a public body. This reflects the long-standing access that the community has had of the space. The area should be as off set for carbon use during extraction.

- l) Welcome the opportunity for Cemex to attend a public meeting ahead of the planning application being submitted to hear community concerns and to address them evidentially as part of any further application process.
4. Feedback from Cllr Tonia Craig - email circulated to Councillors - Chair has received a response from Cllr Craig and has welcomed her comments but has also flagged up that the issue is not just about enforcement but about change more widely in the Conservation Area.
5. Recent Application list – noted.
6. F/21/91716 - HYS Holdings Ltd Port Hamble Marina Satchell Lane, Hamble, SO31 4NN - Construction of two-storey building to provide offices
The Committee still have reservations that the current scheme is significantly less ambitious than the original scheme and the current iteration does not achieve a standard that we would expect in a prominent location and adjoining the conservation area.
Proposed Cllr Nicholson Seconded Cllr Cohen and all agreed to object to the application on the grounds that the design inadequate for the site setting.
7. H/21/91826 - 9 HAMBLE HOUSE GARDENS, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4JG - Proposed detached double garage (amendment to H/20/89298)
8. H/21/91176 - 131B Pendana, Satchell Lane, Hamble, SO31 4HP - Conversion and extension of existing detached single storey garage to form an annex for an elderly relative

Applications Decided

9. H/21/89994 - 31 TUTOR CLOSE, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4RU
Proposal Retention of lean-to. Permit

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10. H/21/91372 -106 ASTRAL GARDENS, HAMBLE-LE-RICE,
SOUTHAMPTON, SO31 4RY

Proposal - Demolition of existing conservatory, erection of single storey side and single storey rear extensions to include conversion of integral garage -
Permit Delegated Decision

11. H/20/88672 - RUSHLANDS, 54 SATCHELL LANE, HAMBLE-LE-RICE,
SOUTHAMPTON, SO31 4HL

Proposal - Single storey extension incorporating garage conversion into annexe for elderly relative, new garage, storeroom and changing room -
Refuse Planning Permission

8. Exempt Business

To consider passing a resolution under Section 100A(4) of the Local Government Act 1972 in respect of the following item(s) of business on the grounds that it is/they are likely to involve the disclosure of exempt information as defined in paragraphs 1, 2, 3 of Part 1 of Schedule 12A of the Act.

The Schedule 12A categories have been amended and are now subject to the public interest test, in accordance with the Freedom of Information Act 2000. This came into effect on 1st March 2006.

It is considered that the following items are exempt from disclosure and that the public interest in not disclosing the information outweighs the public interest in disclosing the information.

Proposed Cllr Underdown Seconded Cohen

An all agreed to move into exempt business

9. Council discussed the enforcement cases.

Meeting ended: 19.06