

# Minutes

## Planning Committee

Date	28/11/2022
Time	19:00 - 21:30
Location	Roy Underdown Pavilion, Baron Road, Hamble.
Present	Clerk - Hamble Parish Council, Andy Thompson, Chris Jones, Ian Underdown, Michelle Nicholson, Tony Ryan, Trevor Dann and Mark Venables
Absent	
Note Taker	Clerk - Hamble Parish Council

### Agenda

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#### **1 - Welcome and information**

The Chair opened the meeting welcoming Councillors and public to the meeting.

Apologies for absence - none

Interests and dispensations - Cllr Ian Underdown and Cllr Dann for Cemex

#### **2 - Approve minutes of meeting**

The minutes of 24th October 2022 were unanimously approved by the committee.

#### **3 - Public Participation**

There were three members of the public present plus Cllr Tony Moody.

A resident came to discuss their application for the installation of a heat exchanger at Layton, High Street. He outlined the environmental benefits of the scheme and the different options considered for locating the external equipment. The application represents the best possible location and involves screening given it is in the front garden.

#### **4 - Future of Hamble Airfield - HCC Review of the Hampshire Waste and Minerals Plan (HCC W&MP) and an update on the Cemex application**

Confirmed that Steve was in the process of sending a fee proposal to us for both the Planning Application and the HWM Local Plan review. Once we have this and the documents are published, we will have more certainty on the dates and the key issues.

We do have the chance to challenge the underlying principles of the Plan and should take the chance to do so.

Internally we are setting up a coordination group that will under a risk mapping exercise and from that identify areas of work that need to be undertaken, who or what group is tasked with it and a deadline to report back. In addition, Claire is producing a Communications Plan that will run alongside the Risk Plan and will advise on how best to provide advice, reassurance, and guidance to residents - up to and including the Regulatory Committee meeting.

**Task: To circulate the Hamble specific FAQ's from the HCC consultation with the committee @Clerk - Hamble Parish Council 05/12/2022**

## 5 - Solar Farms

Alastair Garrod addressed the committee having circulated his proposal in advance. He highlighted the opportunities presented by a Solar Farm on Hamble Airfield, some of the potential obstacles and also the help needed to take the work forward. It was agreed to support further work on testing the community's response to the proposal, the commercial appetite for it and the planning implications through the establishment of a Working Group under the Hamble 2050 umbrella with Cllr Jones chairing the group and reporting back to the Planning Committee.

**Decision:** Discussed carbon credits for Persimmon Homes through the scheme and how to make it attractive

General agreement that the plan was worth further investigation especially given the downturn in the economy

**Decision:** Also asked that the public could be asked to comment on the proposal.

## 6 - Satchell Lane

Feedback from the Planning Enquiry - 2nd November 2022.

**Decision:** Gave an overview of the appeal hearing for the Foreman Homes application including the history of the site which had been approved on appeal previously. Failure to submit documentation in time resulted in the application being nullified and a further application was then submitted and refused by EBC under their new Plan.

Main arguments included the design of site and landscape quality, policy objection and countryside, housing land supply and traffic and safety. Foreman Homes general stance was that it had already been approved and it should have given consent as not much had changed.

Site visit scheduled for the 13th December with an decision expected within six to eight weeks.

## 7 - Fareham Borough Councils - core strategy consultation main modifications

The Committee noted the current stage in Fareham's Plan.

**Decision:** The Plan was considered but it was decided not to comment.

## 8 - Update on the conservation area

An offer has now been made to meet with Tim Dyer on a Teams call to discuss our issues with a focus on reviewing the Conservation Area policy. This needs to be looking at how we can improve the policy going forward. The committee are asked to nominate three people to attend the online meeting.

**Decision:** It was agreed that the following councillors would be involved in the online meeting with EBC consultant: Cllr Underdown and or Dann/Nicholson and the Clerk

## 9 - Public rights of way annual report

**Decision:** The Committee welcomed and approved the Public Rights of way report and asked that it be forwarded to HCC.

## 10 - Applications for Consideration

**Application No:** T/22/94100

**Address:** Land adjacent to the Green Ferry House Green Lane, Hamble-le-Rice, SO31 4JB

**Description:** 1 no. Ash (T6) - Fell tree with pseudoinonotus on the northern side of the trunk.

**Decision:** The Committee noted that there was no supporting evidence but the application was supported.

**Application No:** H/22/94076

**Address:** 64 SATCHELL LANE, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4HL

**Description:** Loft conversion with dormer and balcony at the rear, single storey front, side and rear extensions, two storey side and rear extensions, remove porch from side to front elevation, garage side extension, alteration to fenestration and new landscaping to form lower terrace at the rear

**Decision:** The committee were informed that the neighbours have lodged objection due to a loss of privacy and it creates a precedent to create an extra floor. It was agreed that the issue of overlooking should be considered and adjusted if needed Proposed and seconded by Ryan and Nicolson and all opposed the application in the current form

**Application No:** H/22/93952

**Address:** LAYTON, HIGH STREET, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4HA

**Description:** Installation of an inverter for heating and cooling

**Decision:** Discussion took place around need for heat pumps and welcomed them - but there was concern about the equipment being visible especially in a conservation area. The Council felt that the structure should be behind the frontage of the dwelling so it wasn't visible. Given it is in the conservation area the Council decided to oppose the application due to the position and also to request that the local area committee be approached to seek a member decision not an officer decision. Proposed Dann Seconded Ryan and all agreed.

**Application No:** H/22/94041

**Address:** CHERRY TREES, SCHOOL LANE, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4JD  
Comment Until 8 Dec 2022

**Description:** Demolition of the existing front porch. Two storey rear extension. Single storey front extension. Alterations to fenestrations

**Decision:** Application No: H/22/94041  
Decided not to comment.

### **11 - Applications Decided for noting**

F/22/93841 Full planning Decision 14 Nov 2022 Withdrawn By Applicant Delegated Decision Proposal Construction of detached two storey five bedroom dwelling with ancillary parking and amenity space, following demolition of existing dwelling  
Location 18 CROWSPORT, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4HG

### **12 - 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.

**Decision:** Proposed and seconded by Cllr Underdown and Dann and all agreed.  
Cllr Moody left the meeting.

### **13 - Enforcement and other updates**

The Committee were updated on a number of enforcement cases.  
Meeting ended at 8.50pm