



Council Meeting Agenda

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

YOU ARE HEREBY SUMMONED TO ATTEND a meeting of the **PLANNING COMMITTEE** on the Monday, October 23, 2023, which will be held at the Roy Underdown Pavilion for the transaction of business as set out in the agenda below.

This meeting is open to members of the public. If you wish to participate you should contact the Clerk at Parish Office via clerk@hambleparishcouncil.gov.uk

AGENDA

1 - Welcome

Apologies for absence

Interests and dispensations

The Parish Council is consulted on all Planning Applications within the Parish. It only generally comments on applications that are likely to have an impact on the surrounding neighbourhood or wider village, unless a member of the public or councillor raises a specific concern. All applications are notified to members and are included on the agenda. Where there are no comments to be made HPC will confirm this to the Planning Authority. Applications we are likely to comment on are (but not exclusively):

1. Conservation Area and Listed Buildings
2. Commercial /Business Use
3. Demolition
4. Properties that are proposing substantial change
5. Where the street scene may be fundamentally altered
6. Those which impinge on rights of way
7. Works to trees
8. Those related to the River Hamble and Southampton Water
9. Applications likely to generate pollutants – air, noise or smell

If you want to make a comment on an application for the Parish Council to consider, please contact the Parish Office on clerk@hambleparishcouncil.gov.uk for advice or confirmation that you wish to attend a meeting.

2 - Approve the minutes from previous meeting

Attachments

[Meeting minutes - 2023-09-25](#)

3 - Public Participation

Members of the public can address the Committee on applications or issues of concern/importance to them.

4 - Future of Hamble Airfield - Cemex Update

Ian Underdown

Latest Update

5 - Local Plan Review Consultation

Ian Underdown

Follow Up from Previous meeting

6 - Conservation Area Policy

Ian Underdown

Follow Up from Previous Meeting
Discussion on Waste Bins

7 - Footpath 5, Right of Way access to Water

Ian Underdown

Update from previous meeting

8 - RAFYC Footpath

*Ian Underdown, Trevor
Dann*

Update from Previous meeting.

9 - Applications for Decision

Ian Underdown

Application No: H/23/96050 Address: 20 CROWSPORT, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4HG. Erection of first floor extension with roof terrace and single storey side extension [H/23/96050](#)

Application No: H/23/96029 Address: GUILLEMOT HOUSE, 9 MARINERS CLOSE, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4PD. Two storey rear extension, first floor side extension to include a new first floor rear terrace and alterations to existing fenestration [H/23/96029](#)

Application No: F/23/96143 Address: CAPSTAN HOUSE, HIGH STREET, HAMBLE-LE-RICE Installation of a walk-in-freezer to North-West corner of site. [F/23/96143](#)

10 - Applications Decided

Ian Underdown

NC/23/95970 Notification of proposed works to trees in conservation areas. Raise No Objection To Delegated Decision Proposal G1 Mixed species on Northern boundary, near boundary of neighbouring Church yard. 1 no. Birch - Fell tree suppressed with poor crown vitality. 1 no. Elm - Fell, dead tree. 1 no. Spruce - Fell tree suppressed by neighbouring trees, low amenity. 1 no. Holly (extending over garage)- Fell. Multiple stemmed Sycamore (dbh 150mm adjacent to garage)- Fell. Too close to garage and branches resting on roof. Grind stumps to 300mm below ground level to allow space for replanting. 1 no. Sycamore (T1, within graveyard)- Crown lift Eastern and Southern lateral branch work to 5m from ground level to allow Yew room to thrive. Location WATERMANS COTTAGE, SCHOOL LANE, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4JD

A/23/95727 Advertisement Decision. Consent To The Advert Display Delegated Decision. Proposed signage change to existing shop front. Location ST ANDREWS BUILDINGS, HIGH STREET, HAMBLE-LE-RICE

11 - Exempt Business

Ian Underdown

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.



Council Meeting

Minutes

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

Minutes of the Planning Committee of HAMBLE PARISH COUNCIL

Meeting held on **Monday, September 25, 2023** at **19:00 - 21:30** in the **Roy Underdown Centre**

Present: Chair, Ian Underdown, Chris Jones, Mark Venables, Michelle Nicholson, Simon Hand

Apologies: Andy Thompson, Trevor Dann

Staff In Attendance: Clerk

MINUTES

1 WELCOME

Meeting started at 7pm Chairman welcomed.

There were apologies from Cllr Trevor Dann and Cllr Thompson

Interest and Dispensations – Cllr Underdown and Cllr Venables in relation to Cemex

Cllr Nicholson, Cllr Hand and Cllr Jones in relation to RSrNYC

Cllr Jones in relation to RAFYC

2 APPROVE THE MINUTES FROM PREVIOUS MEETING

To approve the minutes of the meeting on 24th July 2023

Decision: Proposed by Cllr Simon Hand and seconded by Cllr Nicholson and all approved.

3 PUBLIC PARTICIPATION

There were four members of the public present, 3 in relation to application H/23/95847 13 Satchell Lane, Hamble, plus new Parish Councillor, Anita Dann, who was observing the meeting.

Parishioners views were given on the size of the proposed development at 13 Satchell Lane, which is out of proportion and in particular the extension at the back goes out significantly and will provide shadow to the neighbouring property. The ridge is horizontal rather than vertical. The balcony at the side could overlook the next door property.

The next-door neighbour from No 11 there was no light issue but that this property will be very large and encroach onto the back gardens and the balcony will look directly into their bedroom.

There is an inaccuracy in the plan as it will give way to two parking spaces but the parking permits will not apply.

The plan is in keeping but just far too big and will dwarf their house and reduce their privacy.

There was a concern raised about asbestos, Cllr Hand reassured that this would be dealt with by the authority in the correct manner.

The Chair requested that this item be moved forward on the agenda and all agreed.

H/23/95847 13 SATCHELL LANE, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4HF. Single/two storey front extension to incorporate balcony, single storey side extension, new roof with gable ends to provide habitable accommodation, two and single storey rear extensions, elevational alterations and enlargement to front parking area. requested that this item to moved forward on the agenda and all agreed.

The Committee considered H/23/95847 and there was currently only one objection online and Cllr Hand said that this, although improved from previous applications, is still not sufficient.

Cllr Hand, Cllr Nicholson objected, Cllr Venables added that it sounded out of keeping and if local residents were unhappy then HPC should object and Cllr Jones added his concerns that it was over 60% increase in the size of the dwelling.

Cllr Hand proposed and Cllr Venables Seconded and all in favour to object to this site on the basis of:-

Over development of site, Out of keeping with the area, Balcony is overlooking neighbouring property and encroaching on privacy

4 FUTURE OF HAMBLE AIRFIELD - CEMEX UPDATE

The Council had no new information since full Council, however, Cllr Jones had had a face to face with the residents group and said that the group had done a good job requesting FOI's.

He reiterated the Consultant, Steve Tilburys opinion that on the Highways front they have not quantified what the mitigation would achieve and the residents group had filled in the detail with their FOI's. Advice from Steve Tilbury is that HPC need to win the high level argument and the residents group can then bridge the gaps on some of the other issues.

We are past the stage that Lisa Kirby-Hawkes at HCC should have received her update from Cemex, so we would expect to hear something soon. Cemex could walk away and then there may be a new challenge and that Persimmon would be put in planning for homes.

HCC would want to approve this application but as Highways have not done a good job on the mitigations, they may be unable to.

We are unclear why further information was requested from HCC at this late stage and why there is a second cycle.

Cllr Underdown asked Clerk and Cllr Jones if we had had a response to our past letter, regarding highways mitigations, they advised they had not.

Cllr Underdown asked Cllr Jones if the Residents Group understood HPC's position on communications regarding this application, he said they did.

There was further discussion around the regulatory committee and timing.

Cllr Venables said it wasn't time to make lots of noise and until there was an understanding of when the meeting would be and that would be the time to encourage responses and not now.

Cllr Nicholson said that the response in relation to Southern Water was very targeted by residents and there had been discussion with residents about targeted responses and what to do when.

Cllr Venables said the Health issues were important and that the Highways response which is to encourage cycling and walking made no sense.

Cllr Jones said that there would be political matters that Residents would lead on and HPC's job was that the technical argument would be as good as possible and the residents group want HPC to lead on the summing up at the regulatory committee, which was a positive step.

Cllr Underdown said that we had to wait until the new consultation to give our response. At the decision meeting we have to base our case to either support the rejection or to argue against the approval.

5 LOCAL PLAN REVIEW CONSULTATION

Cllr Underdown advised that the most recent stages were standard processes and that there was no reason to make any comments in particular to the parking standards and that no-one had come back to the Clerk and all the standards looked acceptable.

We had had a separate email from a member of the public regarding the parking zones, which is available from the Clerk.

6 CONSERVATION AREA POLICY

Cllr Underdown asked Cllr Anita Dann if she might wish to join the committee, she said she had not yet decided, he then went on to give background on the Conservation area and how planners decisions and guidance were not always in agreement. HPC had made a resolution that we would finance a consultant and use our local expertise to guide EBC's review of the Conservation area.

The previous Clerk had written to EBC, offering our support and expertise and Steve Tilbury had been asked to chase (in the interim between Clerks). He has had no response.

Cllr Underdown requested that the Clerk email the relevant EBC director and copy to the Chief Executive and find out when the review is timetabled and if Eastleigh are willing to take us up on our offer.

Cllr Venables said is there an opportunity to reference this lack of guidance at every Conservation area planning application to highlight the need and other Councillors agreed.

7 FOOTPATH 5, RIGHT OF WAY ACCESS TO WATER

The draft permissive path agreement has been sent to Pete Smith at RSrNYC who is now going to pass on and we have not heard anything. The solicitor is currently on holiday, so Cllr Underdown will follow up on her return.

Cllr Underdown met with Andy Aitken, HCC Countryside Services Manager on site about the permissive paths and also went to see Row 505 and 506. Cllr Underdown is awaiting answers from Andy Aitken on a number of paths.

8 RAFYC FOOTPATH

Cllr Underdown gave background to Cllr Anita Dann.

Cllr Underdown advised Cllr Trevor Dann had attended a recent BHH Team meeting and that we were still awaiting EBC to confirm the words we can use as a common position with EBC on the responsibility for maintaining the pathway, when approached by members of the public, the Clerk to chase EBC.

Clerk outlined that an email from Rebecca Lord Planning with a letter from EBC back in 2013 had been received today 25/09/23, Clerk to send over to EBC for consideration and comment.

9 REPORT ON ANNUAL EMBARKING AND DISEMBARKING AT ALL PUBLIC LANDINGS

On 4th September 2023, as part of the Parish Council's policy to annually embark and disembark at all the public landings on the river in the parish of Hamble, Cllr Underdown undertook this task.

This included the Parish Council's dinghy slipway, public jetty, public hard and the end of the footpath by the viewing point at Mercury Marshes and the quay/slipway at Mercury Creek. As previously, unable to land at the end of Footpath 5. Hopefully a Permissive Path agreement with RSRnYC will overcome this next year.

10 APPLICATIONS FOR DECISION

DC/23/95758 18 CROWSPORT, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 3HG. Discharge of Conditions 5 - Sustainable Disposal of Surface Water & 6 - Landscaping Scheme, of Planning Approval H/23/94973 for the remodelling of existing bungalow to provide new first floor accommodation. Ground floor extension and reconfiguration, creating a 5no. bedroom property with integral garage (Resubmission F/22/93831)

Nothing to Comment

H/23/95953 FERRYSIDE COTTAGE, THE GREEN, GREEN LANE, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4JB Description: Adding solar panels on the property's roof on two sides: 8 solar panel on eastern side (facing the river and visible) up to 10 solar panel on the southern side (above the drive and on the back/western part of the roof; quite well hidden from public view)

For this type of application in the Conservation area HPC would like guidance for from EBC.

Cllr Nicholson raised holding back historic homes from being sustainable is not something she would want and Cllr Jones, raised the point about the detail and if this is done well it could integrate nicely, for instance solar tiles, instead of panels. When we are looking at the conservation plan we need to test the detail.

Cllr Venables raised distinguishing between the older properties and the newer ones.

There was debate on the location of the panels and if they were facing the river and how many were required.

Cllr Jones proposed and all in favour to support EBC providing more detail on this application and urge it is in keeping with the conservation area and better integration into the design. Cllr Venables said HPC should comment on every application in the Conservation area, to highlight the need for guidance.

A/23/95727 ST ANDREWS BUILDINGS, HIGH STREET, HAMBLE-LE-RICE Proposed signage change to

existing shop front. MISS LAYLA NORRIS c/o PAUL MILLARD DESIGN (MR PAUL MILLARD) SUITE 102
61 VICTORIA ROAD SURBITON KT6 4JX - noted

H/23/95847 13 SATCHELL LANE, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4HF. Single/two storey front extension to incorporate balcony, single storey side extension, new roof with gable ends to provide habitable accommodation, two and single storey rear extensions, elevational alterations and enlargement to front parking area.

See comments above in Public Participation

H/23/95923 6 SYDNEY AVENUE, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4JP Single storey rear extension following demolition of conservatory and alterations to existing two storey rear extension to change hipped roof to flat roof - noted

F/23/95548 MERCURY YACHT HARBOUR, SATCHELL LANE, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4HQ Siting of shipping containers for use as offices and storage in association with marina related business and decking (Retrospective Application) – HPC do not like retrospective applications

NC/23/95897: DOLPHIN COTTAGE, SCHOOL LANE, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4JD Description: 1 no. Yew (T1) - Reduce and shape by 2m, to contain into future manageable topiary shape. Cuts no greater than 30mm. 1 no. Christmas Tree Spruce (T2) - Fell. 3no. Maple (G4) - Reduce the over-extended southern laterals back to the boundary. Cuts no greater than 30mm, in accordance with BS3998(2010), nearest best practice pruning cuts. G4 b. Prune over extended limb back to source.

NC/23/95970 WATERMANS COTTAGE, SCHOOL LANE, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4JD. G1 Mixed species on Northern boundary, near boundary of neighbouring Church yard. 1 no. Birch - Fell tree suppressed with poor crown vitality. 1 no. Elm - Fell, dead tree. 1 no. Spruce - Fell tree suppressed by neighbouring trees, low amenity. 1 no. Holly (extending over garage)- Fell. Multiple stemmed Sycamore (dbh 150mm adjacent to garage)- Fell. Too close to garage and branches resting on roof. Grind stumps to 300mm below ground level to allow space for replanting. 1 no. Sycamore (T1, within graveyard)- Crown lift Eastern and Southern lateral branch work to 5m from ground level to allow Yew room to thrive.

T/23/96040 DOLPHIN COTTAGE, SCHOOL LANE, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4JD. 1 no. Ash (T3) - Fell.

In relation to NC/23/95970 The Parish Council would like to raise an objection in relation to the above application, the Council does not object to all trees mentioned in this application, however, in relation to the Birch and Holly, the Parish see no reason to fell.

The Elm, Spruce and Multi Stemmed Sycamore, the Parish Council agree with application to fell.

However, the Sycamore (T1, within graveyard), is a Parish Council tree and the applicant would require the Parish Council's permission to Crown Lift, however, they would not support the work noted and would require a crown lift all round to avoid unbalancing this tree.

T/23/96040 – the Council object to this application as they see no sign of disease, distress or die back and thus see no reason to fell.

On these three tree applications Cllr Hand proposed and Cllr Jones seconded and all agreed to go with comments raised by Estates Team leader (as above).

11 APPLICATIONS DECIDED

F/23/95439 Full planning Decision 5 Sep 2023 Refuse Planning Permission For Delegated Decision Proposal Conversion from restaurant to 2no. residential dwellings (1no. two-bedroom and 1no. four-bedroom) with two-storey rear extension, addition of pitched roof to existing single storey rear projection, elevational alterations and internal changes to facilitate conversion (Resubmission of application F/21/91037). Location 1 ROPE WALK, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4HB

F/23/95463 Full planning Decision 7 Sep 2023 Withdrawn By Applicant Delegated Decision Proposal Siting of shipping containers for use as offices and storage in association with marina related business and decking (Retrospective Application) Location UNIVERSAL YACHTING LTD, MERCURY YACHT HARBOUR, SATCHELL LANE, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4HQ

F/22/92774 Full planning Decision 1 Sep 2023 Temporarily Approve Delegated Decision Proposal To temporarily site a diesel generator, for an anticipated 3 month period, to provide mains electricity to power manufacturing facility currently being upgraded under existing planning consent F/20/89260. Location UNIT 26 TO 32, MITCHELL POINT, ENSIGN WAY, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4RF

T/23/95724 Consent under Tree Preservation Orders Decision 3 Aug 2023 Withdrawn Delegated Decision Proposal 1 no. Oak - Reduce to a low structured pollard at 5 to 6 metres above ground level maintaining lower foliage wherever possible, removing the risk but maintaining a low ecological feature. Location WATERMANS COTTAGE, SCHOOL LANE, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4JD

H/23/95254 Householder planning Decision 10 Aug 2023 Permit Delegated Decision Proposal Single storey rear extension to replace conservatory. First floor side extension with single storey side extension. Rooflights to loft storage space (Amended description) Location 25 CHALMERS WAY, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4LR

H/22/94072 Householder planning Decision 16 Aug 2023 Permit Delegated Decision Proposal Demolition of the existing conservatory, two storey and part single storey rear extension. Canopy porch over front door and alterations to fenestration Location 39 VERDON AVENUE, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4HW

T/23/95451 Consent under Tree Preservation Orders Page 2 of 5 Decision 25 Aug 2023 Part Consent Part Refuse Trees Delegated Decision Proposal 1 no. tree (T1) - Cut back vegetation overhanging path and blocking traffic lights by 3-4m. 1 no. Mature Oak (T2 adjacent to Howdens building) - Prune by 3-4 m. Location UNIT 2, BUILDING 2 HAMBLE COURT BUSINESS PARK, HAMBLE LANE, HAMBLELE-RICE, SOUTHAMPTON, SO31 4QL

12 APPEALS

One item was discussed

13 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: Cllr Ian Underdown and Seconded Cllr Jones all resolved to move into exempt business and exclude public and press, the member of the public in attendance left as did Cllr Anita Dann (who was in the meeting as an observer)

14 ENFORCEMENT CASES

The current enforcement case was discussed.

The Clerk was asked to write to HCC in relation to a previous enforcement case for an update.

Meeting ended at **20:30**

CHAIR _____

DRAFT MINUTES TO BE SIGNED AT THE NEXT COUNCIL MEETING

ENFORCEMENT CASES

Dated: Friday, 20 October 2023

Signed: Helen Robinson, Clerk,

Hamble Parish Council, Parish Office, 2 High Street, Hamble, Southampton
SO31 4JE. 023 8045 3422.