



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, November 27, 2023** at **19:00 - 21:30** in the **Roy Underdown Pavilion**

Present: Chair Ian Underdown, Andy Thompson, Michelle Nicholson, Trevor Dann, Mark Venables, Simon Hand, Anita Dann

Apologies: Chris Jones

Staff In Attendance: Clerk

Minute reference is DD/MM/YYYY + minute item number

MINUTES

1 WELCOME

The Chair started the meeting at 7pm and welcomed Council and Members of the public

There were apologies from Cllr Jones and Cllr Nicholson arrived at 7.05pm during the welcome

Interests and Dispensations Cllr Underdown and Cllr Venables, Cllrs T Dann and Cllr A Dann in relation to Cemex.

Cllr Nicholson and Cllr Hand in relation to RSrNYC

Cllr Nicholson in relation to Conservation area

2 APPROVE THE MINUTES FROM THE PREVIOUS MEETING

To approve the minutes from 23rd October 2023, there was one amendment to the minutes to include the minute reference which was brought in before signing

Cllr Hand Proposed and Cllr Thompson Seconded and all in favour

3 PUBLIC PARTICIPATION

There were three members of the public present in relation to H/23/96029, 9 Mariners Close. One resident explained the changes to the application, which although reduced the size of the extension, still results in loss of public views. A second resident explained it was now a meter away from the neighboring property, however, the overall size of the house is still increasing significantly.

Cllr Hand thanked the members of the public for their update.

Cllr Underdown asked the committee to bring forward H/23/96029, 9 Mariners Close, SO31 4PD on the agenda. Two storey rear extension, part two storey/part first floor side extension to include a new first floor rear terrace and alterations to existing fenestration. (Amended description and plans) and Cllr Hand seconded that we move this item up the agenda.

The Clerk advised that it is going to Area Committee on January 25th, the residents were aware. Cllr Underdown outlined how the process worked.

There was further discussion about how residents could proceed with applications.

The Planning Committee concluded that their current objections would stand and thus no further decision was required.

4 FUTURE OF HAMBLE AIRFIELD - CEMEX UPDATE

Cllr Underdown explained that the Clerk had communicated with Hampshire County Council as to when we would receive a response from Cemex to our questions and that Steve Tilbury (Consultant) had suggested that the Parish should wait a while longer for Cemex to respond but if not forthcoming within the consultation period, the Parish will still make some comments on the additional material they have produced under the Regulation 25 request.

Cllr Nicholson and Cllr Venables suggested that the Parish need to formulate a response in particular to the flooding as it's unique to the area and its geography and Cllr Venables added he would like the Parish to go over some of the previous comments.

Cllr Underdown added that the documents were not user friendly and parishioners had commented on this.

The Clerk advised the Parish had been cc'd into some of the responses from members of the public and would circulate these to members.

5 LOCAL PLAN REVIEW CONSULTATION

To remain on agenda in case of new communication (there was no update).

6 CONSERVATION AREA POLICY

The Parish had previously offered to assist the Borough in the Hamble Conservation area appraisal, given the local knowledge including appointing Steve Tilbury, Consultant, however, Eastleigh Borough Council have politely declined, given their own in-house expertise.

The Chair mentioned that the previous 2008 appraisal had three recommendations that had still not been implemented.

Cllr Underdown proposed that the Parish send the updated Conservation document to Tim Dyer (Team Leader for Urban Landscape Design) Andy Grandfield, Nick Parker, Ross McClean, Area Committee

Members and Keith House and that he attend the Local Area Committee meeting this Thursday 30th November and seek their support on this document and its approach. He asked if there were any amendments.

Cllr Nicholson suggested that on page 4, New Technology, should be changed to New Environmental and Sustainable Technology, the Chair agreed.

Cllr Nicholson asked if it is more effective monitoring and more joined up approaches between EBC's functions that we should ask for.

Cllr Hand left the room at 7.25pm and came back at 7.27pm

Cllr Venables asked if we had received any response from the local MP in relation to our questions about the deterioration of a listed building in the High Street. The Clerk confirmed we had not.

Cllr Dann raised the Dental practice at Copse Lane which was on Right Move and concerns over the trees being highlighted as not having TPO's and how the Parish could look to protect them. The Clerk was asked to explore this.

7 FOOTPATH ANNUAL INSPECTION REPORT

Cllr Underdown advised that he and the Clerk had carried out the inspections and the Chair outlined the report and the Clerk was asked to advise on the recent implementation of the Estates Ranger taking the lead at officer level, on footpath issues, on behalf of the Parish.

Cllr Thompson reminded Members of the historic importance of the footpaths

Cllr Underdown updated on Footpath 506, regarding flooding and the options available to improve this including the possible access to grant funding.

Cllr Nicholson asked if we should encourage the public to report any problems and Cllr Underdown strongly agreed, we would look to include something in the January Newsletter, perhaps wrapping this up with the Ranger Remarks along with some interesting history.

8 FOOTPATH 5, RIGHT OF WAY ACCESS TO WATER

Cllr Underdown advised we are awaiting a response from RSrNYC to our invitation to present the background and circumstances of Right of Way 5.

The Parish would like to do this prior to meeting online with the Hampshire County Council solicitor to discuss the Permissive Path agreement.

The Chair advised that under delegated powers, he as Chair of Planning and the Clerk had agreed additional costs in relation to solicitor fees.

Cllr Trevor Dann Proposed and Cllr Thompson seconded to retrospectively agree to the delegated decision and all in favour.

9 RAFYC FOOTPATH

Cllr Underdown confirmed that we now have a joint statement and it has been checked by Eastleigh Borough Councils legal team, he read the statement:-

"The publicly accessible pathway passing the grounds of the Royal Air Force Yacht Club (RAYFC) between Well Lane and Port Hamble Marina is the responsibility of the RAYFC who are the land owner. This land does not belong to Hamble Parish Council or Eastleigh Borough Council. Any concerns or issues that local people have relating to the condition of this pathway need to be raised with the RAYFC."

The Chair said this was the first step in the process and the next step is how we ensure that the RAYFC respond to the parishioners concerns. We will speak to the Borough to ask how they intend to monitor this.

10 APPLICATIONS FOR DECISION

Application No: [T/23/96259](#) **Address:** MERE HOUSE, THE GREEN, GREEN LANE, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4JB

Description: 2 no. Oak (T1, T2)- Shorten lowest over extended branches by 2m on south eastern side towards water to reduce the risk of breakage due to wind damage & length of branches

There was no comment on this application

Application No: [H/23/96265](#) **Address:** 10 MARINA DRIVE, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4PJ

Description: Single storey rear extension, extension to existing first floor balcony, enlarge glazing to second floor rear elevation and installation of 2no. windows to south elevation and 2no. rooflights

Cllr Underdown advised that there were some objections from Tim Dyer, Heritage Consultant and suggested that the Parish support these comments and providing the recommendations with his report were applied the Parish support the application.

Cllr Nicholson proposed and Cllr Anita Dann seconded, all in favour and resolved to support the application as per the above recommendation.

Application No: [F/23/96143](#) **Address:** CAPSTAN HOUSE, HIGH STREET, HAMBLE-LE-RICE

Description: Installation of a walk-in- freezer to North-West corner of site (Retrospective) with associated pergola.

The Chair advised that this application is going to the area committee and the officer has recommended approval and in the revised application there is re-siting of the condenser unit which appears to be an improvement in relation to noise.

There was much debate about the noise levels, particularly from Cllr Trevor Dann who said an intermittent low level sound 24 hours would cause a problem particularly at night and this should be in a sound proof housing.

The Environmental response essentially backs up those concerns re noise, especially at night.

However, the superseded sound impact assessment predicts a noise level of 21 dB at the Pump Cottage window, and 35 - 38 dB at the flat above, which is just below the recommended WHO maximum.

Cllr Nicholson said given the changes, it would be difficult to object to the recommendations.

Council concluded that our original objection is standing and we welcome the pergola and the recommendations from the Officer, but do still have concerns regarding the level of sound

This is why the Council are not in favour of retrospective applications, as this doesn't give them the best opportunity to consider the application fully; and this highlights that the retrospective process doesn't work, as there are now clearly matters for additional consideration.

The Council would like to reiterate that they are supportive of business in Hamble, however, they must take into account the wider public impact of planning applications and the conservation area when making any comment. The decision, to raise an objection was based on the freezer alone and not in any way a judgement of whether the business is valuable to the village.

Cllr Trevor Dann proposed and Cllr Hand seconded that the original objection stands and all in favour

Application No: [F/23/96301](#) **Address:** 18 CROWSPORT, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4HG **Description:** Erection of a two storey 5x bedroom house with integral garage, first floor roof terraces and landscape alterations, following demolition of existing dwelling, as per details of the previously approved Householders Planning Application H/23/94973.

We support the application but agree with the Heritage Consultant comments and wish to maintain the 50% rule

Cllr Nicholson Proposed and Cllr Venables Seconded and all in favour to resolve to support as above

Application No: [H/23/96029](#) **Address:** GUILLEMOT HOUSE, 9 MARINERS CLOSE, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4PD

Description: Two storey rear extension, part two storey/part first floor side extension to include a new first floor rear terrace and alterations to existing fenestration. (Amended description and plans)

Discussed above in Public participation (see comments)

11 APPLICATIONS DECIDED

[F/23/95548](#) Full planning Decision 1 Nov 2023 Permit Delegated Decision Proposal Siting of shipping containers for use as offices and storage in association with marina related business and decking (Retrospective Application) Location MERCURY YACHT HARBOUR, SATCHELL LANE, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4HQ

[H/23/95953](#) Householder planning Decision 31 Oct 2023 Permit Delegated Decision Proposal Adding 8 solar panels on South facing roof at the back of the drive (AMENDED DESCRIPTION) Location FERRYSIDE COTTAGE, THE GREEN, GREEN LANE, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4JB

[H/23/95923](#) Householder planning Decision 8 Nov 2023 Permit Delegated Decision Proposal Single storey rear extension following demolition of conservatory and alterations to existing two storey rear extension to change hipped roof to flat roof Location 6 SYDNEY AVENUE, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4JP

[T/23/96040](#) Consent under Tree Preservation Orders Decision 6 Nov 2023 Refuse Tree Consent For Delegated Decision Proposal 1 no. Ash (T3) - Fell. Location DOLPHIN COTTAGE, SCHOOL LANE, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4JD

[A/23/95854](#) Advertisement Decision 13 Nov 2023 Consent To The Advert Display Delegated Decision Proposal Retrospective application for erection of totem pole advertisement for estate tenants. Location BUILDING 2, HAMBLE COURT BUSINESS PARK, HAMBLE LANE, HAMBLE-LE-RICE

Cllr Underdown highlighted the amended application H/23/95953 for approval of solar panels that reduced the number of them restricted the location. Also that application H/23/96040 had been refused in line with the Parish's own objection.

12 APPEALS

There were no appeals

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.

Cllr Hand and Cllr Nicholson seconded that we move into exempt business

14 ENFORCEMENT CASES

There was a long discussion around one enforcement case and whether it should be considered as part of the Planning committee and if the Committee should write to the resident. It was concluded that this item should be added to the next Full Council agenda for the approval of the Planning Committee's recommendation.

Meeting ended at **20:50pm**

CHAIR _____