



Council Meeting

Minutes

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

Minutes of the **Planning Committee Meeting** of **HAMBLE PARISH COUNCIL**
Meeting held on **Monday, January 22, 2024** at **19:00 - 21:30** in the **Roy Underdown Pavilion**

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

Apologies: There were no apologies for absence

Staff In Attendance: Clerk. External Consultants: Claire Price, Steve Tilbury.

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

MINUTES

1 WELCOME

The Chair Welcomed everyone and including the two members of the public.

There were no apologies for absence.

Dispensations for Cemex Cllr Nicholson, Cllr Jones, Cllr Venables, Cllr Trevor Dann and Cllr Underdown

Interests RSrnYC for Cllr Jones, Cllr Nicholson and Cllr Hand. Flat at 10 Coronation Parade Cllr Nicholson.
RAFYC Cllr Jones and Cllr Nicholson

2 APPROVE THE MINUTES FROM THE PREVIOUS MEETING

Resolved to approve the minutes from 27th November 2023. Cllr Jones Proposed and Cllr Thompson
Seconded and all in favour

3 PUBLIC PARTICIPATION

Two members of the public were in attendance from the Hamble Peninsular Residents Group regarding
Cemex (referred to as 'residents group')

4 FUTURE OF HAMBLE AIRFIELD - CEMEX UPDATE

The Chair advised that there was a resubmission of a document which had delayed the Regulatory Committee February date. He handed to Steve Tilbury, Consultant and he reiterated that the wrong version of a document on Flood Management, had been uploaded, the difference between the documents was the physical design and not the overall content. There was a further 21-day consultation period to incorporate this document. It is unlikely that this document will change the report. Whether the Cemex application will be decided at the March 2024 Regulatory Committee meeting is yet to be confirmed.

The key issue is working on the conditions. Assuming the recommendation is approval, the report will only be available the week before the Regulatory Committee and the Parish will need to be ready for this and prepare the response for the deputation at the committee. For example if there is a condition around times, they could ask the panel to consider a different option. So getting dates in the diary was imperative.

There were discussions around elections and if March was missed, if this could go ahead in April.

Cllr Trevor Dann talked about the changes to the Planning policy and the political environment.

Cllr Underdown added that the current Regulatory Committee members have experience.

Cllr Nicholson added that current elected members should consider if they should use their experience of Cemex as a reason to be re-elected.

Cllr Underdown raised the video previously produced showing Hamble Lane (particularly Flooding) and this being one of our very useful tools for the site meeting and that the time of day, particularly on a dry day will not show the true picture of the issues on Hamble Lane.

Cllr Venables advised that what it best shows is the proximity of the airfield to the road and it is not designed to show flooding or congestion. The residents' group have questioned the purpose of the video.

The Clerk advised of a video that had been sent highlighting the flooding problem. Cllr Nicholson added that poor road management had clearly failed to address Childrens' safety and the recent fire incident had highlighted the issues navigating Hamble Lane.

Cllr Venables advised caution in providing evidence about road usage at particular times, due to the embargoes. He added that we need to focus on the things that are really important and that the quarry has 3 sides of housing around it, the key thing about this proposal unlike any other quarry around the country.

Steve Tilbury added a video if done well and with appropriate commentary, ie this is the position of the houses, this is issues with road safety, was powerful and on a site visit this is not always possible to see. Convey a description without making claims about the particular cause, provide just the context and facts.

Cllr Jones said the first order is what will the roads be like, what will the flooding be like. But the second order is vital to show how fragile the reality and resilience of the road network it. We need to show how such a small change can amplify throughout the whole village. Cllr Nicholson added it's the impact on the community and the lived experiences.

Cllr Underdown asked if Cllr Nicholson could clarify whether the residents group will update the video, then he suggested the Parish should. Steve Tilbury rounded off by saying he would strongly advise that any annotation is kept minimal – but still show the reality of what residents live with, which might not be seen during the site visit.

5 HAMPSHIRE MINERALS & WASTE PLAN

Cllr Underdown stated that following the Reg 19 consultation that the Parish should respond.

Steve Tilbury outlined that the Regulation 19 is effectively to ensure the plan is legally compliant, or that Hampshire County Council have been through all legal requirements. So this stage is: now to test; do you think our plan is sound, ie fit for purpose. The Parish response is:- “we do not think the plan is sound because it still has the Hamble former Airfield in it, and bullet point the reasons already outlined in our objection to the Airfield.

Steve Tilbury suggested that the expected response is via the form and not a separate letter and he would be very happy to complete the form on the Parish behalf.

Cllr Venables talked about the distinction between when the original application was first produced and highlighted the increased number of pupils in the secondary school and doctor’s surgery. And the tonnage gravel but Steve advised that all those elements had been reviewed.

Cllr Underdown suggested that Steve put together a draft and that Cllrs respond. It’s not necessary for Steve to spend a lot of time on a review.

Cllr Trevor Dann said he doesn’t think that traffic has decreased and if you did a traffic survey now that he believe that traffic volumes have returned to what they were before COVID-19, and seem higher than before . There was further discussion about traffic levels. Cllr Underdown said what has changed is that the planning inspector has said that Hamble Lane cannot take anymore traffic.

Cllr Nicholson asked if we needed to give any guidance to the public, should they wish to respond, but this was deemed unlikely but a post would be drafted by Smart Marketing – to share Hamble Parish Council’s response. However, Cllrs did see value if the residents’ group could respond if they wish.

Cllr Underdown rounded up by saying, Steve would set out the changes, suggest a review of other potential sites. The argument is that the Hamble Airfield gravell and minerals site is not ‘deliverable’, therefore the plan will have a site that has been refused. March 5th 2024, is the end of consultation, so Committee will rubber stamp the response by email and will ‘rubber stamp’ at the next Planning meeting.

Cllr Hand then asked a question to Steve around another site and if the decision on Cemex would have a bearing on any other site.

Steve Tilbury, Claire Price (Smart Marketing) and the Members of the Public left the meeting.

6 LOCAL PLAN REVIEW CONSULTATION

There was a short discussion about the local plan which said there was no reason why additional housing was needed in the Borough let alone Hamble and the Airfield is not an allocated site in the local plan.

7 CONSERVATION AREA POLICY

Clerk and Chair to Update on recent communication with Eastleigh Borough Council and High Street residents on Bins

Cllr Underdown and the Clerk advised about recent communication with the Borough to residents on the High Street and a meeting.

There had been letters sent to residents about bins left on the high street and Cllr Nicholson raised that residents who do have have space for bin storage would like to be provided with ‘pragmatic options’ first rather than enforcement – and requested that any enforcement action, if required, was proportional and fair to. Cllr Jones agreed. There will be an update to the Committee following any further communication with Eastleigh Borough Council.

8 FOOTPATH 5, RIGHT OF WAY ACCESS TO WATER

Cllr Underdown advised that following a meeting with the Rope Walk Hamble Limited on behalf of RSrNYC in December, they had been happy to proceed with the Dedication but the representatives have to go back to the board. The Solicitor acting for the Parish was doing a good job of progressing this. An update will be given at the next meeting.

9 RAFYC FOOTPATH

The Parish received the common statement from Eastleigh Borough Council, however, there were still concerns as to how they were intending to monitor and ensure that the path is kept maintained.

There was discussion about the recent path clearance which included some trees. The Parish Council was unclear if this had been done by the RAFYC or local residents.

Cllr Venables added that the current state of the path is better than it has been. He concurred that some trees had been cut back.

The Clerk was asked to chase the Borough for an update.

10 APPLICATIONS FOR DECISION

Application No: [F/23/96162](#) **Address:** CHANDLERY BUILDING, HUNTSMAN ROAD, HAMBLE POINT MARINA, HAMBLE-LE-RICE **Description:** Proposed installation of photovoltaic solar panels on roof of building on south elevation.

This application has been approved, so no need to discuss.

Application No: [F/23/96606](#) **Address** Land rear of 12 Sydney Avenue, Hamble le Rice, SO31 4JP **Description:** Construction of 7 no. bungalows with associated parking and landscaping, and vehicle access from Sydney Avenue.

Cllr Underdown stated there were seven objectors to date.

Cllr Trevor Dann who had visited the site advised members of his findings and opinion that there were seven retirement bungalows, each has a dedicated parking space, access is between two houses and it shouldn't affect parking on Sydney Avenue, it is 200 metres further up. There was landscaping, no neighbours nearby, Follands Court is nearest. Cllr Trevor Dann said he would support the plan. The main complaint would be regarding traffic and given the nature of the residents this development was aimed at, this was unlikely to generate significant additional traffic certainly during busy times.

He recommended that Council support this. And added that there was even provision for pedestrian access onto Hamble Lane.

Cllr Thompson said he agreed with everything Cllr Trevor Dann said and added Highways have noted some conditions.

Cllr Nicholson agreed also agreed with all Cllr Dannels comments – and noted this development would provide additional 1-bedroom housing for this demographic.

Cllr Underdown said that he recommends any support for this should make it clear it is for older residents.

Cllr Anita Dann said that within the Planning statement it stated older residents and there was an allocated space for Medical Use.

Cllr Underdown said he and the Clerk would check it was for Retirement and if it was there would be no objection.

Cllr Hand Proposed and Cllr Nicholson Seconded and all in favour to support this application.

Application No: [F/23/96543](#) **Address:** MERCURY YACHT HARBOUR AND HOLIDAY PARK, SATCHELL LANE, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4HR **Description:** Erection of 4no. bell tents on a seasonal basis (between May and September inclusively). Retention of 4no. timber bell tent platforms and barbecue area (retrospective).

No Comment on this application.

Application No: [NC/24/96654](#) **Address:** Port Hamble Marina, Satchell Lane, Hamble, SO31 4QD **Description:** 1no. Common Sycamore (T10) - Removal to avoid any future conflict with wall or neighbouring property. 3no. Corsican Pine (T15-T17) - Crown lift over footpath to provide 2.5m clearance over footpath. Minor deadwood in crown. 1no. Corsican Pine (T18) - Crown lift over footpath to provide 2.5m clearance over footpath & driveway/junction. Minor deadwood in crown. 1no. Common Alder (T19) - Remove basal suckers & crown lift to provide 3.5m clearance & driveway/junction. Minor deadwood in crown.

The Parish would support most of the work, however, there was discussion as to whether the sycamore was indeed damaging the wall. Cllr Trevor Dann said he would object to felling of the sycamore tree as it was not currently damaging the wall.

Cllr Trevor Dann Proposed and Cllr Venables seconded that Council support the application with the exception of felling of the Sycamore tree, which they would object to.

Application No: [F/23/95242](#) **Address:** FLAT, 10 CORONATION PARADE, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4JT **Description:** Change of use of part of dwelling (Class C3) to beauty rooms (Class E).

There was discussion about losing a dwelling for a single person to a business and also concerns about creating parking for business customers, however, the Committee agreed they do want to support local businesses.

Cllr Nicholson asked if we knew when it was last used as a rented accommodation. Cllr Jones said that he was not sure if the Council should comment.

Therefore it was decided that Council would make no comment.

Application No: [H/23/96641](#) **Address:** 46 SATCHELL LANE, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4HH **Description:** Demolition of side extension and erection of new single storey side extension. Demolition of existing garage and erection of new garage with addition of heat pump and photovoltaics.

Cllr Underdown asked Council to respond via email to the Clerk if they wanted to object otherwise they could see no reason to object to this application.

11 APPLICATIONS DECIDED

Application No: [F/23/96161](#) **Address:** LUKE HOUSE, PORT HAMBLE MARINA, SATCHELL LANE, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4HQ

Description: Proposed installation of photovoltaic solar panels on roof. Decision **PERMIT**

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. Decision **PERMIT**

Application No: [T/23/96259](#) **Address:** MERE HOUSE, THE GREEN, GREEN LANE, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4JB. Consent under Tree Preservation Orders. **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 Decision: **PART CONSENT PART REFUSE**

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. Decision **PERMIT**

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. Decision **PERMIT**

Application No: [F/23/96160](#) **Address:** HARBOURMASTER'S OFFICE, PORT HAMBLE MARINA, SATCHELL LANE, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4QD **Description:** Proposed installation of photovoltaic solar panels on roof. Decision **PERMIT**

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.

Cllr Underdown Proposed and Cllr Hand seconded that we move into exempt business.

13 ENFORCEMENT CASES

The Clerk updated on three enforcement cases.

Meeting ended at **20:50**

CHAIR _____

DRAFT MINUTES TO BE SIGNED AT THE NEXT COUNCIL MEETING