

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, June 23, 2025** at **19:00 - 21:30** in the **Roy Underdown Pavilion ;
Meeting Room**

Present: Chair Ian Underdown, Chris Jones, Sue Kendall, Andy Thompson, Nick O'Donnell, Serena Alexander, Trevor Dann

Apologies: Simon Hand

Staff In Attendance: Clerk and Interim Officer

Minute Reference for the meeting is following format (DD/MM/YYYY) + item reference

MINUTES

1 WELCOME

The Chair of planning welcomed all to the meeting.

Cllr Hand sent his apologies and Cllr Jones confirmed he had seen him today and he was doing well.

Interests and Dispensations Cllr Underdown, Cllr Dann Cemex and Cllr Alexander for Cemex

2 APPROVE THE MINUTES FROM PREVIOUS MEETING

Resolved to approve the minutes of the Planning Meeting of 27th May 2025 were proposed by Cllr Thompson and seconded by Cllr Kendall and all in favour.

3 PUBLIC PARTICIPATION

There were two members of the public to speak in relation to 109 Satchell Lane, the Chair explained that this was a recurring application and the Planning committee had objected to this on numerous occasions.

Cllr Nicholson was in attendance as an Observer.

The Clerk read out an email from the Architect, Hebden Design Studio.

Cllr Kendall joined the public area as a member of the public and gave an outline to the committee of why she believed that this application should be further refused.

- Extant H/21/92099 should not be considered fall back due to non-compliant validation/inaccuracies

- Detrimental to the street scene – dominant, overbearing & out of character with neighbourhood.
- This proposal converts the property to 3 storeys, (the rear dormer over 50% of the roof area) – the SPD CAA only identifies 1, 1.5 and 2 storey properties.
- Contrary to SPPD Quality places and Character Appraisal Area – lies within Character Area BHH 32
- Impact on neighbours exacerbated by overlooking and shadowing and loss of light
- Materials incongruous with surroundings and add to overbearing and dominant massing.
- The flat roof dormers forming a 3rd storey together with the materials proposed will result in an ugly flat topped box – poor design and out of character.
- Loss of residential amenity and privacy.
- Subsidence risk and risk to integrity of property.

The second member of the public said that she agreed with all of the above in particular that this was a dominant, overbearing application on an already large property.

Cllr Kendall rejoined the Council and the member of the public left the meeting.

4 BRIEFING FROM CITY FIBRE

The Chair of Planning introduced Adrian Smith, Partnership Manager from City Fibre and thanked him for attending and stated that the Parish Council had 3 main concerns:-

- How City Fibre are going to undertake the work on the lower high street which is a conservation area
- If they could utilise the current ducting
- Their intention outside the Victory Public House for the paving slabs that are 200 years old that are irreplaceable

City Fibre then gave a presentation to the Planning Committee outlining the project and how it works.

The Clerk then passed on the residents concerns in particular reinstatement works and also how City Fibre communicate with residents on the planned works, particularly those at night.

Mr Smith advised that they have a programme of reinstatement works, sometimes these are temporary and then they will revisit at a later date. There was a discussion about One Network being kept up to date, he confirmed that there are sometimes permits to work overnight but they would look into how to better ensure residents are kept up to date.

Cllr Underdown asked all further questions to come via the Clerk.

5 FUTURE OF HAMBLE AIRFIELD - CEMEX APPEAL

The Chair reiterated the forthcoming Inquiry programme.

Steve Tilbury is attending all days on behalf of the Parish Council, the Clerk would also be in attendance for some of the days.

6 HAMPSHIRE MINERALS & WASTE PLAN

The Chair reiterated his view that this was an important process to raise concerns. He explained that he had contacted the Planning Inspector for Hampshire Minerals & Waste Plan and due to an objection from Natural England for the Purple Haze site the examination outcome would be delayed, there was possibly a further day hearing in relation to this objection and that his report will almost certainly come after the Airfield Inquiry.

Online there are modifications and some key information is being removed in relation to the Airfield.

The Chair of Planning suggested that the Committee ask Steve Tilbury to look into the modifications to the HMWP to understand the current situation in relation to Hamble Airfield. It was agreed that the Clerk would arrange this.

7 LOCAL PLAN/DEVOLUTION

The Chair of Planning gave an updated presentation on this matter.

8 CONSERVATION AREA POLICY

The stated that the Parish is not having much success with the County in relation to highlighting problems with the Lower High Street and that the Parish really want someone within HCC to look at the Global picture.

The Chair of Planning asked the Clerk contact Planned Maintenance Team at Highways in relation to their email and that if we do not get a satisfactory response we will ask Cllr Keith House to ask an HCC representative to attend a planning meeting.

9 HIGHWAYS/PATHWAYS

The Clerk explained that she had sent a strongly worded email on 12th June in relation to the traffic management on Hamble Lane and the conditions in place for manual operation. This had appeared to result in an improvement for the remainder of these works.

Cllr Thompson stated that Southern Water had done a good outside the Old House in reinstatement. The Clerk was asked to follow up with them on the water leaks on Hamble Lane opposite the school.

Additionally there have been some issues with Electric Bikes (not electrically assisted pedal bikes) which are classed as a motor vehicle and require a license are riding on pavements and other public areas and being linked to serious injuries across the country and the Police are asking the public to report these sitings and where possible provide photographic evidence.

10 FOOTPATHS

As previously stated, there is progression in the background but nothing to report.

11 APPLICATIONS FOR DECISION

Application No: [NC/25/99399](#) GREENCROFT, SCHOOL LANE, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4JD. 1no. Oak (T1) - Fell, tree is starting to root heave and has pushed through fence. Tree if failed would hit house opposite

Resolved to object to the felling of this tree. Cllr Kendall proposed and Cllr Dann seconded and all in favour.

Application No: [H/25/98931](#) Address: 109 SATCHELL LANE, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4HL. Description: Proposed loft conversion with a hip-to-gable extension, 2no. front dormers, and 1no. flat roof rear dormer, along with external alterations (amended scheme).

Cllr Kendall left the room whilst this matter was discussed.

The Chair of Council stated that trying to squeeze a two storey building into a three storey development was unsatisfactory and called into question the validity of the ceiling heights in relation to building regulations.

Cllr Dann stated that this property has already taken advantage of permitted development and this should be scrutinised.

Resolved to object as Hamble Parish Council do not consider that the amended plan improves this application and therefore, objects. This objection deals mainly with those changes as follows:- The change to the dormers from gable to flat forming a third storey together with the materials proposed will result in an unattractive design which is out of character with the street scene. The proposed new materials are incongruous with the surroundings. Additionally, there was question over the ceiling heights and it was considered that this is in effect squeezing what should be a two storey building into three stories. Cllr Dann Proposed and seconded by Cllr Jones and all in favour.

Cllr Kendall rejoined the meeting

Application No: [T/25/99522](#) **Address:** MARINERS RETREAT, 1 COPSE LANE, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4QH **Description:** 1no. Oak (T1) - 15-20% canopy crown thin which will incorporate the removing of damaged, weakly attached, chaffing or diseased branches contributing to the crown thinning. Stem diameter branch foliage no greater than 25- 30mm. Reason: Works in order to try & increase sunlight to the property/patio area.

After discussion and the Chair and Clerk confirming that they could see no difference between this application and the one that had been refused in March is was **Resolved** to object to the felling of the Oak tree. Cllr Kendall proposed and Cllr Dann seconded and all in favour

Application No: [LDC/25/99465](#) **Address:** 85 SPITFIRE WAY, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4RT **Description:** Lawful Development Certificate for a Proposed Use or Development: Construction of dormer to rear roof slope, and 2No. roof lights to front.

No comment

12 APPLICATIONS DECIDED

Application No: [L/25/99198](#) **Address:** 1 ROPE WALK, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4HB **Proposal:** Listed Building Consent: Conversion from restaurant to 2no. residential dwellings (1no. 4-bedroom and 1no. 2-bedroom) with two-storey rear extension, addition of pitched roof to existing single storey rear projection, elevational alterations and internal changes to facilitate conversion (amendment to previously approved consent L/21/91048). **Grant Listed Building Consent**

Application No: [H/25/99148](#) **Address:** 45 SATCHELL LANE, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4HF **Proposal:** Retrospective application for conversion of double garage to annexe. **Permit**

Application No: [F/25/98939](#) **Address:** PIZZA PROPOGANDA, HIGH STREET, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4HA **Proposal:** Retrospective application for outdoor seating / dining in garden area and extractor fan. **Permit**

Application No: [H/25/99144](#) **Address:** 19 FLOWERS CLOSE, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4LU **Proposal:** Single storey rear extension to replace existing conservatory and addition of one frosted window to side elevation. **Permit**

To be discussed following Decision by Eastleigh Borough Council

Application No: [PN/25/99086](#) **Address:** UNIT 9, SOUTH POINT, ENSIGN WAY, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4RF. **Approval Granted**

Change of use of Class E office floor space to 4 x residential flats (Class C3) under Part 3, Class MA of the General Permitted Development Order

The committee praised the officer at Eastleigh Borough council for their prompt and excellent response. However, the committee remained concerned that the possibility of children playing in an industrial estate was a serious safety matter and that this should be put this on record.

The Clerk was asked to go back to the Borough on how and to whom they could register their strong objection and how they could influence the overturning of the law that allowed this.

Resolved to approve that the Clerk progress this matter Cllr Dann proposed and Cllr Alexander seconded and all in favour.

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 Underdown proposed and Cllr Jones seconded and all in favour to move to exempt business

14 ENFORCEMENT CASES

The Clerk advised of a number of enforcement cases.

Meeting ended at **20:45**

CHAIR _____