

7pm, Monday 27<sup>th</sup> January 2020, The Roy Underdown Pavilion, Baron Road, Hamble SO31 4RY

**Present:** Councillors: J Dajka; T Dann; J Nesbit-Bell; D Rolfe; A Thompson and I Underdown (Chair).  
Clerk

**Members of the Public:** Cllr D Airey and 1 resident

**Minute reference is 27.01.2020 + the agenda item number**

<b>1a. Apologies for absence</b>			
None			
<b>1b. Declaration of interest and approved dispensations</b>			
Cllr Nesbit-Bell item 16 Cllr Dajka item 8 and 11 and 17 Cllr Dann item 9			
<b>1.c To approve minutes of previous Council Meetings</b>			
<b>IT WAS RESOLVED</b> to approve the Minutes of 25 <sup>th</sup> November 2019.			
<b>Proposed</b>	Cllr Rolfe	<b>Seconded</b>	Cllr Thompson
<b>2. Public Participation</b>			
Two members of the public attended one of which was Cllr David Airey. The other was a resident that attended with a planning application on the agenda. He outlined the changes in road and the setting of his property. Access to his dwelling is via the side but the space has been narrowed by a neighbour's wall. This is causing problems for access especially for family members who have limited mobility. The application would enable the garage to be converted to an access replacing the garage with a free-standing garage on the plot. The garage on the house will then be adapted under permitted development. The current space is used for a bin store at the moment.			
<b>3. Local Plan</b>			
<b>3a. Policy OS 156 Update</b>			
No response has been received. Chased again with the Chief Executive.			
<b>3b. Examination Update</b>			
The Chair highlighted the key aspects of the Local Plan examination where HA2 was considered. Members were copied into the email sent on the day to EBC outlining our concerns. EBC ward members were invited to attend the meeting to feedback from an Eastleigh Borough Council (EBC) perspective on the situation. Cllr Airey read a statement from Graham Tuck the lead specialist planning officer a copy of which is attached. In essence EBC will look to withdraw the site on the basis of the site not being sustainable. <i>Cllr Airey left at 19.53</i>			
<b>4. Fareham Borough Council: Regulation 18 Local Plan Consultation</b>			
Members were asked if they wished to comment on the policy - suggested that as the main interest is in the River Hamble policies that the council write to state that the policies previously published continue to receive our support			

## 5. Old Way Project

Members noted the designation of this route and to consider how best to accommodate it in the interpretation boards.

## 6. National Design Guide

Members had been sent a copy as a reference document and were asked to use it in making comments related to design issues

## 7. Note Delegated Authority Comments Made Over December Recess

- a. **NC/19/86957 - Corner House, School Lane, Hamble, SO31 4JD**  
Notification of intent. 1 no. Ash - Crown lift to 4 metres from ground level.  
**HPC Comment:** Lift crown but not other works.
- b. **H/19/86891 - HOUND CORNER FRUIT FARM, HAMBLE LANE, NETLEY ABBEY, SO31 5FT**  
Retention of out building and pellet fired boiler  
**HPC Comment:** Oppose subject to more information being provided.
- c. **H/19/86950 - 13 CERDIC MEWS, HAMBLE, SOUTHAMPTON, SO31 4LW**  
New Detached Single Storey Garage  
**HPC Comment:** Requested extension to deadline to enable decision at this meeting.  
Applicant to attend.
- d. **F/19/86900 - 53 SATCHELL LANE, HAMBLE, SOUTHAMPTON, SO31 4HZ**  
Proposed road side parking bay to front of property  
**HPC Comment:** support
- e. **F/19/86788 - UNIT 6, COMPASS POINT, ENSIGN WAY, HAMBLE, SOUTHAMPTON, SO31 4RF**  
Change of use of ground floor from office and storage use (B1 & B8 Use Classes) to a studio theatre (D1 Use Class).  
**HPC Comment:** Concerned about this. Not a typical use on an industrial estate, inappropriate location for young people to attend and insufficient parking for performances.

These comments were noted.

## APPLICATIONS WITHIN HAMBLE PARISH

**8. H/19/86950 - 13 CERDIC MEWS, HAMBLE, SO31 4LW**  
New Detached Single Storey Garage.

To support the application but subject to a reduction in size equivalent to the loss of space from the integral garage. The living roof is supported.  
*Cllr Dajka left the room for the item*

<b>Proposed</b>	Cllr Rolfe	<b>Seconded</b>	Cllr Nesbit-Bell
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**9. F/19/86989 - GE AVIATION, KINGS AVENUE, HAMBLE, SO31 4NF**  
Construction of an extension to the existing B2 Industrial building.

Members noted the residents' concerns and although were supportive of the application wanted to ensure that residential amenity was protected and that strict conditions were applied to ensure that noise and air pollution were adhered to. They also wanted to ensure that for each tree lost 2 replacement trees should be planted and should be in the vicinity of the boundary to Southampton Water to screen views from the water of the site. Cllr Dann did not contribute to the discussion or the vote.

<b>Proposed</b>	Cllr Thompson	<b>Seconded</b>	Cllr Dajka
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**10. H/19/86984 - - 14a CROWSPORT, HAMBLE, SO31 4HG**

Erection of a new first floor extension with roof terrace, front and side extensions, alterations to fenestration, alterations to landscape, car parking layout and front boundary treatment.

The Council having considered the application opposed it for the following reasons. The estate when built in the 1930's it was designed as single storey temporary accommodation for visiting sailors and was basic and functional. In recent times the estate has become an iconic feature on the river with increasingly a range of exclusive dwellings. Common to all at the moment though is that they are capped at 2 storeys. The third storey is too removed from the original nature of the estate and the built form. In addition, extending to a third storey is out of keeping with the design of the estate, creates an overbearing structure on a prominent and elevated position within the estate as well as resulting in a loss of privacy to adjoining dwellings. This is exacerbated by the fact that the terrace and third storey extend to the building line, without stepping back to reduce overlooking.

Lastly the council did not feel that the current design did give enough regard to the art deco window feature that in the new design is lost amongst the angles and levels of the new design.

<b>Proposed</b>	Cllr Dajka	<b>Seconded</b>	Cllr Dann
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**11. H/19/87052 - GREEN LEAVES, 73 SATCHELL LANE, HAMBLE, SO31 4HH**  
Front Porch.

Support  
*Cllr Dajka left the room for the item*

<b>Proposed</b>	Cllr Rolfe	<b>Seconded</b>	Cllr Thompson
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**12. L/19/87069 - GE AVIATION, KINGS AVENUE, HAMBLE, SO31 4NF**  
Remedial works to the gutters of Sydney Lodge (Building 3 on site layout plan).

Support

<b>Proposed</b>	Cllr Underdown	<b>Seconded</b>	Cllr Thompson
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**13. NC/20/87125 - 5 CROWSPORT, HAMBLE, SO31 4HG**  
Notification of intent. 1 no. Eucalyptus (T1) - fell 4 no. Eucalyptus (T2-T5) - reduce by 2 metres to reshape, keeping all cuts below 50mm.

Oppose the removal of the Eucalyptus. The tree is a significant tree and creates local interest to the setting of the estate. The Council would expect to see a technical report justifying its removal before reconsidering.

<b>Proposed</b>	Cllr Dajka	<b>Seconded</b>	Cllr Dann
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**14. T/19/87064 - 14 SYLVAN LANE, HAMBLE, SO31 4QG**  
1 no. Maple - Crown reduce by 2.25 metres.

Support

<b>Proposed</b>	Cllr Thompson	<b>Seconded</b>	Cllr Nesbit-Bell
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**15. H/19/87036 - 2 TUTOR CLOSE, HAMBLE, SO31 4RU**  
Construction of a two-storey side extension.

Support - Tight site and does create a balance to the current building. Concerns about the treatment of the boundary with the Rail Trail.

<b>Proposed</b>	Cllr Dajka	<b>Seconded</b>	Cllr Thompson
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**16. H/20/87147 - 33 VERDON AVENUE, HAMBLE, SO31 4HW**  
Proposed two storey rear extension and alterations to fenestration.

Support  
*Cllr Nesbit-Bell left the room for the item*

<b>Proposed</b>	Cllr Dann	<b>Seconded</b>	Cllr Dajka
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**17. LDC/20/87171 - 69 SPITFIRE WAY, HAMBLE, SO31 4RT**  
Lawful Development Certificate for proposed use: Conversion of existing garage into habitable accommodation.

Support  
*Cllr Dajka left the room for the item*

<b>Proposed</b>	Cllr Rolfe	<b>Seconded</b>	Cllr Dann
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**18. T/20/87152 - MITCHELL POINT, ENSIGN WAY, HAMBLE**  
1 no. Scots Pine (T1)- Crown Lift to 2.4m for statutory clearance heights over roads / footpaths.  
2 no. Scots Pine (T6 & T7) - Crown Lift to 4m for statutory clearance heights over roads / footpaths.

Support  
*Cllr Dann abstained as potential work conflict.*

<b>Proposed</b>	Cllr Nesbit-Bell	<b>Seconded</b>	Cllr Thompson
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#### 19 - 30. Decisions

Decisions on the Agenda were noted.

#### EXEMPT BUSINESS

To consider passing a resolution under Section 100A(4) of the Local Government Act 1972 in respect of the following items of business on the grounds that it is likely to involve the disclosure of exempt information as defined in paragraph 3 or Part 1, of Schedule 12A of the Act.

**IT WAS RESOLVED** that in view of the confidential nature of the business to be discussed the public and press be excluded.

*20:49 moved to Exempt Business*

<b>Proposed</b>	Cllr Underdown	<b>Seconded</b>	Cllr Thompson
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#### 31. Enforcement Cases

The Clerk updated the Committee on enforcement cases.

*Meeting ended at: 20:55*

*Appendix: statement from Graham Tuck dated 24<sup>th</sup> January 2020.*