

**Minutes of the Planning Committee Meeting 7pm on 28TH SEPTEMBER 2020
held virtually due to coronavirus restrictions.**

Members present: Cllr. T Dann, Cllr. M Nicholson, Cllr. A Thompson and Cllr. I Underdown (Chair).

Officers present: Clerk.

1. Welcome and especially to Cllr Nicholson as her first meeting although not as a voting member until the Council had approved the nominations
 - a. Apologies for absence - Cllr Nesbit Bell and Cllr Rolfe
 - b. Declaration of interest and approved dispensations - Cllr Dann expressed a personal interest in in item 5.
 - c. Approve minutes of the 27th July 2020 - anonymously agreed
2. Public Session - no public present
3. Changes to the planning framework – papers attached
It was agreed not to reply to the consultation but the Committee expressed concern that the area could be zoned as a growth area given the affordability issues (cost of housing versus local incomes) and also debated the implications relating to neighbourhood planning. It was agreed until the firm proposals were issued not to undertake further work but to remain vigilant to further changes.
4. Royal Southern Yacht Club License application - outcome and lessons.
The application had highlighted a number of changes to the historic notification protocol that resulted in the Council not being told about the application and then having limited time to respond. With the support of Cllr Airey as the Chair of the Licensing Committee the issue was raised and a loophole that had opened as a result of the new IT system was identified. It was agreed that a work around would be put in place to ensure that Parishes were notified in the future as intended. The process was tested with the River Rat application which was emailed to us in a timely way.
The hearing was lengthy, during which issues were raised that included a lack of consultation, issues related to the management of noise in the night time economy and transport late at night. As a result, the application was refused.

The hearing also confirmed that the land to the front is covered by a Section 38 Highways Agreement. The fact that the highways are responsible for it should provide comfort about future use. The issue of the *Right of Way through the rear car park and the ladder giving access to the water* also came up and the Clerk was asked to reopen discussions with the *RSrnYC*

Licensing applications

5. 2020/02892/05EPRV
RIVER RAT WINE BAR & KITCHEN, HIGH STREET, HAMBLE-LE-RICE,
HAMPSHIRE, SO31 4HA
Variation Premises Licence
The Committee was not quorate on this item so was unable to resolve its position although those that did speak were supportive of it. Cllr Dann did not participate in the discussion.

Active Applications for consideration

6. H/20/88665 - YE OLDE COFFEE HOUSE, ROPE WALK, HAMBLE-LE-RICE,
SOUTHAMPTON, SO31 4HB
Proposal Second Floor Extension
The Committee resolved unanimously to oppose the application on the basis of overdevelopment of a historic building. The building mass is much larger than the footprint of the original building and a further extension will create harm to the historic design of the building.
7. F/20/88507 – BARNCROFT, CORNER OF FARM CLOSE AND MEADOW
LANE, HAMBLE-LE-RICE, SO31 4RZ
Change of use from storage building to 1no. one-bedroom dwelling with associated vehicle parking, bin and cycle storage, amenity area, landscaping and 1.7m high boundary wall.
The Committee discussed the history of the application and the iterations of it from bin store to residential use. Consideration was given to the value of the small affordable housing but on balance it was agreed that the council sustain its previous objection that the site was not capable of accommodating residential using a storage facility without comprising the neighbour amenity, prospect of a dangerous access and limited parking. The committee resolved to unanimously oppose the application.
8. L/20/88547 - CHURCH COTTAGE, HIGH STREET, HAMBLE-LE-RICE,
SOUTHAMPTON, SO31 4JF
Replace 2no. windows and 1 door to rear elevation of property
The committee resolved unanimously to support the application
9. T/20/88244 – CREEK COTTAGE, 58 SATCHELL LANE, HAMBLE-LE-RICE,
SOUTHAMPTON, SO31 4HL

1 no. Oak (T1) – Tip reduce by 1.5-2 metres to the north and wet side. Crown clean

1 no. Oak within G1 group – Fell and replace

The Committee resolved unanimously to oppose the application as it objected to the proposal to fell the tree. The committee was also aware that works had taken place on the site prior to the application being submitted and was concerned about unauthorised works.

Other Applications since the last meeting

10. H/20/88443 – 21 OAKWOOD WAY, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4HJ
Raising of roof to provide second floor living accommodation, addition of side dormer windows and single-story front extension
11. H/20/88251 – WINDWAYS, 159 SATCHELL LANE, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4HP
Erection of new first floor extension over existing single garage to create home office.
12. H/20/88284 – 9 HAMBLE HOUSE GARDENS, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4JJ
Proposed first floor extension
13. H/20/88369 – 14 CROWSPORT ESTATE, SOUTHAMPTON, SO31 4HG
Amendment to privacy screen with further development of the existing roof terrace, retaining wall, addition of a flue and pergola (part retrospective)
14. H/20/88291 – PAXTON, 6 HAMBLE LANE, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4JS
Installation of 7no. rooflights

Applications Decided

15. F/20/87197- 8-9 CORONATION PARADE, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4JT
Conversion of existing residential flat (Class C3) to retail space (Class A1); the erection of a single storey rear extension with roof mounted plant and alteration to shopfront.
DECISION: PERMIT DELEGATED DECISION
16. CS/20/88307 – HAMBLE OIL TERMINAL JETTY
MLA Consultation request – Marine Licence Variation request to extend the end date of the current licence to *paint Hamble* jetty until 31 December 2023
DECISION: 27th July 2020 Raise No Objection to Delegated Decision
17. L/20/87840 – HAMBLE CLIFF HOUSE, WESTFIELD COMMON, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4HY

Listed Building Consent for repairs to render and painting all elevations, repair and paint timber sash windows, repair automatic windows (part retrospective) (amended description)

DECISION: 5th August 2020 Grant Listed Building Consent Delegated

18. T/20/87773 – THE LODGE, HIGH STREET, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4JF
1 no. Holm Oak (T1) Reduce by 4/5 metres and remove 2 heavy limbs over driveway to lift crown to 6m
1 no. Beech (T2) – Reduce and shape by 3 metres
DECISION: 10th Aug 2020 Part Consent Part Refuse Trees Delegated Decision
19. H/20/88138 – 114 ASTRAL GARDENS, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4RY
Single storey front and side extension and garage conversion
DECISION: 12th August 2020 Permit Delegated Decision
20. H/20/87177 – 23 WESTFIELD CLOSE, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4LG
Construction of driveway to the front to create off road parking and dropped kerb
DECISION: 20th August 2020 – Withdrawn Delegated Decision
21. H/20/88098 – YE OLDE COFFEE HOUSE, ROPE WALK, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4HB
Extension of existing deck on top floor with new pergola, new decking on existing second floor roof with Pergola and new door on the 3rd floor leading thereto
DECISION: 19th August 2020 – Permit Delegated Decision
22. H/20/88159 – 46 MERCURY GARDENS, HABLE-LE-RICE, SOUTHAMPTON, SO31 4PA
Single storey front extension, pitched roof to existing porch and addition of a flue
DECISION: 21st August 2020 Permit Delegated Decision
23. H/20/87985 – 13 CERDIC MEWS, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4LW
Single-storey rear extension, relocated entrance to provide accessible access, porch canopy, flue movement and rendering of façade
DECISION; 19TH AUGUST 2020 – Permit Delegated Decision
24. NC/20/88189 – GREEN LANE LOCAL GREEN SPACE, GREEN LANE, HAMBLE-LE-RICE

2 N. Oak (T10 & T11) reduce crown height and spread by 3 metres.

DECISION: 19th JULY 2020 - Raised no objection.

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.

25. Cllr Thompson and Cllr Dann seconded and it was unanimously agreed to move into Exempt Business

Enforcement Cases – the Clerk ran through the enforcement cases received since the last meeting including planning and highway enforcement.

Meeting finished at 7.54pm