

Minutes of the Planning Committee held on Monday 25th February 2019 at The Mercury Library and Community Hub, High Street, Hamble at 7PM

PRESENT:

Cllr I Underdown (Chair)
Cllr J Dajka
Cllr I James (*arrived at 7.01pm*)
Cllr D Rolfe
Cllr T Ryan
Cllr A Thompson
Cllr G Woodall

IN ATTENDANCE:

Mrs J Symes, Deputy Clerk
Mr J Emerson-Heaney, Administration Assistant

Members of the public: None present

23/29 Welcome

Cllr Underdown welcomed all those present to the meeting.

24/29 Apologies for Absence

Apologies for absence had been received from the Clerk.

25/29 Declarations of interest and approved dispensations

None of the members present had a declaration of interest to make in regard to items on the agenda.

26/29 Approve Minutes of the Planning Committee held on 28th January 2019

The Deputy Clerk went through the amendments that had been made prior to the meeting. Cllr Woodall proposed, Cllr Dajka seconded and IT WAS RESOLVED that the minutes of the above meeting be accepted as a true record. The minutes were then signed by the Chair.

27/29 Public Session

No members of the public were present.

28/29 Neighbourhood Planning

Members noted the the Neighbourhood Plan Evaluation had been promoted across several channels, including in the magazine, door-to-door, on the website and Facebook and it was hoped that there would be a good number of responses given this.

29/29 Travel Surveys

Travel Plan Surveys had been formulated by Hampshire County Council with the Parish Council. The Deputy Clerk asked all councillors to distribute the link to these via social media and said that links had been sent to several local businesses already and more were to be sent out via email and would ask a local business to share directly with other businesses in the area.

Members noted this.

30/29 Letter from Cllr R Humby dated 20th February 2019

The Deputy Clerk drew attention to the letter from Cllr Humby. GE Aviation have been asked by Hampshire County Council to sensitivity test their travel plan, adding in a further 60 vehicles to reflect proposed Cemex site, which is based on data from other minerals sites. The Clerk had drawn Hampshire County Council's attention to the Cemex having indicated that there would be 150 trips per day, and that the data should reflect this number and not the 60 suggested by County. Also that data from other minerals sites is not necessarily relevant to this site. In addition, the Clerk had also queried why the Cemex had been included when it is not currently a live application, but the Satchell Lane development site, which was, had not been included.

From the plans included with the letter, members felt it wasn't clear what was being proposed at

Signed: _____

Date: _____

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Coronation Parade and Kings Avenue, particularly in relation to the direction of travel and parking for lorries would be problematic. Members asked for the status of the documents to be confirmed.

Members asked that more clarification was sought in relation to plans for Hamble Station Car Park and to convey the Parish and resident's views on this. Also, that in relation to the whole Hamble Lane scheme that County were reminded about the abnormally large vehicle movements that are required for the marine and aviation industries at times.

Cllrs requested that, in relation to bidding for Hamble Station Car Park, that the Parish Council respond and ask for more clarification of what they intend to do and explain what the parish and residents want.

Members said it was also worth mentioning boat movements and GE machinery, as larger loads would need to be a consideration in any plans.

31/29 England Coastal Path Calshot to Gosport – Initial Conclusions

Cllr Thompson informed members that after he, Cllr Underdown and Cllr Rolfe (the Footpaths Working Group) had examined the consultation information and that they had concerns about impact on Parish land with re-routing of paths, and erosion so would need clarification on this. There also had been no alternative route included for going over the bridge at Swanwick, which the Working Group felt would give added benefit to the coastal route around the river. Other than this, they said that the plans look to be a great thing for the local area.

Cllr Underdown requested that officers wrote to John Truswell at Natural England to cover the point mentioned.

Cllr Thompson proposed, Cllr Ryan seconded, all agreed, and IT WAS RESOLVED that the Planning Committee accept the recommendations from the Footpaths Working Group and officers respond as agreed.

TRAFFIC ORDERS

32/29 Beaulieu Road and 33/29 Ensign Way

Cllr Ryan proposed, Cllr Thompson seconded, all agreed, and IT WAS RESOLVED that the Planning Committee support these applications.

APPLICATIONS WITHIN THE PARISH

34/29 H/19/84828 - 20 WESTFIELD CLOSE, HAMBLE, SO31 4LG

Two storey side and rear extension and front porch.

The Planning Committee did not wish to comment on this application.

35/29 F/18/84660 - SALTMAKERS HOUSE, HUNTSMAN ROAD, HAMBLE POINT MARINA, HAMBLE

Retention of a partial change of use to allow use of existing B1 office space as private hire/taxi office (sui generis).

Cllr Underdown stated that there is a certain percentage of businesses must be related to the marine industry at this location, and that subject to the percentage being met, the Planning Committee did not wish to comment on this application.

36/29 PN/19/84853 - 8 YORKE WAY, HAMBLE, SO31 4LP

Prior Notification for the construction of a single storey rear extension (depth 3.2m, height to eaves 2.6m, maximum height 3.5m).

Although this was on the agenda, Eastleigh Borough Council had confirmed that no comment was required from the Parish Council.

37/29 F/19/84817 - BANANA WHARF HAMBLE, PORT HAMBLE MARINA, SACHELL LANE, HAMBLE, SO31 4HQ

Construction of external storage building to the south side, extension to existing external decking and relocation/alterations to disabled access ramp and 2no. disabled parking bays.

The Committee disagreed that there is currently no problem with parking at this location, but they did not wish to comment on this application.

28/29 PN/19/84814 - HYS Holdings Ltd Port Hamble Marina Satchell Lane, Hamble, SO31 4NN

Prior notification: installation of roof-mounted photovoltaic panel array.

Cllr Dajka proposed, Cllr Thompson seconded, all agreed, and IT WAS RESOLVED that the Planning Committee support this application.

30/29 T/19/84882 - 10 CROWSPORT, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4HG

Oak (T1) - Fell and replace with two new standard oaks.

Cllr Ryan proposed, Cllr Dajka seconded, all agreed, and IT WAS RESOLVED that unless the tree was diseased or dangerous then permission should be refused.

31/29 F/19/84834 - Existing Lifeboat mooring south of Hamble public pontoon

Installation of a 10 x 2m pontoon between 2no existing mooring buoys.

Although the Council understood the reasons for wanting to be able to access their boats via a pontoon, its location within the protected area meant that the Council were opposed to it on policy grounds, restricting open views of the River as well as the fact it was adjacent to the Conservation Area.

Cllr Dajka seconded, all agreed, and IT WAS RESOLVED that the Planning Committee object in principle as it is within a protected area of the River under the Local Plan.

32/29 F/19/84970 - Port Hamble Marina Satchell Lane, Hamble, SO31 4QD

Erection of single storey commercial accommodation.

The Planning Committee did not wish to comment on this application.

33/29 F/19/84967 - MERCURY MARINA, SACHELL LANE, HAMBLE, SOUTHAMPTON, SO31 4HQ

Siting of portable office and storage container for temporary 3 year period.

The Planning Committee did not wish to comment on this application.

APPLICATIONS OUTSIDE THE PARISH

34/29 CS/19/85002 - Veolia WTS, Portsmouth Road, Netley Southampton SO31 8GD

Variation of condition 3 of planning permission S/11/68998 to amend the operating hours for the site until 23:00 on weekday.

The Committee decided that more information was needed to be able to comment, so asked officers to request an extension and that the application is deferred until the Full Council meeting on 11th March 2019.

DECISIONS

35/29 The Planning Committee noted the 4 decisions that were on the Agenda.

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. 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 that that the public interest in not disclosing the information out-weights the public interest in disclosing the information.

Cllr Underdown proposed, Cllr Woodall seconded, all agreed, and IT WAS RESOLVED that in view of the confidential nature of the business to be discussed the public and press be excluded.

36/29 Approve Exempt Minutes

There were no Exempt Minutes from the last meeting.

37/29 Enforcement Cases

The Deputy Clerk updated members on two enforcement cases, which were noted by the Committee.

The meeting closed at 7.54pm





**In the High Court of Justice
Queen's Bench Division
Planning Court**

CO/371/2019

In the matter of a claim for Planning Statutory Review

EASTLEIGH BOROUGH COUNCIL

Claimant

versus

**(1) SECRETARY OF STATE FOR HOUSING, COMMUNITIES
AND LOCAL GOVERNMENT
(2) ROBERT JACK JANAWAY
(3) SIMON PETER BULL**

Defendants

**Application for permission to apply for Planning Statutory Review
NOTIFICATION of the Judge's decision (CPR PD 8C 7.1 to 7.8)**

Following consideration of the documents lodged by the Claimant and the Acknowledgements of service filed by the Defendants;

Order by the Honourable Mrs Justice Lang DBE

Permission is hereby granted

Case management directions

- The Defendants and any other person served with the claim form who wishes to contest the claim or support it on additional grounds must file and serve detailed grounds for contesting the claim or supporting it on additional grounds and any written evidence, within 35 days of service of this order.
- The Claimant must file and serve any reply and any further evidence within 21 days of the service of detailed grounds for contesting the claim.
- The Claimant must file and serve a trial bundle not less than 4 weeks before the date of the hearing of the planning statutory review.
- The Claimant must file and serve a skeleton argument not less than 21 days before the date of the hearing of the planning statutory review.
- The Defendants must file and serve skeleton arguments not less than 14 days before the date of the hearing of the planning statutory review.
- The Claimant must file an agreed bundle of authorities, not less than 5 days before the date of the hearing of the planning statutory review.

Listing Directions

The application is to be listed for 1½ days; the parties to provide a written time estimate within 7 days of service of this order if they disagree with this direction.

Case NOT suitable for hearing by a Deputy High Court Judge*

[*Tick if applicable]

Directions as to venue, if applicable:

Observations:

Signed *Steven A. Lag*
19.3.19

The date of service of this order is calculated from the date in the section below

For completion by the Planning Court

Sent / Handed to the Claimant and Defendants / the Claimant's and Defendants' solicitors on (date):

Solicitors:
Ref No.

19 MAR 2019

Notes for the Claimant

- You are reminded of your obligation to reconsider the merits of your claim on receipt of the Defendants' evidence.

**World War II pillbox, Satchell Lane, Hamble.
Correspondence between local resident and Historic England**

7 March 2019

Thank you for your application for the assessment of World War II pillbox, Satchell Lane, Hamble for listing. We appreciate your time and enthusiasm spent considering places that could be added to the National Heritage List for England.

We have now carefully considered the contents of your application. Unfortunately, the current circumstances of World War II pillbox, Satchell Lane, Hamble do not fall into any of the three categories used by the Department for Digital, Culture, Media and Sport to prioritise designation resources on those sites that are most in need of protection. Those categories are:

1. **Threat:** any candidate for designation demonstrably under serious threat of demolition or major alteration
2. **Strategic Priority:** any candidate for designation of a type that is a strategic designation priority under the Historic England Action Plan, Historic England's programme of strategic work. You can find a list of this year's projects on our website
3. **Evident Significance:** any building or site that possesses evident significance that makes it obviously worthy of inclusion on the National Heritage List for England

Historic England is therefore currently unable to take your application further. Should the situation change, particularly with regard to any specific threat to the building, you could submit a new application in the future.

There are other approaches to the protection of this building that you can take. Your local authority can advise you on the local designation options available, and you may wish to speak to your local Historic Environment Records Officer or conservation group for advice on such matters. Please click on the link below to download our 'Frequently Asked Questions' document for further information:

<http://services.historicengland.org.uk/webfiles/GetFiles.aspx?av=27CB86CE-3654-4DE1-89F3-6DAD1B2E1104&cn=2F74C095-B7E1-4B4C-93CA-A04E5DAC4413> Please consult our website for more information at <https://historicengland.org.uk/>.

We are sorry if this is a disappointing response. Historic England administers a large number of applications for designation on behalf of the Department for Culture, Media and Sport. The Department has decided that the finite resources available for the assessment of designation applications have to be prioritised to the categories most in need of attention. All applications are rigorously assessed on their individual merits - please see our website for further explanation of the criteria used to decide on designation, and for guidance on submitting designation applications. Answers to additional questions that you may have can also be found in the 'Frequently Asked Questions' document.

Sent: 07 March 2019

As you say in your e-mail I am very disappointed that the pillbox has not been granted the status of a listed building. I am at a loss to see why you think the pillbox is not under threat, which is set out as one of your conditions, as the adjacent field is to be developed with 70 new houses and the entrance to this field from Satchell Lane is to be created at the site where the building stands. If the building is demolished to make way for this new entrance I would hate to have to write to you and say told you so. Furthermore the pillbox guards the pumping station which is still in situ across the road, which was used to pump fuel to the Normandy beaches via the Pluto pipeline, this is not just any pillbox!

I would reiterate that the developers have referred to the pillbox as an "air raid shelter", therefore making it seem less significant. This would suggest that if they found it in their way they would not require permission to demolish it. I would therefore like to appeal your decision.

I look forward to hearing your comments.

13 March 2019

Thank you for your email of 7 March regarding the proposal to list the pillbox on Stachell Lane in Hamble. I regret that the reply would seem disappointing.

One of the criteria elements under which a building or structure would qualify for a listing assessment is the presence of a direct planning threat, such as demolition. If you can demonstrate the current planning proposal involves the removal or demolition of the pillbox, then it would qualify for a listing assessment. Development in an adjacent area or development around the structure, however, would not count as a threat under this element of criteria.

The landscape in which the pillbox is situated strongly featured wartime activity; as was represented in the airfield or the PLUTO pumping station. However, for the purposes of listing, there must be surviving structures from that time in order to provide historically associative value for the pillbox. If you can demonstrate that there are structural remains from World War II that are associated with the pillbox, then that would provide grounds for potential listing.

World War II pillboxes survive in considerable numbers nationally. Where numerous examples of one building type exist, it is the stated policy to list only the most representative or most significant example of the type. In your application you would have to demonstrate that the pillbox in Satchell Lane is a particularly good example of the type, that is has design significance, and survives relatively intact. One single photograph was provided with your application, and no accompanying description; this unfortunately did not provide sufficient information to support a claim of special significance for the pillbox.

But please note that we would be happy to concur with the County Archaeologist, that the pillbox is locally significant, is of some importance as representing World War II, and that its retention in any future plans would be welcome.

13 March 2019

Thank you for your e-mail regarding the Hamble pillbox. You mention in your e-mail that I only supplied one photograph of the pillbox, this is not quite correct, I only managed to upload one photograph to your web-site, this may be my poor computer skills or your web-site, but I did send a number of photographs and maps showing the position of the pillbox and the area of the new development of 70 houses adjacent to the pillbox recorded delivery post.

I am sending you four more photographs, an aerial photo of the area showing the position of the pillbox and the pumping station and the associated four underground storage tanks, google images of the pumping station as it is now and an extract concerning the Hamble oil terminal. I accept that the airfield now shows very few WWII structures as the sites of the hangers and other buildings have all been built on, only the grass air strip remains. However, the WWII pumping station and the four underground tanks are not only still in situ but are in use by ESSO to store aviation fuel and pump it via a pipeline to Heathrow and Gatwick airports. It is my belief that the pillbox guards the road to the pumping station and therefore worthy of preservation. The pillbox is at present overgrown but this may have saved it from acts of vandalism.

Planning has been granted to construct 70 houses in the adjacent field and the proposed entrance to this field is going to be in close proximity to the pillbox. The developers refer to the pillbox as an air-raid shelter and I feel if it were to be in their way an accident with a JCB could easily occur. Therefore I would suggest that the pillbox is in a threatened position.

I shall forward the afore mentioned photographs for your attention by recorded "Snail Mail" in the near future.

14 March 2019

Thank you for your email. I am sorry that you had problems uploading photographs to the system. We look forward to receiving the further photographs and information, and we will be happy to reconsider your application.