

HAMBLE-LE-RICE PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE HELD ON MONDAY, 26TH FEBRUARY 2018 AT THE ROY UNDERDOWN PAVILION, COLLEGE PLAYING FIELDS, BARON ROAD, HAMBLE-LE-RICE AT 7.00 PM

PRESENT:

Cllr J Dajka
Cllr I James
Cllr D Rolfe
Cllr A Thompson
Cllr I Underdown

In Attendance

Mrs A Jobling – Clerk to the Council
Mrs J Symes – Assistant Clerk to the Council
Mrs J Panakis – Minutes Secretary
Cllr M Cross (In attendance in the public gallery)
1 member of the public

Welcome

1/2/18 The Clerk welcomed everyone to the first meeting of the Planning Committee.

Apologies for absence

2/2/18 All members of the Committee were present.

Election of Chair

3/2/18 Cllr Dajka proposed, Cllr Thompson seconded, all agreed, and **IT WAS RESOLVED** that Cllr I Underdown be Chair of the Planning Committee.

Declaration of Interest

4/2/18 Cllr James declared an interest in the Royal Southern Yacht Club. Cllr Dajka declared an interest in the Royal Southern Yacht Club and an interest in Item 7 (planning application at 37 Verdon Avenue). Cllr Underdown declared dispensations relating to the Foreshore and Dinghy Park and the River Hamble. Cllr Thompson declared an interest in the developers Foreman Homes.

Minutes to Accept

5/2/18 This being the first meeting of the Planning Committee, there were no previous minutes to approve.

Public Session

6/2/18 **Previous Planning Application at 48 Satchell Lane.** The owner of this property spoke to the Council about alterations to the original planning application, following the points raised by Hamble Parish Council. The applicant had made the following changes: vehicular access moved from the rear to the front of the property, (trees had been removed to facilitate this);

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side extension had been reduced in size to reduce bulk and the front door moved from the right to the left hand side of the property creating a better aesthetic visual balance and moving the bulk of the building line away from Oakwood road; the existing garage will be demolished; a fence erected around the property and new trees planted. Councillors discussed the changes and agreed that the design now ameliorated their original concerns.

The Clerk thanked the owner of the property for attending and suggested that they submit the revised planning application.

The owner of 48 Satchell Lane left the meeting at 7.16 pm.

Applications in the Parish

7/2/18 H/18/82366 Two storey and single storey rear extensions, following removal of existing building at 37 Verdon Avenue, Hamble-Le-Rice, Southampton SO31 4HW.

Cllr Dajka left the meeting whilst this was being discussed.

Cllr Rolfe proposed, Cllr Thompson seconded, Cllr Dajka was not present to vote, and **IT WAS RESOLVED** that the Council had no objections and leave the decision to be made by the appropriate officer.

CLERK

8/2/18 T/17/82146 T1 and T2 – Prune back 2m from branch tip over The Old Fire Station. T3 and T4 - Prune back 3m from branch tip over The Old Fire Station.

Cllr Underdown proposed, Cllr Thompson seconded, and **IT WAS RESOLVED** that the Council requested that the minimum of work be done as the proposed reductions were considered too drastic and that the trees be sympathetically reshaped on the advice of the arboriculturist.

CLERK

Applications outside the Parish

9/2/18 F/17/82001 Osborne Quarters – update. This planning application will go before the Local Area Committee on 22nd March 2018: the Officer's recommendations should be available approximately a week beforehand.

Miscellaneous

10/2/18 **Correspondence from MDL regarding the Mercury Marina Proposal.** The Council had received a letter and a supporting document entitled 'Key Facts' from MDL. The Clerk advised that there the inaccuracies relating to the We R Hamble Survey had been notified to MDL. After discussing the documents, the Committee agreed to reply to MDL on the following points:

- MDL are drawing conclusions from the results of the WeRHamble consultation which are not accurate; the number quoted was incorrect and it implies that all the people stating that they enjoyed the walking and leisure opportunities in the village were in support of the proposals. This is extrapolating from the survey inaccurately.
- The perception that was referred to in the documentation that the Mercury Marina site has deteriorated is due to lack of investment by MDL. The Council also were aware that MDL had obtained planning permission some while ago to improve the site, but this had not been actioned. Had the consent been pursued the buildings and site would be in better order.

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- Mercury Marina is popular especially within the sailing community, as it provides a rural marina experience. It is a unique marina environment which has great appeal to existing customers and potential future customers. The removal of the lifting facility will result in a reduction in usage but not because the marine is not fit for purpose but because facilities have been withdrawn.

The 'Key Facts Documents':

- The Council believe that Mercury Marina is well used and, in fact, at full capacity at present. This reflects feedback from staff on the site.
- Planning Policy: the Council does not consider the site to be in conformity with the NPPF as part of the site is designated as strategic gap (Countryside gap in the emerging Local Plan). Proposals that reduce the traditional boat building/boat yard functions would be harmful to the local economy.
- Enabling Homes: The emerging Local Plan has allocated sufficient housing land to meet the Strategic Housing Market Needs Assessment without residential housing on this site. Ahead of the Plans adoption the council has been able at appeal to demonstrate a 5-year housing land supply.
- Transport: The site will result in additional car movements along Hamble Lane and the measures within the proposals do not address this adequately. Furthermore the suggestion of an 'electric vehicle' to transport people to Hamble village centre recognises that as a residential site it is not sustainable. When the Doctors Surgery was built a similar arrangement was proposed and did not happen. Development should be sustainable in location terms.

The Clerk agreed to draft a response to MDL. The Clerk also recommended, and the Committee agreed, that an invitation be extended to MDL to update Council on their proposals.

CLERK

11/2/18 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 Rolfe 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.

The matter to be discussed was as follows: Enforcement Cases.

The Meeting Closed at 8 pm.

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