

HAMBLE-LE-RICE PARISH COUNCIL

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

PRESENT:

Cllr I Underdown (Chair)
Cllr I James
Cllr D Rolfe
Cllr A Thompson

In Attendance

Mrs A Jobling – Clerk to the Council
Mrs J Symes – Assistant Clerk to the Council
Mrs J Panakis – Minutes Secretary
6 members of the public

Welcome

14/3/18 Cllr Underdown welcomed all present to the meeting.

Apologies for absence

15/3/18 Apologies for absence were received from Cllr J Dajka.

Declaration of Interest

16/3/18 Cllr James declared a dispensation relating to the Royal Southern Yacht Club. 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 of the Planning Committee held on 26th February 2018 and Exempt Minutes of the Planning Committee held on 26th February 2018

17/3/18 The Clerk said there had been one small amendment to both sets of minutes - Cllr Cross was recorded as in attendance at the meeting, and next to this information the words "in the public gallery" were added. Cllr Rolfe proposed, Cllr Thompson seconded, all agreed, and IT WAS RESOLVED that the Minutes of the Planning Committee held on 26th February 2018 and the Exempt Minutes of the Planning Committee held on 26th February 2018 be accepted as a true record. The Minutes were then signed by the Chairman.

Public Session

18/3/18 Abbey Court –A member of the public raised concerns about various aspects of the planning application submitted for this property. (1) The height of the proposed new development would dominate his back garden and affect his outlook; (2) It was unclear whether the application included a balcony on the extension or not and if this was the case, this would intrude on his privacy; (3) The design proposal for one side of the property had an industrial appearance, and would not blend in with the character of the village in general; (4) It appeared that the Church has agreed with the planning application; (5) The development is very close to a conservation area.

Chairman's Signature:

Date:

Abbey Court - Another member of the public endorsed all that the first person had said and added that the proposed design increased both the height and volume of the building.

Riverside – Several residents close to this site attended to speak to the Council about the effect of this development. One gave some history and background to the development of this site, which commenced with a planning application in 2013 to change 9 old style holiday homes to 24 new ones. In 2014 eight old style buildings were replaced with 6 new style park homes.

The concerns expressed by the residents were:

- The size and height of these new homes, which is not specified in the planning application. The old units were approx. 12ft wide x 30ft long, the new ones are 20ft wide x 50ft long.
- If these became residential premises, there would be a loss of holiday accommodation in the area and it will set a precedent for development on the remaining site. If the present planning application is approved a gated site with 30 residential homes will be created, which will not have gone through a proper planning assessment, or any consideration given to the impact on public open space, the site being close to a SSSI area.
- There has been no environmental and ecological habitat assessment of the site and how such a new development would affect it. It was also queried whether the Oak trees in the area had Tree Preservation Orders on them.
- A considerable amount of soil has been moved to the lowest point of the site and now looms over the three properties in Kingfisher Close, negatively affecting their privacy.
- There is no retention system to stop the earth sliding into the back gardens.
- No drainage system has been installed to prevent flooding into the back gardens of these properties during heavy rainfall. The gardens of a number adjoining properties are lower than the site, therefore, rain water run-off will collect there.
- Large trees and shrubs have been removed from the site, which had originally provided the homes in Kingfisher Close with some screening between them and Riverside Caravan Park. Additionally, the removal of this vegetation further increased the likelihood of flooding into their back gardens. This work will also result in the loss of the current wild life corridor.

It appeared that Planning Permission had been granted but the imposed conditions had not been discharged before work started on the site and Retrospective Planning application had been allowed. Mercury Area Residents Association have requested full details of this situation under the Freedom of Information Act, but this information was still awaited. The residents requested help from Hamble Parish Council in addressing their grievances. At present the site owner has been required to lower soil level by 0.5 m – but in the resident's opinion this was still too high and a lot of work will be required just to achieve this.

Three members of the public left the meeting at 7.35 pm.

Chairman's Signature:

Date: 9/2/20.....

Applications in the Parish

19/3/18 F/18/82520 Abbey Court, School Lane, Hamble-Le-Rice, Southampton SO31 4JD. Demolition of existing detached dwelling and erection of replacement 2 storey dwelling, including replacement garden room and associated landscaping and parking.

The Clerk commented that this was a second application and that the residents who spoke to the application had given a good overview of the situation. The applicant had dealt with the objections to the first application by moving the building line away from the church boundary, but this had moved the building closer to neighbouring properties. The application had been considered by the Design Panel who had approved of the new design, however, this was a matter of professional opinion.

Cllr Rolfe proposed, Cllr Thompson seconded, all agreed and IT WAS RESOLVED that the Council objected to the application on the grounds that the building was inappropriate in design (which was more in keeping with a commercial or industrial unit), given its proximity to both an ancient monument and a conservation area; it was too close to neighbouring properties; the proposed height and volume were excessive. The size and volume of the building meant that construction would extend right out to the plot boundaries. In addition, the submitted design was ambiguous as to whether a balcony was proposed or not at first floor level, and if this was proposed, the Council were concerned that this would over look neighbouring properties.

CLERK

20/3/18 F/18/82639 Riverside Caravan Park, Satchell Lane, Hamble-Le-Rice, Southampton SO31 4HR. Change of use of land to residential caravan park. It was noted that no design had been submitted as to what a residential park would look like and where the hard standings would be located.

Cllr Underdown proposed, Cllr James seconded, all agreed, and IT WAS RESOLVED that the Council objected to the change of use of Riverside Caravan Park as the area was not suitable for residential use due to lack of amenities near-by.

CLERK

7.55 pm The final member of the public left the meeting.

21/3/18 H/18/82566 7 Tutor Close, Hamble-Le-Rice, Southampton SO31 4RU. Two storey and first floor side extension.

Cllr Thompson proposed, Cllr Rolfe seconded, all agreed, and IT WAS RESOLVED that the Council supported this planning application.

CLERK

22/3/18 RM/18/82519 Creek Cottage, 58 Satchell Lane, Hamble-Le-Rice, Southampton SO31 4HL. Reserved matters application for appearance, landscaping, layout and scale (pursuant to planning permission O/17/80438 for construction of 4 No dwellings).

Cllr Underdown proposed, Cllr Thompson seconded, all agreed, and IT WAS RESOLVED that the Council supported the application but strongly suggested that the screening comprised of native, robust trees which would assist drainage problems, that they were properly staked and protected.

CLERK

Chairman's Signature:

Date:

23/3/18 *Wessex Manor, Satchell Lane, Hamble-Le-Rice, Southampton SO31 4HS. Notification of intent: Oak (Tree 1) – remove 1 x low lying branch from tree; Silver Birch (Tree 2) – remove main silver birch trunk and associated branches; Oak (Tree 3) fell; Silver Birch x 3 (Tree 4) – fell.*

This application was submitted by Osborne Infrastructures of Reigate and it was presumed that they were acting as agents for Network Rail. A thorough ecological impact assessment had been made of the site and a further assessment was planned again before work commenced, to ensure that there were no Great Crested Newts there. The Clerk was requested to obtain more information about the client and what the process this work would follow. **CLERK**

Cllr Rolfe proposed, Cllr Thompson seconded, all agreed, and IT WAS RESOLVED that the Council supported the application and requested that as this was an ecologically sensitive site, that every effort was taken to ensure that the site's ecology was preserved throughout the works. **CLERK**

24/3/18 *X/18/82638 16 Crowsport, Hamble-Le-Rice, Southampton SO31 4. Relief of condition 8 of planning permission C/16/78927 to allow revised privacy screen.*

Cllr Rolfe proposed, Cllr James seconded, all agreed, and IT WAS RESOLVED that the Council did not support this application to reduce the height of the privacy screen to 1.1 m and recommended that the screen remained at 1.5 m in height. **CLERK**

Applications outside the Parish

25/3/18 *F/18/82298 Deacons Boatyard, Bridge Road, Bursledon, Southampton SO31 8AZ. Reconfiguration of A, B and C pontoons and removal of Y line pontoon, and reconfiguration of bridge access to C, D and E pontoons.*

The Clerk advised the Committee that the time limit for comments on this application was now closed. It had not been referred originally to Hamble Parish Council. Hamble River Valley Forum had commented on the application, saying that all Parish Councils in the Forum had unanimously opposed the application. As Hamble Parish Council had not originally been given an opportunity to comment, it would be advisable to document the Parish Council's opinion of the application.

Cllr Underdown proposed, Cllr Thompson seconded, all agreed, and IT WAS RESOLVED that the Council objected to this application on the grounds that the changes would close off an inshore channel and this would compromise safety, particularly of smaller craft, in the river. **CLERK**

Decisions and Appeals

26/3/18 *O/17/80319 Land at Satchell Lane, Hamble-Le-Rice, Southampton SO31 4HP. Outline application: development of up to 70 dwellings with associated access, public open space, landscaping and amenity areas (all matters reserved except for access). Appellant's name: S Bull; Planning Inspectorate appeal reference: APP/W1715/W/18/3194846; Appeal start date: 22 February 2018.*

8.17 pm Cllr Thompson left the room.

Cllr Underdown proposed, Cllr James seconded, all agreed, and IT WAS RESOLVED that the Council objected to this planning application on the grounds cited by the Parish Council when the

Chairman's Signature:

Date:

original planning application was made. The Clerk was asked to re-submit these objections to the Inspectorate and to attend the enquiry on behalf of the Parish Council. **CLERK**

8.20 pm Cllr Thompson re-joined the committee meeting

Miscellaneous

27/3/18 Hamble Lane Designated Diversion Route. There had been an occasion recently when Hamble Lane had to be closed and a diversion route set up. The diversion route was inadequate and there had been traffic chaos. Following this the Clerk had contacted Hampshire County Council's Traffic Division to query the lack of a proper diversion and discovered that there was not a designated diversion route in place for Hamble Lane. The Clerk was asked to pursue, with Hampshire County Council's Highways, the establishment of an agreed diversion route and to ask them to ensure that any future works on Hamble Lane be traffic controlled, and should be staffed between morning and evening rush hours **CLERK**

Exempt Business

28/3/18 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 the public interest in not disclosing the information out-weights the public interest in disclosing the information.

Cllr Underdown proposed, Cllr Thompson 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 8.28 pm.

Chairman's Signature:

Date: