

BURSLEDON, HAMBLE-LE-RICE AND HOUND LOCAL AREA
COMMITTEE

Thursday, 5 September 2024 (6:00 pm – 8:10 pm)

PRESENT:

Councillor Craig (Chair); Councillors Holes, Cross and O'Sullivan

Apologies for absence were received from Councillors Holland and Jarvis

RESOLVED ITEMS (SUBJECT TO QUESTIONS ONLY)

255. PUBLIC PARTICIPATION

There was no public participation on this occasion.

256. DECLARATIONS OF INTEREST

Councillor O'Sullivan declared a personal interest in Item 12 on the Agenda as she lives in the same street, but was not adjacent to the property. She did not know the applicant personally, so felt able to take part in the debate and vote.

257. MINUTES OF PREVIOUS MEETING

RESOLVED

That the minutes of the meeting held on 18 July 2024 be approved as correct.

258. CHAIR'S ANNOUNCEMENTS

There were no Chair's announcements on this occasion.

259. MOTION - LOWFORD CROSSING

Councillor Holes, seconded by Councillor O'Sullivan, moved the following motion:

Further to the Motion approved by the Bursledon, Hamble-Le-Rice and Hound Local Area Committee last year which resulted in limited improvements, the Local Area committee is concerned that the zebra crossing on Portsmouth Road, Lowford is still a very dangerous crossing for all those using it, despite Hampshire County Council recently making some changes to it.

In addition the protection for local school children has reduced, and risk to pedestrians increased, with the loss of one of the school crossing patrol officers in recent months.

The Bursledon, Hamble-Le-Rice and Hound Local Area Committee resolve to:

1. Ask the County Council to revisit this site to make it safe for all those using it.
2. Take the opportunity to discuss the issues with local councillors.

RESOLVED –

That the motion be approved.

260. MOTION - REMOVAL OF POST BOX

Councillor Craig, seconded by Councillor Holes, moved the following motion:

The Bursledon, Hamble-Le-Rice and Hound Local Area Committee was recently surprised and shocked that Royal Mail decided to remove a much used post box with no consultation or notice.

This post box was used by many of the vulnerable in the community when visiting the shops or getting the bus from the village, as well as local businesses.

It was the only post box in and around Bursledon not at the top of a hill and it was the only one in the village centre.

The Local Area Committee (LAC) resolve to ask that:

1. Royal Mail review this site at Lowford and meet with councillors to discuss a way forward.
3. Royal Mail confirm, that prior to removing services across the Borough in the future, they agree to consult with councillors and the community before making a final decision to remove them.

The Bursledon Hamble and Hound Local Area Committee also resolves that, as the post box is badly missed and needed the LAC offers two options:

1. The entrance to the Lowford Community Centre (previously rejected).

The clear advantage being that the land is owned by Eastleigh Borough Council, who is asking for the return of the post box and

could be easily accessed by Royal Mail as they already pull up in the centre car park to let workers out to deliver post.

2. The pavement outside One Stop.

It is also a suitable location as it is central to the village and the pavement is wide enough to take it without hindering the thoroughfare.

The Bursledon, Hamble-Le-Rice and Hound Local Area Committee requested that the Local Area Manager, in conjunction with the Chair, follow up the motion above with Royal Mail.

RESOLVED –

That the motion be approved.

261. REPORT OF THE LOCAL AREA MANAGER

Consideration was given to the report of the Local Area Manager (Agenda Item 8) that contained recommendations for expenditure from the Committee's developer contributions, and the proposed fees and charges for 2024/25.

The Chair queried where the history of Hound book was to be stored and who was able to use it.

The Local Area Manager agreed to find out where it was to be kept, and if members of the public would be able to use it.

RESOLVED –

That the Committee:

- (1) **Approved the grant request of £500 from the revenue budget towards the creation of a history of Hound book;**
- (2) **Approved the proposed fees and charges for 2024/25 set out in Appendix 1; and**
- (3) **Noted the achievements in the local area supported by the Local Area Committee (LAC), highlighted in Appendix 2.**

262. PRESENTATION ON PLANNING GUIDELINES

The Senior Planning Officer gave a short presentation on guidelines that had to be taken into account when determining planning applications; in particular the issues that could, and could not, be taken into account. This was set against the broader policy framework.

263. PLANNING APPLICATION - ST ANDREWS BUILDINGS, HIGH STREET, HAMBLE-LE-RICE - F/24/97159

The Committee considered the report of the Service Director for Planning and Environment (Agenda Item 10) concerning an application for single and two-storey rear extension following demolition of existing rear extensions, addition of new roof to existing side projection, elevational alterations, and partial conversion and internal reconfiguration of building to provide 5no. residential flats, with existing 2no. commercial units to be retained (amended description). (Ref: F/24/97159).

The Committee was updated that:

- Three additional letters of representation had been received - one in support and two others raising questions in relation to the proposals.
- Revised Condition 8 to read: "The rear window serving the bedroom of Flat 1 (denoted as 'frosted glass' on approved drawing no. 211 Revision B) shall be obscure glazed to a minimum of Pilkington's level 3 or equivalent and shall be inward opening only with the opening element restricted to no more than 100mm. Once installed, the window shall be permanently maintained in that condition. Reason: In the interests of residential amenity."

There was lengthy debate where the Committee raised concerns about deliveries to the site during peak hours, lack of amenity space for three of the flats, and the window to flat 1 overlooking St Andrew's Gardens if opened.

Councillor Holes proposed an amendment to Condition 8, which was seconded by Councillor O'Sullivan, to require the north facing bedroom window of Flat 1 to be obscure glazed and fixed shut. The Committee voted unanimously for the condition.

Councillor Holes proposed an amendment, which was seconded by Councillor O'Sullivan, for changes to Condition 3 to include appropriate mitigation measures for any construction traffic and deliveries that may take place during peak school hours. The Committee voted unanimously for the condition.

RESOLVED -

That permission be delegated back to the Planning Manager in conjunction with the Chair and Vice-Chair to PERMIT subject to the conditions as set out, with changes to Condition 3 to include appropriate mitigation measures for any construction traffic and deliveries that may take place during peak school hours, and Condition 8 to require the north facing bedroom window of Flat 1 to be obscure glazed and fixed shut.

(NOTE: One member of the public spoke in objection of the application and one statement was read out on behalf of a member of the public. The objections cited concerns, that included but were not limited to, the proposed window of flat 1 overlooking St Andrew's Gardens, removal of the fence and the visual impact on St Andrew's Gardens, accuracy of the proposed north and west elevation drawings, access to St Andrew's Gardens, including for emergency services vehicles, and landscaping.

The agent to the applicant spoke in support of the application.)

264. PLANNING APPLICATION - CHERRY COURT, SALTERNS LANE, BURSLEDON, SO31 8DH - F/24/97376

The Committee considered the report of the Service Director for Planning and Environment (Agenda Item 11) concerning an application for construction of 7 bedroom detached dwelling over three levels and associated landscaping following demolition of existing dwelling. (Ref: F/24/97376).

The Committee was updated that:

- Two further representations had been received, one from a previous commenter, and one new. No new issues were raised.
- No comments had been provided by landscape team.
- Bursledon Parish were unable to provide comments.

There was lengthy debate where the Committee raised concerns about the Old Bursledon Conservation and Special Policy not being implemented and whether there were strong enough reasons for demolition, the size, bulk and look of the proposed building, light intrusion, access to the site for lorries, lack of landscaping plans, building is out of keeping with the area, visual impact and light pollution on the river.

RESOLVED -

That permission be delegated back to the Planning Manager in consultation with all members of the committee present to REFUSE on the grounds of: size, scale, bulk, form and appearance and the resulting impact upon the character of the Old Bursledon Conservation and Special Policy Areas; impact upon views from the River Hamble; and inadequate justification for demolition of a building within a conservation area (final wording to be agreed).

(NOTE: One member of the public spoke in objection of the application and one statement was read out on behalf of a member of the public. The objections cited concerns, that included but were not limited to, light intrusion, misrepresentation of information, building is out of character with

the local area, lack of detailed landscaping proposals, demolition of the property instead of renovation, boxy style and build of the design, further development of the site, and damage of plant traffic to the verges and walls in the lane.

The architect spoke in support of the application.)

265. PLANNING APPLICATION - NETLEY GREEN COTTAGE, LOWFORD HILL, BURSLEDON, SO31 8ER - H/24/97802

The Committee considered the report of the Service Director for Planning and Environment (Agenda Item 12) concerning an application for erection of outbuilding comprising of a garage, workshop and home office in rear garden (Revised scheme to application approved under H/24/96802).(Ref H/24/96802).

There were no updates.

RESOLVED -

That permission be PERMITTED subject to the conditions set out within the report (Agenda Item 12).

(NOTE: Councillor O’Sullivan declared a personal interest in Item 12 on the Agenda as she lives in the same street, but was not adjacent to the property. She did not know the applicant personally, so felt able to take part in the debate and vote.)