

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

Thursday, 27 March 2025 (6:03 pm – 9:02 pm)

PRESENT:

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

RESOLVED ITEMS (SUBJECT TO QUESTIONS ONLY)

275. PUBLIC PARTICIPATION

There was no public participation on this occasion.

276. DECLARATIONS OF INTEREST

Councillor Craig declared a personal interest in Item 12 on the Agenda as the property in the application is in the same street as a property she owns, although not in close proximity. She still felt able to take part in the debate and vote.

277. MINUTES OF PREVIOUS MEETING

RESOLVED

That the minutes of the meeting held on 21 November 2024 be approved as correct.

278. CHAIR'S ANNOUNCEMENTS

The Chair thanked Councillor Jarvis for her work on the Bursledon, Hamble-Le-Rice and Hound Local Area Committee (BHH LAC), and welcomed Councillor Bains to the Committee.

The Chair informed the BHH LAC of the sad passing of Councillor Jane Welsh, who was a serving councillor in the Hedge End, West End and Botley area.

The Committee held a minute silence in memory of Councillor Welsh.

279. REPORT OF THE LOCAL AREA MANAGER

Consideration was given to the report of the Local Area Manager (Agenda Item 6) that contained recommendations for expenditure from the Committee's developer contributions.

The Local Area Manager provided the following updates to the report:

- Recommendation 2 would be funded by reserves, and not revenue budget.
- Recommendation 3, £42,700 would be funded by revenue budget and £5,795 would be funded by reserves.
- Recommendation 5 – the spring clean project – would be funded by reserves.

RESOLVED –

That the Committee:

- (1) approved the Bursledon, Hamble, and Hound (BHH) Local Area Action plan for 2025/2026 as shown in Appendix 1 for adoption and publication;**
- (2) approved the allocation of £5,000 from the reserves to continue the walk and talk programme;**
- (3) approved the allocation of £42,700 from the revenue budget and £5,795 from the reserves for the annual Youth Options outreach and school holiday 25/26 programmes;**
- (4) approved the allocation of £25,000 from developer contributions to the Hampshire Building Preservation Trust for the management of Bursledon Windmill;**
- (5) approved the allocation of £6,000 from the reserves to deliver the annual Spring clean event in Pilands Wood;**
- (6) noted the allocation of £909 from the revenue budget for the installation, repair, and removal of fencing at Hamble Point, Hound Gardens, Langtry Crescent, and Verdon Avenue;**
- (7) approved the allocation of £415 from the revenue budget to install a post bin at Woodside Court, Netley;**
- (8) approved the allocation of £56,000 from developer contributions to enhance the play area at King George V, Bursledon;**
- (9) approved the allocation £33,804 from developer contributions to Hamble Parish Council to install fifteen interpretation boards in Hamble;**
- (10) approved the allocation of £10,739 from developer contributions to install six planters across the peninsular and**
- (11) noted the achievements in the local area supported by the Local Area Committee (LAC), highlighted in Appendix 2.**

280. PRESENTATION ON PLANNING GUIDELINES

The Principal 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.

281. PLANNING APPLICATION - POLICE TRAINING CENTRE, ROYAL VICTORIA COUNTRY PARK, NETLEY ABBEY, SO31 4TS - F/25/98808

The Committee considered the report of the Head of Development Management (Agenda Item 8) concerning an application for erection of 3.0 metre high steel mesh security fence to site boundaries at Police Training Centre, Royal Victoria Country Park, Netley Abbey, SO31 4TS, with vehicular entrance gates, and widening of access drive from Hamble Lane. (F/25/98808).

The Committee was updated that there was no objection from the landscape team.

Councillors raised concerns about the use of the emergency exit and spikes on the fence.

The Chair suggested that there should be better communication with neighbours around the use of the emergency access, and any events that may increase its use.

RESOLVED -

That permission be GRANTED as set out in the report, with addition of a note to applicant regarding considerate use of the Albert Avenue/Hound Road site access.

(NOTE: One statement was read out and five people spoke in objection to Agenda Items 8 and 9, citing concerns that included but were not limited to, the fence being too high, concerns wildlife would run into it, waste of public money, concerns the police training centre were trying to isolate themselves, Hound Road access being abused by staff, lack of notice, road visibility, public safety during training exercises, emergency exit usage increasing, spiked toppers on the fence are a danger to children and public, and the public having no escape whilst walking by the fence.

The Head of Estate and Facilities Management and the Superintendent for Hampshire and Isle of Wight Constabulary spoke in support of the application, citing the need to separate the public from any training exercises to ensure their safety, safeguarding of staff and public, safety of the site and access, improvements to entrances ensuring Hamble Lane entrance would be more robust, and the need to help prevent people seeing or videoing things they should not.)

282. PLANNING APPLICATION - POLICE TRAINING CENTRE, ROYAL VICTORIA COUNTRY PARK, NETLEY ABBEY, SO31 4TS - L/25/98812

The Committee considered the report of the Head of Development Management (Agenda Item 9) concerning an application for erection of 3.0 metre high steel mesh security fence to site boundaries at Police Training Centre, Royal Victoria Country Park, Netley Abbey, SO31 4TS, with vehicular entrance gates, and widening of access drive from Hamble Lane. (L/25/98812).

There were no updates.

RESOLVED -

That Listed Building Consent be GRANTED as set out within the report.

(NOTE: One statement was read out and five people spoke in objection to Agenda Items 8 and 9, citing concerns that included but were not limited to, the fence being too high, concerns wildlife would run into it, waste of public money, concerns the police training centre were trying to isolate themselves, Hound Road access being abused by staff, lack of notice, road visibility, public safety during training exercises, emergency exit usage increasing, spiked toppers on the fence are a danger to children and public, and the public having no escape whilst walking by the fence.

The Head of Estate and Facilities Management and the Superintendent for Hampshire and Isle of Wight Constabulary spoke in support of the application, citing the need to separate the public from any training exercises to ensure their safety, safeguarding of staff and public, safety of the site and access, improvements to entrances ensuring Hamble Lane entrance would be more robust, and the need to help prevent people seeing or videoing things they should not.)

283. PLANNING APPLICATION - 1 ROPE WALK, HAMBLE-LE-RICE, SO31 4HB - F/24/98647

The Committee considered the report of the Head of Development Management (Agenda Item 10) concerning an application for proposed Change of Use from Restaurant to 2 No. Residential Dwellings (1 No. 2-bedroom and 1 No. 4- bedroom) at 1 Rope Walk, Hamble-Le-Rice, SO31 4HB, with Two-Storey Rear Extension, Removal of Existing Pitched Roof, New Pitched Roof, External Alterations to Openings and Internal Alteration only as necessary to facilitate Change of Use. (F/24/98647).

The Committee was updated that the first 'Note to Applicant' should read paragraph 39 of the NPPF, December 2024.

There was discussion around the effect of the extension on the neighbouring pub.

Councillor Cross raised concerns that the parking was inadequate.

RESOLVED -

That permission be GRANTED as set out in the report, subject to amendments being secured to provide a hipped roof to the proposed two storey rear extension, with final design to be agreed in consultation with Chair, Vice-chair and Planning Manager.

(NOTE: One person spoke in objection to the extension part of the application, citing concerns that included but were not limited to blocking of light to the neighbouring business, and a lack of visit by planning officers and councillors to see the effect it may have on the neighbouring pub.)

284. PLANNING APPLICATION - BARN COURT, HIGH STREET, BURSLEDON, SO31 8DL - H/24/98637

The Committee considered the report of the Head of Development Management (Agenda Item 11) concerning an application for conversion of existing detached garden store to an annexe ancillary to the host dwelling at Barn Court, High Street, Bursledon, SO31 8DL. (H/24/98637).

There were no updates.

There was discussion around the application not containing enough information. Councillors raised concerns that the site may be over-developed, the building did not appear to be built according to its original planning permission, and they felt that further information and a site visit was necessary.

RESOLVED -

That permission be DEFERRED in order to gain further clarification on intended use; whether the building has been constructed in accordance with previous approval; and further details on other structures which have been constructed on the application site.

(NOTE: Two people spoke in objection to the application, citing concerns that included but were not limited to, disregard of planning rules, accommodation already available on the site, the building not being in line with the original permissions, circumnavigation of the planning process, misleading application, inaccurate claims in the application, overlooking, further building on the site, removal of hedging, setting precedents in a conservation area, and a hardstanding and buildings installed without permissions.

A statement was read out on behalf of the applicant stating the need for the annex, and concerns that he would need it for care/family as he ages.

The agent spoke in support of the application.)

285. PLANNING APPLICATION - DERRY DACY, PEEWIT HILL, BURSLEDON, SO31 8BL - H/24/98601

The Committee considered the report of the Head of Development Management (Agenda Item 12) concerning an application for side and rear extensions and raising of roof to provide first floor accommodation along with temporary changes to existing ground levels (Part Retrospective) at Derry Dacy, Peewit Hill, Bursledon, SO31 8BL. (SO31 8BL).

The Committee was updated that there were revisions to the wording of condition 5 (landscape proposals).

There was discussion around the use of the land, enforcement history, concerns that temporary access was permanent, and the decimation of the established trees from the site.

RESOLVED -

That permission be GRANTED as set out in the report, subject to revisions to wording of condition 5 regarding submission of landscape proposals; and condition 8 to include removal of temporary access and reinstatement of original boundary planting, with final wording being agreed in consultation with Chair, Vice-chair and Planning Manager.

(NOTE: Councillor Craig declared a personal interest in Item 12 on the Agenda as the property in the application is in the same street as a property she owns, although not in close proximity. She still felt able to take part in the debate and vote.)

286. PLANNING APPLICATION - 5 BEVERLEY GARDENS, BURSLEDON, SO31 8FD - H/24/98564

The Committee considered the report of the Head of Development Management (Agenda Item 13) concerning an application for Single storey flat roof rear extension at 5 Beverley Gardens, Bursledon, SO31 8FD. Hip to gable loft conversion with a rear flat roof dormer and two front gable dormers. Conversion and extension of the existing single storey detached garage to provide two bedrooms, a bathroom, and a kitchenette. (H/24/98564).

The Committee was updated that there were revisions to condition 4 to include no use as a holiday-let.

RESOLVED -

That permission be GRANTED, subject to amended condition 4.

287. PLANNING APPEALS

The Committee was asked to note:-

- (a) that the following appeals had been lodged:

Cherry Court, Salterns Lane, Bursledon, SO31 8DH

Appealed against the Council's refusal of planning permission for construction of 7 bedroom detached dwelling over three levels and associated landscaping following demolition of existing dwelling (F/24/97376).

This was a Local Area Committee decision.

72 New Road, Netley Abbey, SO31 5AB

Appealed against the Council's refusal of planning permission for Prior Approval for the change of use from Class E (commercial) to 1No. one bedroom and 1No. two bedroom flats (Use Class C3), under Class MA of the Town and Country Planning (General Permitted Development) Order. (PN/24/98548).

This was a delegated decision.

- (b) that the following appeals have been dismissed:-

Hound Corner Fruit Farm, Hamble Lane, Netley Abbey, SO31 5FT

Appealed against the Council's refusal of planning permission for proposed new entrance to site (amendment to approved application H/23/95895). (H/24/97283).

This was a delegated decision.

RESOLVED -

That the Committee noted the appeals.