

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

Thursday, 19 June 2025 (6:00 pm – 8:17 pm)

PRESENT:

Councillor Craig (Chair); Councillors Holes, Bains (from 18.22), Cross and O'Sullivan

Apologies for absence were received from Councillor Holland

RESOLVED ITEMS (SUBJECT TO QUESTIONS ONLY)

288. PUBLIC PARTICIPATION

One member of the public spoke, raising concerns about Netley being used for anti-social and illegal car and motorcycle street racing on public roads, citing concerns around safety, lack of police action, threat of intimidation for residents, and campers and caravans parking overnight in local car parks.

The Local Area Manager responded and agreed to liaise with the police to provide a written response.

Hound Parish Councillor Maureen Queen spoke in relation to concerns about Bursledon Windmill being closed with no clear maintenance plan or updates provided.

The Chair thanked all the volunteers that had been involved with the windmill, and raised concerns on whether the shaft was being turned regularly.

The Local Area Manager provided a brief update that the windmill was now under the control of Hampshire Buildings Preservation Trust, and agreed he would provide a further update to Councillor Queen and the Chair about the condition of the windmill when possible.

Hound Parish Councillor Maureen Queen also spoke in relation to Netley Central Club car park, which was still not in use for local people despite being a planning condition five years ago.

The Local Area Manager and the Chair agreed they would provide a further response to Councillor Queen once they had looked into the situation.

289. DECLARATIONS OF INTEREST

Councillor Craig declared a non-pecuniary interest in Item 8 on the Agenda as a Hound Parish Councillor.

Councillor O'Sullivan declared a personal interest in Item 11 on the Agenda as a near neighbour to the application is a friend.

290. MINUTES OF PREVIOUS MEETING**RESOLVED**

That the minutes of the meeting held on 27 March 2025 be approved as correct.

291. CHAIR'S ANNOUNCEMENTS

There were no Chair's announcements on this occasion.

292. 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 Chair requested confirmation that the Bursledon, Hamble-Le-Rice and Hound Local Area Committee were allowed to allocate grant funds to the 7th Itchen South (Bursledon) Scouts to improve the building when they did not own the building, but leased part of it.

The Local Area Manager confirmed that both assets and legal teams were aware of the grant funding and happy for it proceed.

RESOLVED –

That the Committee:

- (1) Approved the allocation of £28,000 from developer contributions to the 7th Itchen South (Bursledon) Scouts to carry out building improvements to their headquarters in Pilands Wood;**
- (2) Approved the allocation of £455 from the revenue budget to install a floor mounted bin at the bus stop on Pound Road;**
- (3) Approved the allocation of £838 from the revenue budget to install fencing at Cunningham Gardens open space to prevent fly grazing;**

- (4) **Approved the allocation of £51,119 from developer contributions to implement three air quality projects across Bursledon, Hamble and Hound;**
- (5) **Noted the overspend of £1,365 from the Woodlands way play area, with the overspend being covered by Long Lane play area developer contributions;**
- (6) **Approved the allocation of £25,000 from developer contributions to match fund external funding from the community rail development fund for improvements to Bursledon train station and the footpath;**
- (7) **Noted the achievements in the local area supported by the LAC, highlighted in Appendix 2.**

293. **APPOINTMENTS TO OUTSIDE BODIES, REGULATORY PANELS, AND OTHER GROUPS**

The Committee considered the report of the Local Area Manager (agenda item 7) concerning appointments to regulatory panels, other groups and outside bodies.

Councillor Holes raised concerns that he had had no communication from the Solent Sea Rescue Organisation in the previous year.

The Local Area Manager agreed to check to ensure the group was still running and update the Bursledon, Hamble-Le-Rice and Hound Local Area Committee before appointments were made in 2026.

RESOLVED –

- (1) **That the Bursledon Hamble and Hound Local Area Committee made appointments to the following Outside Bodies:**
 - i) **Bursledon and District Community Association Board – Councillor O’Sullivan**
 - ii) **Hamble Community Sports College Community Management Committee – Councillor Holland**
 - iii) **Hampshire Buildings Preservation Trust – Ross McClean**
 - iv) **Pilands Wood Community Association – Councillor Craig**
 - v) **River Hamble Management Committee – Councillor Holes**
 - vi) **Solent Sea Rescue Organisation – Councillor Holes**
 - vii) **Standing Conference on Problems Associated with the Coastline – Councillor Cross, Officer Rep: Claire Rawlings**

- (2) **That the nominations for 2025/26 municipal year appointments to regulatory panels and other groups as set out in the table below were APPROVED:**

Regulatory Panels	Councillor nominations for 25-26
Licensing – to deal with issues not covered by the Licensing Act 2003 or the Gambling Act 2005	All members of the Committee to be appointed to a pool from which any three can be selected.
Licensing Panels as appointed by full Council for the purposes of the Licensing Act 2003 or the Gambling Act 2005	Cllr A Craig Cllr A Holland Cllr J O’Sullivan

(NOTE: Councillor Bains arrived at 18.22 and did not take part in the debate or vote on the item.)

294. **TRAFFIC REGULATION ORDER (TRO) - NEW ROAD OFF-STREET CAR PARK**

The Committee considered the report of the Traffic Management Engineer (Agenda Item 8) concerning a Traffic Regulation Order (TRO) within New Road Off-Street Car Park in Netley.

There was lengthy discussion around concerns that it could impact further inconsiderate parking on roads surrounding the car park, the effect on local residents and businesses, and whether the TRO could be implemented and reviewed.

The Bursledon, Hamble-Le-Rice and Hound Local Area Committee (BHH LAC) proposed (and seconded) that the Traffic Regulation Order for New Road Off-Street Car Park come back to the BHH LAC for review in nine months.

RESOLVED -

That a Traffic Regulation Order (TRO) was made, the effects of which are:

- a. To introduce limited waiting restrictions to enable turnover of parking within the Car Park. Limited waiting to be managed by the introduction of a free Pay & Display ticket from a to-be-installed ticket machine;**

b. To regulate and enable the enforcement of Disabled Person's Parking Bay(s) and Electric Vehicle Charging Bay(s); and

that a review of this be carried out in nine months' time and reported to BHH LAC for consideration.

(NOTE: Three people spoke in objection to the TRO citing concerns, that included but were not limited to, increased on-street parking, reduction in parking spaces available to residents, increased traffic movements, inconvenience to local residents, moving further parking problems into neighbouring roads rather than fixing the problem, waste of council money, no alternative options provided, increased inconsiderate parking on local roads and pavements, increased pavement parking which would block access for disabled people, and concerns for access for dustbin collection vehicles and emergency service vehicles.

Councillor Craig declared a non-pecuniary interest in Item 8 on the Agenda as a Hound Parish Councillor.)

295. 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.

296. 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 10) 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).

The Committee was updated with the following:

Page 71, Condition 2

Condition 2 was updated to include reference to businesses to prevent future use as a business.

The annexe hereby permitted shall only be used in conjunction with the existing dwelling or by a relative of the occupiers of the existing dwelling and

shall not be sold off, occupied or used as an independent unit of accommodation, or as a holiday let, or other business.

Reason: The property is not suitable for sub-division into two separate dwellings.

Page 72, final paragraph

To clarify, the annexe is intended to be occupied by a family member, but not necessarily a grandchild.

There was discussion around concerns of use for the building, distance of the building from the main residence, permission would contravene Policy BU7 of the local plan and the conservation area, the building would be harmful to, and erode the character, of the area.

RESOLVED -

That had the scheme not been taken to appeal against non-determination, the LPA would have resolved that permission be REFUSED due to the level of self-contained internal accommodation and its separation distance from the main dwelling, there would not be a realistic functional relationship between the proposed annexe and the main dwelling, making the annexe tantamount to the creation of a new dwelling. This would result in an intensification of residential development and associated activity in the countryside and conservation area, which would be harmful to the character of the area and contrary to Policies S5 and BU7 of the Eastleigh Borough Local Plan (2016-2036).

(NOTE: One statement was read out in objection to the application citing concerns, that included but were not limited to, repeated breaches of planning conditions and permitted development rights at the property, impact on view, noise and light on neighbouring properties, overlooking, conflicting statements about the intended occupant and use, risk of uncontrolled future use, impact on the environment and conservation area, and setting a precedent if it were allowed.

One statement was read out from the applicant in support of the application citing reasons to support it that included, but were not limited to, the garden store was originally built for the applicant's wife (who had sadly passed away unexpectedly) to use as a workshop and garden store for flower arranging which was now no longer needed as a use, the need to future proof remaining in the family home should the applicant require care in the future, confirmation that the building was built according to planning permissions, and that it sat a distance of 30 metres from the neighbouring property, Long Cottage.)

297. PLANNING APPLICATION - LAND ADJOINING 4 BROOKFIELD, PROVIDENCE HILL, BURSLEDON - F/25/99169

The Committee considered the report of the Head of Development Management (Agenda Item 11) concerning an application for construction of a 68-bed care home (Use Class C2) and 3 x close care cottages (Use Class C3 Age Restricted) at land adjoining 4 Brookfield, Providence Hill, Bursledon, with associated access, internal access roads, parking, landscaping and infrastructure (revision to application ref. F/24/97312). (F/25/99169).

RESOLVED -

That permission be GRANTED as per the recommendation and conditions set out within the report, subject to:

- **Receipt of Natural England's response to the Habitat's Regulations Assessment Appropriate Assessment; and**
- **Completion of a S106 Agreement to secure developers' contributions and BNG monitoring.**

(NOTES: A statement was read out from a local GP who raised concerns that a care home would place pressure on local practices, but that they would be happy to work with the applicant and agent to try to mitigate pressure.

The applicant and two neighbours spoke in support of the application.

Councillor O'Sullivan declared a personal interest in Item 11 on the Agenda as a near neighbour to the application is a friend, she still felt able to take part in the debate and vote.)

298. PLANNING APPLICATION - LAND REAR OF 12 SYDNEY AVENUE, HAMBLE LE RICE, SO31 4JP - F/23/96606

The Committee considered the report of the Head of Development Management (Agenda Item 12) concerning an application for construction of 6 no. bungalows at land rear of 12 Sydney Avenue, Hamble le Rice, SO31 4JP, with associated parking and landscaping and vehicle access from Sydney Avenue (amended description).(F/23/96606).

The Committee were updated with the below:

Page 145. Condition 17

Condition 17 be updated to request details of lighting, gate and fence positions and heights:

Condition as worded in the committee report:

Prior to occupation of the development hereby permitted, full details of the gated access point for the footpath linking to Hamble Lane (to include details of the size and type of gate and security measures), should be submitted to and approved in writing by the Local Planning Authority to ensure that the footpath is designed to reduce the risk of antisocial behaviour.

Reason: In the interest of visual amenity and security, in accordance with policy DM1 of the Eastleigh Borough Local Plan (2016-2036).

Proposed amended condition:

No development above foundation / slab level shall take place until full

details of the footpath link to Hamble Lane, to include details of the position, height and type of gate and fencing, and security measures including lighting, have been submitted to and approved in writing by the Local Planning Authority. The footpath link shall thereafter be constructed in accordance with the approved details.

Reason: In the interest of visual amenity and security and to reduce the risk

of anti-social behaviour, in accordance with policy DM1 of the Eastleigh Borough Local Plan (2016-2036).

Page 153, paragraph 41

The Council's Tree Officer has confirmed that the updated Arboricultural Report is acceptable. Condition 15 references the updated report. No changes required to the report or conditions.

There was lengthy discussion around whether emergency vehicles or bin lorries would be able to get through due to the on-street parking around the application site, the footpath distance and width, and whether there would be sufficient parking space remaining for the Hamble Lane dwellings

An amendment was proposed, and seconded, that there be further discussion with Hampshire County Council regarding refuse collection and emergency vehicle access.

RESOLVED -

That permission be GRANTED as per the conditions set out in the report and update, subject to receipt of developers' contributions, and subject to further liaison with Hampshire County Council regarding refuse and emergency vehicle access.

Amended resolution:

Subject to:

- **Payment of contributions towards Solent and New Forest recreational impact mitigation;**
- **Further liaison with Hampshire County Council regarding refuse and emergency vehicle access and imposition of any updated or additional conditions, or contributions as required.**

(NOTE: Two statements were read out citing concerns, that included but were not limited to, refuse vehicles not being able to access the site using the proposed access due to on-street parking, bins being left in the access road resulting in an accident, lack of residents' concerns being addressed, site layout, neighbours being boxed in, destruction of mature insect and animal habitats, no net gain in biodiversity, and pressure on infrastructure.)

299. PLANNING APPEALS

The Committee was asked to note:-

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

9 Waverley Court, Netley Abbey, SO31 5AS

Appeal against the Council's refusal of planning permission for works to protected trees. (T/24/98509).

This was a delegated decision.

Barn Court, High Street, Bursledon, SO31 8DL

Non-Determination Within Time appeal against the Council's refusal of planning permission for conversion of existing detached garden store to an annexe ancillary to the host dwelling. (H/24/98637).

This was a Local Area Committee Decision.

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

Land to the South of Peewit Hill, Bursledon, SO31 8BL

Appeal against the Council's refusal of planning permission for the erection of 2no. semi-detached 3-bed dwellings, with associated access, parking and landscaping. (F/24/96970).

This was a delegated decision.

RESOLVED -

That the report be noted.