

AT A MEETING of the Regulatory Committee of HAMPSHIRE COUNTY
COUNCIL held at the castle, Winchester on Wednesday 11 December 2024

Chairman:

* Councillor Peter Latham

* Councillor Lance Quantrill	Councillor Adam Jackman
* Councillor Steven Broomfield	* Councillor Lesley Meenaghan
* Councillor Mark Cooper	* Councillor Sarah Pankhurst
* Councillor Rod Cooper	* Councillor Stephen Parker
* Councillor Michael Ford	Councillor Roger Price
* Councillor Tim Groves	* Councillor Kim Taylor
* Councillor Pal Hayre	Councillor Bill Withers Lt Col (Retd)
Councillor Keith House	

*Present

203. APOLOGIES FOR ABSENCE

Apologies were received from Councillor Withers, Cllr Philpott was in attendance as the Conservative Group deputy.

Apologies were also received from Councillors House and Price, Councillors Harrison and Irish were present as the Liberal Democrat Group deputies.

204. DECLARATIONS OF INTEREST

Members were mindful that where they believed they had a Disclosable Pecuniary Interest in any matter considered at the meeting they must declare that interest at the time of the relevant debate and, having regard to the circumstances described in Part 3, Paragraph 1.5 of the County Council's Members' Code of Conduct, leave the meeting while the matter was discussed, save for exercising any right to speak in accordance with Paragraph 1.6 of the Code. Furthermore Members were mindful that where they believed they had a Non-Pecuniary interest in a matter being considered at the meeting they considered whether such interest should be declared, and having regard to Part 5, Paragraph 2 of the Code, considered whether it was appropriate to leave the meeting whilst the matter was discussed, save for exercising any right to speak in accordance with the Code.

205. MINUTES OF PREVIOUS MEETING

The minutes of the last meeting were reviewed and agreed.

206. DEPUTATIONS

It was confirmed that a single deputation had been received for the meeting and they would have up to ten minutes to speak.

207. **CHAIRMAN'S ANNOUNCEMENTS**

The Chairman noted that an independent examination of the Hampshire Minerals and Waste Plan would be undertaken, with details to be available in the new year.

The Chairman also noted that an appeal had been received in respect of the Hamble Airfield which had been scheduled for the 1 April to last two days. The outcome is to be expected for the end of May.

208. **JACKSONS FARM, BUBB LANE, WEST END**

Change of use from redundant agricultural land to open storage (minerals and waste uses) at Jacksons Farm, Bubb Lane, West End Hampshire SO30 2HL (No. CS/24/97256) EA115.

The Committee received a report from the Assistant Director of Waste and Environmental Services related to an application in respect of Jacksons Farm (Bubb Lane, West End). Officers summarised the report, sharing details of the location of the site alongside a site plan and photos.

A deputation was received from Amy Dales, on behalf of the Applicant, against the recommendation to the committee.

During questions to officers, the following points were clarified:

- The five year period requested by the applicant would be from the date of decision and would not be retrospective.
- There was a property at the Caravan Site and the Animal Welfare centre on Bubb Lane.

In debate, Members noted that the recommendation to refuse had been made by Officers in line with input from consultees, including Eastleigh Borough Council who did not consider it to be in line with their policies.

An amendment to the recommendation was proposed by Cllr Philpott and seconded by Cllr Quantrill to remove 'and unacceptable' from the recommendation as proposed by Officers. This was voted on and was successfully made the substantive recommendation, which was voted on with the following outcome:

Favour: 10
Against: 2
Abstentions: 2

RESOLVED

That planning permission be REFUSED for the reasons outlined below:

- The proposal would introduce an inappropriate urbanising form of development into the settlement gap and this area of designated countryside which would have an unduly adverse physical and visual effect on its prevailing character. Therefore, on balance, and giving

appropriate weight to the Hampshire Minerals and Waste Plan (2013) and Eastleigh Borough Local Plan (2022), and considering the proposed uses the proposal is considered an unsuitable use of the site and would not be in accordance with Policies 5 (Protection of the Countryside) and 13 (High quality design of minerals and waste developments) of the Hampshire Minerals and Waste Plan (2013) and Policies S5 (New development in the countryside) and S6 (Protection of settlement gaps) of the Eastleigh Borough Local Plan (2022).

209. MONITORING AND ENFORCEMENT UPDATE

The Committee received a Monitoring and Enforcement report from the Director of Universal Services, which summarised work undertaken by the Development Management team (including monitoring and enforcement) during the period August 2024 – November 2024.

RESOLVED:

That the Regulatory Committee noted the contents of the report.

Chairman

Date