

BISHOPSTOKE PARISH COUNCIL

Minutes of a Meeting of the Planning Committee held in the Parish Office, Riverside, Bishopstoke commencing at 7.00pm on 27 February 2018

Present: Cllrs Greenwood (Chair), Dean, Francis, Thornton, Tidridge and Toher

In Attendance: Mr D Hillier-Wheal (Clerk to Bishopstoke Parish Council)

Public Attendance: 1 member of the public was present

PLAN_1718_M18/

Public Session

171 Apologies for Absence

171.1 Apologies had been received and were accepted from Cllr Brown.

172 To adopt as a true record, and sign, the Minutes of the Planning Committee meeting held on 13 February 2018

172.1 The Minutes of the above meeting had been circulated prior to the meeting.

172.2 Proposed Cllr Toher, Seconded Cllr Greenwood, **RESOLVED** unanimously that the minutes of the Planning Committee meeting held on 13 February 2018 be accepted as a true record.

173 To consider Matters Arising from the above Minutes

173.1 Item 165.3 The Clerk had forwarded an email from the Borough to all Councillors with information regarding Conservation Areas.

173.2 Item 170.3 The Clerk reported an initial reply to the Committee's concerns and was asked to follow up.

174 Declarations of Interest and Requests for Dispensations

174.1 None declared or requested.

175 Consideration of Planning Applications

175.1 H/18/82457 – 175 Fair Oak Road – Single storey side and rear extension, replacement front entrance porch and hip to gable roof enlargement including a rear dormer window – the Committee agreed to Raise No Objection to the application.

175.2 H/17/82093 – Itchen House – Construction of triple garage – Cllr Greenwood had raised concerns about the size of the dwelling and the fact the it had an upstairs room. These initial concerns had been passed to the Planning Officer. Additionally, the Committee had concerns about the lack of information provided by the applicant, and the fact that as an outbuilding to a listed property in a conservation area the Committee's understanding is that this building would become listed too, and there was no detail being provided about how the exterior of the building would look. The Committee agreed to object on these grounds.

Initial: _____ Date: _____

176 Report on recent planning decision

176.1 RM/17/81969 – Land to the North of Church Road – Reserved matters for construction of 27 dwelling units, open space and ancillary works (layout, scale, appearance and landscaping details) – Cllr Brown commented that despite promises being made that the site would be aimed at those working from home, there seem to be no features that would enable that – no mention of a superfast connection, no space for a study in a number of homes, no communal space that could be used by a group of homeworkers and very few dwellings having the promised study or downstairs bedroom. Cllr Brown also noted that the whole site still seems to serve as an entry-point to a parcel of land behind it, despite assurances that it was not intended to fulfil this function. Cllr Tidridge stated that the plans still appear to be overdevelopment. Church Road is not designed for the amount of traffic that both construction, and those houses being filled with families, would bring. Cllr Tidridge also stated it would be vital that the enforcement by the planning authority be rigorous. Cllr Toher enquired whether it would be possible for the committee to have a copy of the Construction, Design and Management Plan, re-iterated the point that it seems to be opening up new land to development, and noted that some comments were still being posted in the .msg format, which not everyone can access. The Clerk was requested to contact the Borough again with a view to changing this. Cllr Dean asked whether the promised meetings between Bargate and the residents were likely to happen. The Clerk was requested to contact Bargate to find out. The Committee asked the Clerk to set in motion the process for asking the Local Area Committee to look at the application, rather than having a delegated decision. Further questions as to whether the trees on the Church Road boundary are to be retained, and regarding who owns the land on which the footpath will run after the development were asked. The Committee were also concerned as to the proximity of a play area and a rest home, to which access was already a problem for ambulances. Safety has to be a priority both during construction and afterwards. Finally, the Committee requested a copy of the current transport management plan. For all the grounds above, the Committee agreed to both object to the application, and to request the decision be taken at the Local Area Committee – The Borough Council approved the reserved matters.

176.2 H/17/82142 – 10 Guest Road – Single storey rear extension – The Committee agreed to RNO to the application – EBC permitted the application.

176.3 T/17/82188 – Orchard Gardens Care Home, 1 Garnier Drive – Various tree works – The Committee expressed disappointment that extensive tree work is being requested so soon. The Committee were deeply concerned at the apparent lack of a tree management program and that there appear to be no plans to replace any of the trees that are being proposed for felling. The Committee agreed to object on these grounds – EBC consented to the application.

177 Clerk's Report

177.1 The Clerk reported that he is still awaiting information regarding application A/16/79559.

178 Date, time, place and agenda items for next meeting

178.1 The next meeting will be on Tuesday 13 March 2018, at 7:00pm. The doors will be open at 6:45pm for viewing of applications.

178.2 Any agenda items should be submitted in writing to the Clerk at least 7 days before the meeting.

179 Motion for Confidential Business

179.1 Proposed Cllr Greenwood, Seconded Cllr Toher, **RESOLVED** unanimously that in view of the confidential nature of the business about to be discussed relating to possible breaches of planning regulation it is advisable in the public interest that the public be excluded and for the record the business be regarded as confidential.

180 Reported Breaches of Development Control (Confidential Business)

180.1 The Clerk reported one new alleged breach of Development Control.

180.2 The Clerk reported one concluded breach of Development Control.

180.3 Councillors reported no development control issues.

There being no further business, the Chair closed the meeting at 7.10pm

Chair's Signature: _____ Date: _____

Clerk's Signature: _____ Date: _____