

BISHOPSTOKE PARISH COUNCIL

Minutes of a Meeting of the Planning Committee held in the Parish Office, Riverside, Bishopstoke commencing at 7.00pm on 13 December 2016

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

In Attendance: Mrs C Taylor, Assistant Clerk

Public Session Cllr Daly and 2 members of the public were present.

PLAN_1617_M15/

148. Apologies for Absence

148.1 Apologies had been received and were accepted from Cllr Thornton and the Clerk, Mr D Hillier-Wheal.

149. To adopt as a true record, and sign, the Minutes of the Planning Committee meeting held on 22 November 2016

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

149.2 Proposed Cllr Greenwood, Seconded Cllr Brown, **RESOLVED** that the minutes of the Planning Committee meeting held on 22 November be accepted as a true record.

150. To consider Matters Arising from the above Minutes

150.1 There were no matters arising.

151. Declarations of Interest and Requests for Dispensations

151.1 None declared or sought.

152. Consideration of Planning Applications

152.1 F/16/79415 – Land to the rear of 70 & 72 Stoke Common Road – Erection of one 2 bed dwelling with attached garage and associated parking & landscaping with access from Jockey Lane. The committee agreed to Raise No Objection (RNO) to the application. The Assistant Clerk was requested to ask the Clerk to inform the committee if Bishopstoke Parish Council were also consulted as a neighbour, due to the Council's ownership of the allotment site at Jockey Lane.

Action: Clerk

152.2 F/16/79532 – 189 Fair Oak Road – Single storey rear extension (amended from planning permission F/16/77859). The committee agreed to Raise No Objection (RNO) to the application.

152.3 O/16/79469 - Land North of Church Road – Amendments to Outline Application for the construction of up to 30 dwellings, including 35% affordable housing, with access from Church Road, open space and landscaping (all matters reserved except for access). The committee noted that these plans had been discussed at the last meeting and that there had been a further response from the Ramblers Association. Cllr Francis reported that Cllr Tidridge had been contacted by a resident concerning the safety of children in the play area. The committee requested that the previous objection be resubmitted again in full in response to this application, and to include an additional comment that the committee is concerned about the safety and security of the children's play area, and that the key

Initial: _____ Date: _____

factor for the play area is that it remains a fenced/hedged area in order to ensure children are enclosed for their safety, rather than to have the play area open.

Clerk's note: The text of the objection raised by the Planning Committee is attached to these minutes.

152.4 F/16/79263 – 6 Haig Road – Single storey and first floor rear extensions and single storey front extension. Cllr Toher commented that no vehicle parking details had been submitted with the application. The committee agreed to Raise No Objection (RNO) to the application.

152.5 C/16/79560 – 2 Riverside – Change of use from mixed A1 & Sui Generis (barbers & tattoo studio) to Sui Generis (tattoo studio). Cllr Toher advised that permission had been given in 2011 to have part tattoo studio.

Cllr Mignot arrived at this point.

The committee agreed to Raise No Objection (RNO) to the application.

152.6 A/16/79559 – 2 Riverside – Display of one non-illuminated fascia sign & window graphics. Cllr Francis asked if there were any rules and regulations for signs. Cllr Toher stated that she had circulated the 'Bishopstoke Conservation Area Appraisal and Management Proposals' Supplementary Planning Document, adopted April 2011, to members of the committee and believed it to be still standing. Cllr Toher stated that she believed the application to be out of keeping with the conservation area, in particular under the following planning policies contained within Appendix A: 169.LB (v), which states: with regard to retail premises, a high standard of shopfront design and signing, relating sympathetically to the character of the building and the surrounding area, is required; and policy 172.LB (ii), which states: facias and advertisements should be designed as an integral part of the shop front and in keeping with the character of the surrounding area. The committee agreed to object on these grounds, and to request that EBC look at signing which is more in keeping with the conservation area.

Cllr Tidridge arrived at this point.

152.7 F/16/79609 – 24 Oakgrove Gardens – Raising of roof to create first floor habitable accommodation with two front dormer windows & roof lights. The committee agreed to Raise No Objection (RNO) to the application.

Cllr Parker-Jones arrived at this point.

153. Report on recent planning decision

153.1 C/16/79287 – Oakbank – Detached 3 bed dwelling with basement, garage, parking and landscaping – Committee objected – EBC Permitted

153.2 A/16/79311 – River Inn – 6 signs: 2 internally illuminated fascia; 2 internally illuminated 5m totem signs; 2 internally illuminated 2m totem signs – Committee Raise No Objection (RNO) with comment about light pollution – EBC Refuse consent

153.3 T/16/79261 – 6 Bishops Court – Fell 1 Norway Spruce – Committee RNO – EBC Consent

153.4 F/16/79320 – 150 Fair Oak Road – Erection of 1 two bed dwelling with parking and garden – Committee RNO – EBC Permit

153.5 C/16/79404 – 3 Church Close – First floor rear extension and balcony – Committee RNO – EBC Permit

154. Clerk's Report

Initial: _____ Date: _____

154.1 The Assistant Clerk reported that the Clerk is in communication with Planning as to why only some of the Council's responses to planning applications are appearing in the planning portal. Members of the committee stated that it was important to ensure comments appear in the planning portal, particularly for the large planning applications, in order to ensure that residents can see the comments made by the committee.

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

155.1 The next meeting will be on Tuesday 10 January 2017 at 7:00pm in the Parish Office, Riverside, Bishopstoke. The office will be open from 6:45pm for viewing of the applications.

155.2 Any agenda items should be submitted in writing to the Clerk by Tuesday 3 January 2017.

156 Motion for Confidential Business

156.1 Proposed Cllr Toher, Seconded Cllr Brown, **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.

2 members of the public left at this point. Cllr Daly remained.

157 Reported Breaches of Developmental Control (Confidential Business)

157.1 The Clerk reported 2 alleged breaches of development control.

157.2 The Clerk reported 5 concluded investigations into alleged breaches of development control.

157.3 There were no reported development control issues from members of the Committee.

There being no further business, the Chair closed the meeting at 7.26pm

Chair's Signature: _____ Date: _____

Clerk's Signature: _____ Date: _____