

BISHOPSTOKE PARISH COUNCIL

Minutes of a Meeting of the Planning Committee held in the Parish Office, Riverside, Bishopstoke commencing at 7.00pm on 20 June 2017

Present: Cllrs Greenwood (Chair), Brown, Dean, Francis, Thornton, Tidridge and Toher
Also present Cllr Daly

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

Public Session 3 members of the public were present

PLAN_1718_M04/

Public Session

33 Apologies for Absence

33.1 All Committee members were present.

34 To adopt as a true record, and sign, the Minutes of the Planning Committee meeting held on 23 May 2017

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

34.2 Proposed Cllr Toher, Seconded Cllr Dean, **RESOLVED** unanimously that the minutes of the Planning Committee meeting held on 23 May 2017 be accepted as a true record.

35 To consider Matters Arising from the above Minutes

35.1 The Clerk reported that he had received an email apologising for the delay in receiving the archaeological report, and that this would be sent to the Parish Council when it was available.

35.2 The Clerk had received responses from both the Forestry Commission (which had been forwarded to the Council) and Eastleigh Borough Council's Tree Officer (which was read at the meeting).

35.3 The latest Local Plan update contains confirmation that the 5 year land supply is in place.

36 Declarations of Interest and Requests for Dispensations

36.1 None declared or sought.

37 Consideration of Planning Applications

37.1 T/17/80379 – 115 Templecombe Road – Fell 2 Oak trees – The Committee noted that there is still no promised tree surgeon report. Therefore, the Committee felt there was no objective reason for felling two TPO trees and agreed to object to the application.

37.2 F/17/80442 – 42 Mitre Copse – Single storey rear extension – The Committee agreed to Raise No Objection to the application.

37.3 F/17/80445 – 41 Whalesmead Road – Ground and first floor rear extensions and addition of front dormer windows – The Committee agreed to Raise No Objection to the application.

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37.4 F/17/80468 – 3 Church Close – Erection of two storey detached garage – The Committee agreed to Raise No Objection to the application. They also wished to comment to the Borough that the list of consultees appeared to be missing from the application.

37.5 F/17/80513 – Bishopstoke Park Care Village – Construction of 53 assisted living units (in connection with hybrid planning permission O/12/71007), including 1 guest suite, landscaping, internal highways and car parking – The Committee agreed that problems with parking have blighted the lives of residents with existing developments on the site; the increased number of vehicles has led to dangerous and illegal parking; the number of dwellings has increased by 5 to 53 and the committee regarded this as too many for the site; the lack of affordable housing on site was raised as an issue, and whilst the committee were aware that contributions have been made towards the building of affordable housing elsewhere in the Borough, none of it has taken place within Bishopstoke and the Committee felt this was unacceptable; the promised road improvements have not materialised and existing resident within the site are worried about the construction of the new road there.

The Clerk was asked to ask parking enforcement to attend more regularly and to send the text of the objection to the Planning Committee before submission.

Action: Clerk

The Committee also raised concerns regarding the current lack of interaction between the residents of the Anchor Village site and the wider Bishopstoke community. It was felt that this lack of interaction, and any further development on such a site, does nothing to benefit Bishopstoke more generally.

Clerk's note: The agreed text for the objection was "The Planning Committee objects to this application on the grounds of parking, lack of affordable housing and failure to deliver previously promised road improvements.

Specifically, there is already a serious problem with parking due to the lack of parking space within Bishopstoke Park as it stands. This has led to contractors, visitors and residents parking dangerously and illegally both within the site, and on nearby roads. The number of dwellings in the application has increased from the originally approved 48 to an unapproved quantity of 53, and it was felt that not only would this further exacerbate the parking issues, but also that it was too many dwellings for the site itself to cope with.

On affordable housing, the Committee are aware that a contribution was made towards the building of affordable housing off-site in lieu of affordable housing on-site, none of that money has gone towards housing in Bishopstoke, and it is Bishopstoke that has suffered the increased developer traffic and parking problems. This is unacceptable to the Committee, who would like to see a commitment to funding affordable housing within Bishopstoke. The committee request that the Borough Council provide a written response on this.

With regard to previous promises, the Committee recalled that in the original agreement there were to be around £30,000 worth of improvements to Church Road to make it safer and to improve traffic flow. None of this has happened, and the Committee felt that this also was unacceptable. The committee request that the Borough Council provide an update on this and confirm that the money allocated for Church Road has not been reallocated for projects elsewhere in the Borough

Additional concerns have been raised by the current residents themselves, who are worried about the construction of a new road within the site

38 Report on recent planning decision

38.1 F/17/80122 – 3 Squirrel Close – Addition of pitched roof to existing garage and side extension – The Committee agreed to Raise No Objection to the application – Permitted by EBC.

38.2 F/17/80216 – 68 Stoke Common Road – Rear conservatory – The Committee agreed to Raise No Objection to the application. – EBC permitted the application.

38.3 F/17/80224 – 10 Scotter Road – Second floor rear extension, hip to gable extension, rear dormer and insertion of 2no. front roof lights – The Committee agreed to Raise No Objection to the

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application, but with a comment that they had a concern over the need for an extra parking space – EBC Refused the application.

38.4 F/17/80246 – 18 Escombe Road – Proposed single storey side extension and single/two storey rear extension – The Committee agreed to Raise No Objection to the application – EBC permitted the application.

38.5 T/17/80284 – 35 Asford Grove - Remove 2m from top and clear lower limbs clear of boundary to 1no. Holm Oak – The Committee agreed to Raise No Objection to the application – EBC permitted the application.

38.6 T/17/80138 – Oakbank Cottage, 1 Oakbank Road - Crown reduction by 3m to 1no. Yew to – The Committee agreed to Raise No Objection to the application, but with a comment requesting that either the tree be thoroughly checked for nesting birds before any work commences, or that the work be delayed until the end of nesting season – Partial consent by EBC with condition that no branch over 75mm be removed and the tree needs to retain appropriate shape and habitat.

39 Clerk's Report

39.1 The Clerk reported that the Borough Council planning portal is beginning to work properly and the Parish Council has received an email from the Borough indicating that future updates will be highlighted on the website. The Clerk was asked to contact the Borough to let them know that as it stands there is no indication of who is being consulted about applications and whether they have responded, and also to correct the Parish Council address.

Action: Clerk

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

40.1 The next meeting will be on Tuesday 11 July 2017 at 7:00pm in the Parish Office, Riverside, Bishopstoke. The office will be open from 6:45pm for viewing of the applications.

40.2 Any agenda items should be submitted in writing to the Clerk by Monday 3 July 2017.

41 Motion for Confidential Business

41.1 The motion was not proposed as it was not necessary.

There being no further business, the Chair closed the meeting at 7.30pm

Chair's Signature: _____ Date: _____

Clerk's Signature: _____ Date: _____