

BISHOPSTOKE PARISH COUNCIL

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

Present: Cllrs Toher (Chair), Dean, Francis and Greenwood. Also present Cllr Parker-Jones (from 82.1).

In Attendance: Mr D Hillier-Wheal

Public Session

PLAN_1617_M09/

86. Apologies for Absence

86.1 Cllr Brown (work) and Cllr Thornton (work)

87. To adopt, as a true record, the Minutes of the Planning Committee meeting held on 09 August 2016

87.1 Proposed Cllr Francis, Seconded Cllr Dean, **RESOLVED** with Cllr Greenwood abstaining (absent) that the minutes of the Planning Committee meeting held on 09 August be accepted as a true record.

88. To consider Matters Arising from the above Minutes

88.1 Item 81.1 The Clerk reported that there were currently no revised plans listed on the Planning Portal

88.2 Item 81.4 – The Clerk reported that, following investigations, the only reported tree problem currently is with Ash dieback. There appears to be no serious documented issue amongst the Oak Tree population within Bishopstoke.

88.3 Item 82 – Cllr Francis reported that she had been informed that application F/16/78959 has now been withdrawn. The Clerk then confirmed this at the meeting.

88.4 Item 82.2 – The Clerk provided contact details for the enforcement officer as requested.

89. Declarations of Interest and Requests for Dispensations

89.1 None declared or sought.

90. Consideration of Planning Applications

90.1 A/16/79000 – Stoke Park Farm – Display of five 6m high flags and poles and four 1.5m high free-standing signs – Object on the grounds that the height of the flags and poles is excessive and would provide a distraction for road users that could lead to accidents.

90.2 F/16/79008 – Foresters Arms – Change of use from public house (A4) to residential dwelling (C3), demolition of existing side and rear additions, and front porch, and construction of detached triple garage with roof accommodation to rear. – RNO, but with comments asking for a restriction to be added to prevent excessive traffic movements from potential visiting users of the above garage office space. The Clerk was requested to ask whether the Council would provide convex road safety mirrors opposite the end of Stoke Common Road.

Initial: _____ Date: _____

Action: Clerk

90.3 F/16/78985 – 6 St Austell Close – Retention of single storey front extension – RNO.

Cllr Parker-Jones arrived at this point

91. To consider the Committee's response to communications from a resident

91.1 The Committee was responding to complaints raised by a resident regarding the Breach Lane development specifically, and other developments generally. The Committee noted that at the time of the original outline planning application (O/13/72892) Bishopstoke Parish Council had submitted an objection, the text of which is included with these minutes. In addition, the Committee noted the various restrictions that had been placed on the development, including prevention of mud and dirt getting on to the highway.

91.2 With regard to the development at the Cemetery, the complaint that a road sign placed by developers was illegal was not thought to be accurate on the grounds that the roads are unadopted.

91.3 Cllr Parker-Jones stated that she had objected to the bridleway diversion at the Cemetery with both Eastleigh Borough Council and Hampshire County Council. Cllr Parker-Jones stated that HCC were going to have a look at the issue, but that they had informed her that the decision was for EBC to make.

91.4 The Committee also noted that Bishopstoke Parish Council is a statutory consultee only, meaning that it has the right to look at and comment on every planning application within the Parish, but no actual power to prevent anything. Council objections will be considered by the planning authority (Eastleigh Borough Council) but the authority are not required to accept them.

91.5 The Clerk was requested to write to the resident detailing the Committee's response to the communication received.

Action: Clerk

92. Report on recent planning decision

92.1 F/16/78622 – 34 St Margarets Road – Single storey rear extension – RNO – Permitted

92.2 F/16/78700 – 100 Fair Oak Road – Single storey rear extension with log burner to replace existing conservatory – RNO – Permitted

92.3 T/16/78609 – 113 Templecombe Way – Prune and cut back 1 Ash and 1 Field Maple tree by up to 3m – RNO – Consent

92.4 F/16/78738 – 89 Edward Avenue – Single storey side and rear extension and porch – RNO – Permitted

92.5 C/16/78785 – 69-73 Bishopstoke Road – Add first floor office use and external stairs – RNO with comments – Refused

92.6 F/16/78667 – 11 East Drive – Single storey and two storey rear extension – RNO, noting that the footprint of the dwelling would almost double and this may set a precedent – Permitted

92.7 F/16/78775 – 3 Rogers Close – Single storey extension to rear including attached garage and hobby room – RNO – Permitted

92.8 F/16/78443 – 73 Stoke Park Road – Construction of single storey rear extension and detached garage, following removal of existing – RNO – Permitted

92.9 F/16/78860 – 167 Underwood Road – Rear conservatory and side conservatory – RNO – Permitted

Initial: _____ Date: _____

92.10 F/16/78907 – 35 Oakgrove Road – Erection of four bedroom dwelling, following demolition of existing bungalow – RNO with comments echoing previous refusal of similar plans (F/15/76112) – Refused

92.11 T/16/78892 – 4 Garnier Drive – Fell 1 Holm Oak to rear – Object as this is a healthy TPO tree and the dwelling has only been there for a year or so. Also there is no engineers report – Consent

92.12 F/16/78916 – 4 Beaver Drive – Two storey side extension to include integral garage & single storey rear extension – RNO – Permitted

92.13 T/16/78950 – 22 Bishops Court – Fell 1 Tulip tree, crown lift 1 Holly by 20% and crown thin 1 Laurel by 50% - Object – Refuse

93. Clerk's Report

93.1 The Clerk reported that the Parish Council has received notification that one planning application has been appealed. The appeal relates to 13 West Horton Lane.

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

94.1 The next meeting will be on Tuesday 27 September 2016 at 7:00pm in the Parish Office, Riverside, Bishopstoke.

94.2 Any agenda items should be submitted in writing to the Clerk by Tuesday 20 September 2016.

95 Motion for Confidential Business

95.1 Proposed Cllr Toher, Seconded Cllr Greenwood, **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.

96 Reported Breaches of Developmental Control (Confidential Business)

96.1 The Clerk reported on three alleged breaches of Developmental Control

96.2 The Clerk reported on two concluded investigations into alleged breaches of Developmental Control.

There being no further business, the Chair closed the meeting at 7:28pm

Chair's Signature: _____ Date: _____

Clerk's Signature: _____ Date: _____