

BISHOPSTOKE PARISH COUNCIL

Minutes of a Meeting of the Planning Committee held in the Parish Office, Riverside, Bishopstoke commencing at 7.00pm on 25 July 2017

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

In Attendance: Mrs C Taylor (Assistant Clerk to Bishopstoke Parish Council)

Public Attendance: 1 member of the public was present

PLAN_1718_M06/

Public Session

51 Apologies for Absence

51.1 All Councillors were present.

52 To adopt as a true record, and sign, the Minutes of the Planning Committee meeting held on 11 July 2017

52.1 The Minutes of the above meeting had been circulated prior to the meeting. Cllrs noted that the dates under 49.2 and 49.3 required amendment to 25 July 2017 and 17 July 2017 respectively.

52.2 Proposed Cllr Thornton, Seconded Cllr Toher, **RESOLVED** unanimously that, subject to the amendment of dates at 49.2 and 49.3, the minutes of the Planning Committee meeting held on 11 July 2017 be accepted as a true record.

53 To consider Matters Arising from the above Minutes

53.1 Item 46.2 Cllr Francis asked if the definition of a brownfield site was available. Cllr Toher stated that she believed that land was classified as brownfield if it was agricultural land and no longer in use. The Clerk was requested to confirm what type of land was included under the definition of a brownfield site.

Action: Clerk

54 Declarations of Interest and Requests for Dispensations

54.1 Cllr Tidridge declared an interest in RM/17/80583 as she lives close to 1 Stoke Common Road, and is also a shareholder of an organisation owning a nearby field.

54.2 Cllr Thornton declared an interest in H/17/80824 as he lives close to 32 St Mary's Road.

55 Consideration of Planning Applications

55.1 Cllr Toher advised that the Planning Portal was still showing the incorrect address for Bishopstoke Parish Council and asked that the Clerk contact Eastleigh Borough Council to get this amended.

Action: Clerk

55.2 F/17/80804 – Bishopstoke Park Continuing Care Community – construction of 12 no. car parking spaces to provide additional parking associated with Phase 1 of the approved development – The Committee agreed to Raise No Objection to the application, but with the comment that the

Initial: _____ Date: _____

Committee noted that provision of additional on-site parking was useful, however, the Committee was disappointed that facilities for contractors and staff are not provided, and that there has been a loss of trees to provide this additional car parking.

Cllr Thornton requested that the Clerk provide a map of trees at the Anchor site, which were already subject to TPOs, and of trees that were under consideration for TPOs.

Action: Clerk

55.3 F/17/80922 – 72 Stoke Common Road – Construction of one self-build, two bedroomed dwelling on land to the rear of 70/72 Stoke Common Road with access from Jockey Lane.

Cllr Brown asked if the proximity of this development to the Council's Jockey Lane allotment site was an issue for determining a comment for this application, but it was thought that this should not affect the determination. The Committee agreed to Raise No Objection to the application, and requested the same comments be made as for the previous application (*Assistant Clerk's note: application F/16/79415 planning meeting 13/12/2016 no additional comments made.*)

Cllr Harris arrived at this point.

55.4 H/17/80714 – 214 Fair Oak Road – Enlargement of existing front porch – The Committee agreed to Raise No Objection to the application.

55.5 H/17/80824 – 32 St Mary's Road – Single storey rear extension – The Committee agreed to Raise No Objection to the application.

55.6 RM/17/80583 – 1 Stoke Common Road – Reserved matters application Construction of 1 no. 3 bed two storey dwelling with associated amenity space, car parking and access of Stoke Common Road (matters for consideration: layout, appearance & landscaping) – The Committee agreed to Raise No Objection to the application, but would like to reiterate concerns, as per previously submitted comments, on the grounds of lines of sight not being adequate for traffic entering and leaving either the site or Stoke Common Road, insufficient parking and overdevelopment (*Assistant Clerk's note: comments from application O/16/79578, planning meeting 14/2/2017.*)

56 Report on recent planning decision

56.1 T/17/80376 – 113 Templecombe Road - Rebalance crown and cut back to previous reduction point of 1no. Field Maple to rear - 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. – EBC Consented to the application.

56.2 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 – EBC gave Partial Consent to the application.

57 Clerk's Report

57.1 The Clerk reported that despite being told otherwise, the Planning Portal still references the old Parish Council address and the Borough has been notified. The Clerk was requested to progress this issue with Eastleigh Borough Council.

Action: Clerk

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

58.1 The next meeting will be on Tuesday 8 August 2017, at 7:00pm. The doors will be open at 6:45pm for viewing of applications.

Initial: _____ Date: _____

58.2 Any agenda items should be submitted in writing to the Clerk by Monday 31 July 2017.

59 Motion for Confidential Business

59.1 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.

1 member of the public left at this point.

60 Reported Breaches of Development Control (Confidential Business)

60.1 The Assistant Clerk reported no new breaches of Development Control

60.2 The Assistant Clerk reported two concluded breaches of Development Control

60.3 Cllr Greenwood reported the issue of a large unsightly building having been built in the Strawberry Field development and asked if the Clerk could check whether this building needed planning permission. Cllr Greenwood to provide exact address to the Clerk.

Action: Clerk/ Cllr Greenwood

There being no further business, the Chair closed the meeting at 7.24pm

Chair's Signature: _____ Date: _____

Clerk's Signature: _____ Date: _____