

# BISHOPSTOKE PARISH COUNCIL

## **Minutes of a Meeting of the Planning Committee held in the Parish Office, Riverside, Bishopstoke commencing at 7.00pm on 22 November 2016**

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

**In Attendance:** Mr D Hillier-Wheal  
Louise Cutts representing Bargate Homes

**Public Session** Cllr Mignot and 3 members of the public were present (4 from Item 143)

### **PLAN\_1617\_M14/**

#### **138. Apologies for Absence**

128.1 Apologies had been received and were accepted from Cllr Thornton.

#### **139. To adopt as a true record, and sign, the Minutes of the Planning Committee meeting held on 15 November 2016**

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

139.2 Proposed Cllr Brown, Seconded Cllr Greenwood, **RESOLVED**, with Cllr Toher abstaining (absent) that the minutes of the Planning Committee meeting held on 15 November be accepted as a true record.

#### **140. To consider Matters Arising from the above Minutes**

140.1 There were no matters arising.

#### **141. Declarations of Interest and Requests for Dispensations**

141.1 None declared or sought.

#### **142. Consideration of Planning Applications**

142.1 T/16/79485 – 182 Church Road – Height reduction of three Alder by 3m & crown thin by 10% & cutting back of six Alder to rear boundary line – The committee agreed to Raise No Objection (RNO) to the application.

*Cllr Tidridge and Cllr Moore arrived at this point.*

142.2 T/16/79458 – River Inn, 2 Fair Oak Road – Various tree works – The Committee had visited the site to look at the various trees. It was agreed that no objection would be raised, but the Committee wished to add comments asking if the main Silver Birch in the car park would be retained and to recommend that the tree obscuring the light at the front of the car park near the BT cabinet be trimmed back.

*Cllr Moore and 1 member of the public left at this point.*

142.3 O/16/79469 - Land North of Church Road - 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 discussed the plans and wished to object strongly on various grounds. The grounds for objection were: the plans are against policy; the

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development is in designated countryside; it is outside the urban edge; proximity to the Itchen River SAC; proximity to the Colden Common SINC; stated mitigation seems never to get enforced; the current saturation of development on Church Road; lack of confidence in the formula used to calculate traffic movements; the Strategic Infrastructure Plan is not yet complete;

*Cllr Moore and 1 member of the public returned at this point.*

Further objections were that the plan meets none of the 5 criteria set out to allow development in the countryside; access to Church Road meaning traffic has to pull onto the road on a blind brow of a hill; a dangerous staggered crossroads with Bishops Court being created and the fact that there is now no bus service at all to that area of Bishopstoke now that the bus service has been discontinued. All this means the development would not be sustainable

*1 member of the public arrived at this point.*

The Committee were also concerned that the number of bedrooms in each dwelling was not clear.

*Cllr Winstanley arrived at this point.*

Cllr Francis also stated that at a recent meeting of the Local Area Committee a 12 dwelling development was rejected due to being unsustainable and in the countryside outside the urban edge. Cllr Francis stated that Cllrs at the meeting had made a commitment to reject any unsustainable development of a similar nature.

*Cllr Daly arrived at this point.*

The Clerk was requested to send the text of the full objection to the Committee before submitting it.

**Action: Clerk**

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

#### **143. Report on recent planning decision**

143.1 F/16/79002 – 103 Stoke Common Road – Single storey rear extension – RNO – Permit

143.2 T/16/79147 – 20 Church Road – Fell 1 Beech – RNO – Consent

143.3 T/16/79271 – Garnier Drive – Crown lift 1 Oak – RNO – Consent

143.4 F/16/79310 – 107 Templecombe Road – First floor side extension and conversion of garage into living accommodation – RNO – Permit

143.5 T/16/79382 – The Summit, Church Road – Fell 1 Oak and replace with Tilia Cordata – Object as tree is healthy and has a TPO - Consent

#### **144. Clerk's Report**

144.1 The Clerk reported that there were no other matters to bring before the Committee.

#### **145 Date, time, place and agenda items for next meeting**

145.1 The next meeting will be on Tuesday 13 December 2016 at 7:00pm in the Parish Office, Riverside, Bishopstoke. The office will be open from 6:45pm for viewing of the applications.

*Cllr Parker-Jones arrived at this point*

145.2 Any agenda items should be submitted in writing to the Clerk by Tuesday 6 December 2016.

#### **146 Motion for Confidential Business**

Initial: \_\_\_\_\_ Date: \_\_\_\_\_

146.1 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.

*Louise Cutts and 4 members of the public left at this point*

**147 Reported Breaches of Developmental Control (Confidential Business)**

147.1 The Clerk reported 0 alleged breaches of development control.

147.2 The Clerk reported 0 concluded investigations into alleged breaches of development control.

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

*There being no further business, the Chair closed the meeting at 7:22pm*

Chair's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Clerk's Signature: \_\_\_\_\_ Date: \_\_\_\_\_