

BISHOPSTOKE PARISH COUNCIL

Minutes of a Meeting of the Planning Committee held in the Parish Office, Riverside, Bishopstoke commencing at 7.00pm on 28 June 2016

Present: Cllrs Toher (Chair), Thornton, Dean, and Francis. Also present Cllr Mignot.

In Attendance: Mr D Hillier-Wheal

Public Session 1 member of the public was present

PLAN_1617_M05/

47. Apologies for Absence

47.1 Apologies had been received and accepted from Cllr Brown (personal) and Cllr Greenwood (work).

48. To adopt, as a true record, the Minutes of the Planning Committee meetings held on 26 April and 14 June 2016

48.1 Proposed Cllr Toher, Seconded Cllr Thornton, **RESOLVED** unanimously that the minutes of the Planning Committee meeting held on 26 April be accepted as a true record.

48.2 Cllr Toher advised that, in the planning application for Jockey Lane, the previous plan referred to was actually 74955, not 79455.

48.3 Proposed Cllr Francis, Seconded Cllr Dean, **RESOLVED** unanimously that, subject to the amendment listed in 48.2, the minutes of the Planning Committee meeting held on 14 June be accepted as a true record.

49. To consider Matters Arising from the above Minutes

49.1 Regarding Item PLAN_1617_M04/43.2, a question was asked as to whether the land currently up for sale as mentioned is inside or outside the urban edge. The Clerk was asked to try to find out.

Action: Clerk

49.2 The Clerk was asked whether the Council has full copies of all recent Local Plans and Draft Local Plans, and if not, to obtain them.

Action: Clerk

49.3 There were two reported incidents of site traffic travelling along Rogers Road to the Bellway site before 8am. The Clerk was asked to pass this information on to the Monitoring Office for Eastleigh Borough Council. It was also requested that further such reports, if possible, include the date they happened along with any other useful identifying information.

Action: Clerk

50. Declarations of Interest and Requests for Dispensations

50.1 None declared or sought.

51. Consideration of Planning Applications

51.1 F/16/78619 – 5 Jockey Lane – Revision to planning permission F/14/74955 comprising of resiting of dwelling, minor elevational alterations, increase in site area by the change of use of part of woodland at rear to form domestic curtilage.

51.2 The Clerk informed the Committee that he had been told by the Borough Officer that the land in question had a sale agreed, but not yet completed. Cllr Francis reported that the sale had been agreed on the word of Roger Smith, chair of the Local Area Committee. Cllr Mignot explained that this was within his remit as Chair of that Committee. This was regarded as undemocratic and not in the public interest by the Committee.

Cllr Moore arrived at this point.

51.3 Cllr Toher questioned whether this was maladministration. The original plan had not shown any of the land incursion, no one had been consulted, the area had previously been identified as an “important stretch of open space” and others had been turned down for purchasing similar chunks of land. In addition, building control should have checked that what was being built was in accordance with the plans. The clerk was asked to check whether building control had visited the site, and if so, what had they seen and what action had been taken.

Action: Clerk

The Assistant Clerk arrived at this point.

51.4 The Clerk was asked to add this to the July Council agenda, due to the fear that, if applied more generally, this would allow developers to build anywhere, and then purchase the land later.

Action: Clerk

51.5 The Clerk was also asked to determine if any of the trees that had been on site had TPOs applied to them.

Action: Clerk

51.6 The Committee decided to object to the planning application on the grounds of setting an unwelcome precedent, and non-retention of local green space as per Emerging Draft Eastleigh Borough Local Plan 2011 – 2029.

51.7 F/16/78700 – 100 Fair Oak Road – Single storey rear extension with log burner to replace existing conservatory – Raise no objection.

51.8 F/16/78671 – 43 Olympic Way – Single storey side and rear extension following demolition of existing garage and conservatory – Raise no objection.

Cllrs Parker-Jones and Chaffey arrived at this point.

51.9 T/16/78609 – 113 Templecombe Road – Prune and cut back 1 Ash and 1 Field Maple tree by up to 3m – The Committee noted that this appears to relate to two Maples and the Clerk was asked to try to clarify. The Committee raised no objection.

Action: Clerk

Cllr Tidridge arrived at this point.

51.10 J/16/78724 – Land adjacent to 75 Church Road – Installation of 12.5m high telecommunication mast to replace existing 12m high mast with associated equipment cabinet (56 day determination) – Raised no objection.

52. Report on recent planning decision

52.1 F/16/78411 – 4 Beaver Drive – Two storey side extension and single storey rear extension – raised no objection – Refused: The proposed two storey extension by virtue of its excessive scale, mass and siting would create an unattractive and intrusive visual feature (terracing effect) at odds with

Initial: _____ Date: _____

the host dwelling and failing to respect the character and appearance of the Beaver Drive street scene setting.

52.2 T/16/78362 – 2 Bishops Court – Fell row of Leylandii Cypress – Comment: Why was a row of Leylandii given a TPO – Application withdrawn

53. Clerk’s Report

53.1 The Clerk has obtained information regarding the conditions applied to deliveries to both the Bellway site and the Cemex site. No construction, demolition or deliveries to the site shall take place during the construction period except between the hours of 0800 to 1800 Mondays to Fridays and 0900 to 1300 on Saturdays and not at all on Sundays or Bank Holidays.

53.2 The Clerk had attempted to add more useful information to Planning Committee communications and asked the Committee if it had proved useful. The Committee agreed that it had. The Clerk was asked to watch out for planning documents that are left as email messages as not all Councillors can open them. The Clerk offered to translate these to text for future meetings.

Action: Clerk

54. Date, time, place and agenda items for next meeting

54.1 The next meeting will be on Tuesday 12 July at 7:00pm in the Parish Office, Riverside, Bishopstoke.

54.2 Any agenda items should be submitted in writing to the Clerk by Tuesday 5 July 2016.

55. Motion for confidential business

55.1 Not moved.

56. Reported Breaches of Development Control (confidential business)

56.1 None reported.

There being no further business, the Chair closed the meeting at 7:25pm

Chair's Signature: _____ Date: _____

Clerk's Signature: _____ Date: _____