

BISHOPSTOKE PARISH COUNCIL

Minutes of a Meeting of the Planning Committee held in the Parish Office, Riverside, Bishopstoke commencing at 7.00pm on 11 December 2018

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

In Attendance: Mr D Wheal (Clerk to Bishopstoke Parish Council)
Cllr Dean of Eastleigh Borough Council

Public Attendance: 0 members of the public were present

PLAN_1819_M15/

Public Session

145 Apologies for Absence

145.1 Cllr Mignot was not present.

146 To adopt as a true record, and sign, the Minutes of the Planning Committee meeting held on 13 November 2018

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

146.2 Proposed Cllr Toher, Seconded Cllr Greenwood, **RESOLVED** that the minutes of the Planning Committee meeting held on 13 November 2018 be accepted as a true record.

147 To consider Matters Arising from the above Minutes

147.1 Item 137.1 The Clerk confirmed the response from the Borough Council, indicating that covenants and similar legal documents are not legally material planning considerations and therefore are not considered by the Planning Authority in determining an application. It is for the applicant to be aware of, and deal with, any such matters.

148 Declarations of Interest and Requests for Dispensations

148.1 There were no declarations or requests.

149 Consideration of Planning Applications

149.1 H/18/84305 – 3 Bishops Court – Single storey front extension – The Committee agreed they had no objection to the application generally. However, the application form has “invalid” written on it and the Committee wished to check with the Planning Officer the status of the application before responding.

Action: Clerk

149.2 H/18/84442 – 227 Fair Oak Road – Construction of larger porch to front of property as a replacement for existing front porch – The Committee agreed to Raise No Objection to the planning application.

149.3 H/18/84290 – Itchen House – Erection of a triple garage – The Committee stands by its objection to the previous application (H/18/83640). Additionally, it was noted that the application form states this application affects neither trees nor parking, when clearly both are central to the application. The Committee agreed to object on the original grounds, plus the incorrect application

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form. If the application were to be passed again then Committee request a similar condition be applied as before regarding ensuring this cannot be converted to residential use.

149.4 H/18/84475 – 5 Shears Road – Erection of shed in rear garden – The Committee were concerned by the description of this application as being for a shed. Particularly the inclusion of roof tiles matching the main dwelling and PVC windows were considered unusual for a shed. It was felt therefore that the application is misleading and as such the Committee requested that it be denied so that it can be resubmitted properly. If this application were to be passed the Committee would like there to be a condition preventing future conversion to residential use.

150 Report on recent planning decisions

150.1 H/18/83770 – 12 Rosehip Close – Single storey rear extension – The Committee agreed to Raise No Objection to the planning application, but requested that the Clerk enquire of the Borough whether they hold records on any covenants or clauses on houses or sites in the area that may apply when considering a planning application – The Borough Council Permitted the application.

150.2 H/18/84102 – 1 East Drive – Two and single storey rear extension and rooflights to front roof slope – The Committee agreed to Raise No Objection to the Planning Application – The Borough permitted the application.

150.3 H/18/84115 – 119 Church Road – Two storey side and single storey rear extensions and new front porch - The Committee noted that although the Borough website mentions a porch, the application form does not. The Committee agreed to Raise No Objection to the application but comment on the differing details provided – The Borough Permitted the application.

150.4 H/18/84116 – 41 Whalesmead Road – Single storey side extension – The Committee agreed to object on the grounds that the tree in question is not diseased, and would benefit from management – The Borough Permitted the application.

150.5 H/18/84151 – 10 The Ridings – Two storey and single storey side, single storey rear extension and rear dormer. The Committee agreed to Raise No Objection to the planning application – The Borough Permitted the application.

150.6 H/18/83970 – 98 Fair Oak Road – Single storey rear extension. The Committee agreed to Raise No Objection to the planning application – The Borough permitted the application.

150.7 H/18/84214 – 55 Weavills Road – Single storey rear extension incorporating the addition of a pitched roof over the adjoining existing rear extension. The Committee agreed to Raise No Objection to the planning application – The Borough Permitted the application.

150.8 H/18/84316 – 1A Sedgwick Road – 3ft and 6ft fencing around front garden – The Committee welcomed the reduction to 3ft of the majority of the fence. However, it was noted that the fence posts were still intended to be 6ft, and that part of the fence encroaches onto the public footpath. The Committee agreed to object on those grounds – The Borough Permitted the application.

150.9 T/18/84238 – 6 Bishops Court – T1, one sweet chestnut, crown lift to 6m by removing epicormic growth only; T2, one spruce, fell – the Committee noted that the reason given for the work on the sweet chestnut is to allow light into the garden. This is not a valid planning reason. Additionally, they were sceptical of there being epicormic growth all the way up to 6m above ground level. The Council tree warden had visited the site and noted that the spruce does not appear to be in poor condition. Therefore the Committee agreed to object to the works on both trees – The Borough Consented to the application.

151 Clerk's Report

151.1 The Clerk reported that the bottom of Sedgwick Road appears to be closed again for resurfacing, but that no notification had been received by the Parish. Additionally, the Pembers Hill

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application for 242 new and 2 retained dwellings in Fair Oak has now passed the Reserved Matters stage, having been given outline planning permission in 2015.

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

152.1 The next meeting will be on Tuesday 8 January 2019, at 7:00pm. The doors will be open at 6:45pm for viewing of applications.

152.2 Any agenda items should be submitted in writing to the Clerk by Monday 31st December 2018.

153 Motion for Confidential Business

153.1 Proposed Cllr Brown, 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.

154 Reported Breaches of Development Control (Confidential Business)

154.1 The Clerk reported one new alleged breach of Development Control.

154.2 The Clerk reported one concluded breach of Development Control.

154.3 Cllrs reported no additional items of confidential business

There being no further business, the Chair wished all present a Merry Christmas and a Happy New Year, and closed the meeting at 7.20pm

Chair's Signature: _____ Date: _____

Clerk's Signature: _____ Date: _____