



Bishopstoke Parish Council

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Members of the Planning Committee are summoned to attend a meeting on Tuesday 24th September 2024 at 7:00pm at Bishopstoke Methodist Church, Sedgwick Road. This meeting is open to the public. All planning documents are available via the Eastleigh Borough Council planning portal.

AGENDA

PUBLIC SESSION – Residents are invited to give their views and question the parish council on issues on this agenda, or raise issues for future consideration at the discretion of the chair. Members of the public may not take part in the meeting itself.

1. Apologies for Absence
2. To adopt as a true record, and sign, the minutes of the Planning Committee meetings held on 13th August 2024 and 10th September 2024
3. Declarations of Interest and Requests for Dispensations
4. To consider recent Planning Applications and approve responses
 - F/24/98076 – 169 Underwood Road – Erection of 1no. three bedroom dwelling with associated parking.
<https://planning.eastleigh.gov.uk/s/papplication/a1MTv000001kKT/f2498076>
 - H/24/97936 – Extension of dropped kerb and conversion of front garden to parking area.
<https://planning.eastleigh.gov.uk/s/papplication/a1MTv000001OrnN/h2497936>
 - Consideration of planning applications that arrived after the publication of this agenda.
5. To receive the Clerk's report on recent planning decisions and other matters
6. Date, time, place and agenda items for next meeting
7. Motion for Confidential Business
8. Reported Breaches of Development Control (Confidential business)

D L Wheal
Clerk to Bishopstoke Parish Council
18th September 2024

Members: Cllrs Mignot (Chair), Moore (Vice Chair), Chaffey, Daly, Hillier-Wheal, and Scott

Please note: All relevant documents to planning applications are found at <https://planning.eastleigh.gov.uk/s/>

Type the planning application number into the Search box and click "Search"

PLAN_2425_A07

**Minutes of a Meeting of the Planning Committee
held at Bishopstoke Methodist Church
commencing at 7:00pm on 13 August 2024**

Present: Cllrs Moore (Vice Chair), Daly, Hillier-Wheal and Mignot (from para 32)

In Attendance: Mr D Wheal (Clerk to Bishopstoke Parish Council)
Mrs E Earl (Admin Officer to Bishopstoke Parish Council)

Public Attendance: 0 members of the public were present.

PLAN_2425_M05/

Public Session

28 Apologies for Absence

28.1 Cllr Scott was not present.

29 To adopt and sign the minutes of the Planning Committee meeting held on 23 July 2024

29.1 The minutes of the above meeting had been included with the document pack for the meeting.

29.2 Proposed Cllr Daly, Seconded Cllr Hillier-Wheal, **RESOLVED** unanimously that the minutes of the Planning Committee meeting held on 23 July 2024 be adopted as a true record.

Action: Clerk and Chair – to sign and publish the minutes and document pack

30 Declarations of interest and requests for dispensation

30.1 No declarations or requests were made.

31 Consideration of Planning Applications

31.1 H/24/97729 – 141 Underwood Road – Single Storey Side Extension to replace and enlarge the existing – The Committee agreed to raise no objection to this planning application.

31.2 T/24/97849 – 1 Spring Lane – 1no. Yew (T4239) - Crown reduction by 2m to height only, including reducing lateral spread by 1m only. Crown lift over public footpath only to 3.5m above ground level. No pruning wounds to exceed 50mm in dia. Major basal & stem decay to Northeast side up to 3.5m above grd level. Works required to ensure mass loading of canopy is significantly reduced to lower section of stem based around cavity area & rooting section – The Committee agreed to raise no objection to this application.

31.3 H/24/97788 – 101 Stoke Common Road – Removal of existing porch and replace with single-storey porch/conservatory – The Committee agreed to raise no objection to this planning application.

31.4 O/20/89498 – Land at Burnetts Lane, Fir Tree Lane and Allington Lane – Outline: Phased mixed-use development comprising severable and separate phases of development (as per the Phasing Plan) – Environmental Statement Addendum added July 2024 – The Committee agreed to resubmit their previous objection to this application, which is included as Appendix A in these minutes.

31.5 There were no late applications to consider.

31.6 Proposed Cllr Daly, Seconded Cllr Hillier-Wheal, **RESOLVED** unanimously that the responses of the Planning Committee be submitted as minuted above.

Action: Clerk – add the responses of the Planning Committee to the planning portal

Cllr Mignot arrived at this point

32 To receive the Clerk's report on recent planning decisions and other matters

32.1 The Clerk's written report had been included with the supporting papers for this meeting and was noted by the Committee.

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

33.1 The next meeting of the Planning Committee is scheduled to take place on Tuesday 27th August at 7:00pm in Bishopstoke Methodist Church. The Committee agreed to provisionally cancel that meeting subject to no complex applications coming forward. The next meeting is now expected to be on Tuesday 10th September. If Cllrs wish to add anything to the agenda the Clerk noted that the item, and any supporting papers, should be with him by Tuesday 3rd September.

33.2 Proposed Cllr Mignot, Seconded Cllr Moore, **RESOLVED** unanimously to cancel the 27th August meeting unless applications come forward that Committee members feel should be discussed.

Action: Clerk – notify Committee members of any applications that could be considered at the 27th August meeting

34 Motion for confidential business

34.1 Proposed Cllr Moore, Seconded Cllr Daly, **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.

35 Reported Breaches of Development Control (Confidential business)

35.1 The report on alleged breaches of development control had been included with the supporting papers for this meeting and was noted by the Committee.

There being no further business, the Chair closed the meeting at 7:16pm

Chair's Signature: _____ Date: _____

Clerk's Signature: _____ Date: _____

O/20/89498 & F/20/89500

Burnetts Lane, Fir Tree Lane and Allington Lane

Bishopstoke Parish Council Planning Committee has a number of objections to the proposed development for the Burnetts Lane and surrounding areas.

With the proposed 2,500 residential units in O/20/89498 and 393 in F/20/89500 it is inevitable that there will be a major impact on the local road network, both during construction and once these units are occupied. There is no proposal for a new railway station to take some of the burden so there will be a dramatic increase in car journeys and this will have a large negative effect on the Bishopstoke / Fair Oak Road. Concomitant with this will be all the extra pollution such a traffic increase will bring, and the detrimental effect this will have on local air quality and health. Additionally, the proposed new road connection will bring in increased HGV traffic onto increasingly congested roads, with the prospect of even greater use of the “ratruns” throughout Bishopstoke.

Whilst there is a commitment to having 35% affordable housing in each of these developments there is a large question over the definition of “affordable housing” as most dwellings of this type remain out of the reach of first time buyers or renters. Additionally, a proportion of the development is planned to be Class 2 residential which the Committee understands to mean that these units will not be included when the requirement for affordable housing is calculated. This means the headline figure of 35% is misleading as it does not actually apply to the whole of the development.

The Committee retains its concern, expressed in previous applications, that the Borough Council is both the applicant and the decision maker with regard to this application. Whilst it is acknowledged that this may be standard practice it leaves the Borough Council open to suggestions that it may not apply the same scrutiny to these applications as it would to others.

The Committee believes that there will be enormous potential problems with floodwater, and even with ordinary drainage of rainfall, as the use of SuDS has been fraught with complications and failures in other recent developments. The River Itchen is at risk from any water runoff, as therefore is the whole of the local ecosystem. The local sewage system is already at or beyond capacity and whilst the Committee notes a plan to use tanks and hauliers to move sewage to treatment

plants in other areas this will, of course, increase the traffic on local roads even further.

Finally, the Committee does not see how these developments can be gone ahead with in a way that sits comfortably with the Borough Council's declaration of a climate emergency. Replacing natural landscape with concrete, risking damage to the local ecosystem, dramatically increasing traffic and pollution – these are not things that are designed to help the climate, but can only do further damage.

For these reasons Bishopstoke Parish Council Planning Committee objects strongly to both application O/20/89498 and application F/20/89500.

**Minutes of a Meeting of the Planning Committee
held at Bishopstoke Methodist Church
commencing at 7:10pm on 25 June 2024**

Present: Cllrs Hillier-Wheal and Daly

In Attendance: Mr D Wheal (Clerk to Bishopstoke Parish Council)
Mrs E Earl (Admin Officer to Bishopstoke Parish Council)

Public Attendance: 0 members of the public were present.

PLAN_2425_M06/

Public Session

In the absence of the Chair and Vice Chair of Planning, Cllr Hillier-Wheal, as Chair of Bishopstoke Parish Council, assumed the Chair for the meeting.

36 Apologies for Absence

36.1 Apologies were noted from Cllrs Mignot and Moore. Cllr Scott was not present.

36.2 As there were only two Councillors present the Chair declared that the meeting was not quorate. As such, no business could be conducted.

There being no ability to conduct business, the Chair closed the meeting at 7:11pm

Chair's Signature: _____ Date: _____

Clerk's Signature: _____ Date: _____



Planning Planning Decisions report 24th September 2024

Recent Planning Decisions

H/24/97582 – 10 Breach Lane – LOFT CONVERSION WITH DORMER TO NORTH ELEVATION.

Planning Committee Decision: Not Quorate

Borough Council Decision: Permit

H/24/97652 – 107 Church Road – Removal of an attached outbuilding and erection of Glasshouse with access to main house.

Planning Committee Decision: Raise no objection

Borough Council Decision: Permit

F/24/97713 – Garnier Drive – Alterations to Garnier Drive/Church Road access to Bishopstoke Park Continiung Care Retirement Community.

Planning Committee Decision: The Committee agreed to object on the grounds that the risk of further harm to the protected tree is too great .

Borough Council Decision: Permit

T/24/97849 – 1 Spring Lane – 1no. Yew (T4239) - Crown reduction by 2m to height only, including reducing lateral spread by 1m only. Crown lift over public footpath only to 3.5m above ground level. No pruning wounds to exceed 50mm in dia. Major basal & stem decay to Northeast side up to 3.5m above grd level. Works required to ensure mass loading of canopy is significantly reduced to lower section of stem based around cavity area & rooting section.

Planning Committee Decision: Raise no objection

Borough Council Decision: Consent

H/24/97729 – 141 Underwood Road – Single storey side extension to replace and enlarge the existing.

Planning Committee Decision: Raise no objection

Borough Council Decision: Permit

F/24/96839 – St Martins, Church Road – Demolition of existing bungalow and construction of 2 x 4no. bed dwellings, including creation of vehicular access off Spring Lane and the construction of 2no. Garages.

Planning Committee Decision: The Committee agreed to object to the application on a number of grounds: the removal of at least 6 trees benefitting from Tree Protection Orders; the damage to the conservation area that will result from both the additional dwelling and the access road; the impact of the development on a historic wall running through the site which, although not listed itself, does link up with another listed wall; the loss of habitat and general impact on the local environment including specifically the potential impact on the springs for which Spring Lane is named and lastly the risk associated with adding an access / exit route obscured by banking and trees onto Spring Lane on a section which is already dangerous due to the blind bends at both top and bottom and additional problems caused by parked cars.

Borough Council Decision: Local Area Committee decided to permit

Clerk's Report

Actions:

PLAN_2425_M05/29 Regarding the minutes of 23rd July
The minutes were signed and published on the website.

PLAN_2425_M05/31 Regarding planning application responses
The responses were submitted to the Borough.

PLAN_2425_M05/33 Regarding cancellation of the meeting on 27th August
There were no planning applications to consider. All Committee members were informed by email that the meeting would remain cancelled.

Recommendations:

There are no outstanding recommendations.

Other Matters:

There are no other matters to report.