

**Minutes of a Meeting of the Planning Committee
held in the Parish Office, Riverside, Bishopstoke
commencing at 7.00pm on 24 September 2019**

Present: Cllrs Brown (Chair), Dean and Greenwood

In Attendance: Mr D Wheal (Clerk to Bishopstoke Parish Council)
Cllr Parker-Jones

Public Attendance: 0 members of the public were present

PLAN_1920_M09/

86 Apologies for Absence

86.1 Apologies were received and accepted from Cllrs Francis and Toher.

87 To adopt as a true record, and sign, the Minutes of the Planning Committee meeting held on 27 August 2019

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

87.2 Proposed Cllr Dean, Seconded Cllr Brown, **RESOLVED** unanimously that the minutes of the Planning Committee meeting held on 27 August 2019 be accepted as a true record.

88 To consider Matters Arising from the above Minutes

88.1 There were no matters arising from the minutes.

89 Declarations of Interest and Requests for Dispensations

89.1 Cllr Brown declared an interest in the application from 27 Beaver Drive as he is a neighbour.

90 Consideration of Planning Applications

Cllr Brown stepped down from Chairing at this point. Cllr Greenwood, as Vice Chair, took the Chair.

90.1 H/19/86107 – 27 Beaver Drive – Two storey side and single storey rear extension – The Committee agreed to Raise No Objection to the application.

Cllr Greenwood stepped down from Chairing at this point. Cllr Brown resumed the Chair.

90.2 H/19/86225 – 37 Rogers Road – Retention of outbuilding – The Committee agreed to Raise No Objection to the application.

90.3 NC/19/86356 – Friarmayne, Church Road – Notification of intent: 1 no. Cherry (T1) – Fell; 1 no. Fir Tree (T3) – Fell; 1 no. Holly (T4) – Fell; 1 no. Ash (T5) – Fell; 1 no. Pine (T6) - Reduce branches by 3-4 metres to give clearance from the Blue Atlas Cedar; T7 and T8 - 2 smaller Firs - Fell. Group of mixed bushes and trees (TB1) along boundary – Remove; Group of mixed trees (TB2) Reduce by 0.5 - 1 metre; TB3 Laurel and a Strawberry tree reduce by 2 metres in width TB4 Leylandii

- Reduce by 4 metres in height works – The Committee requested that suitable trees be replanted to replace those that are being felled, and that there be a commitment that should those new trees die during their first five years they be replaced again. The Committee also requested that the Borough Council Tree Officer visit the site and provide an assurance that it is necessary to fell the trees.

90.4 H/19/86360 – 36 Spring Lane – Proposed rear single storey extension. Hip to gable roof alteration and rear dormer. (Loft conversion Hip to gable and rear dormer under permitted development) – The Committee strongly objects to this application. The Committee is aware that the previous application for this extension was refused and yet work continued. The Committee also believes that the only section that has been removed from this current version of the plans has already been built. The Committee believes all the reasons given for the refusal of the application last time are still just as valid and so will object on the following grounds:

1) The side and rear extension, including those sections already built despite the refusal of the previous application, and single storey rear extension, by way of its height, siting and excessive built form, would appear awkward and incongruous resulting in a top heavy and disproportionate appearance which is out of character with the area. The proposal is contrary to the National Planning Policy Framework, Eastleigh Borough Local Plan Review (2001-2011), saved policy 59.BE, Submitted Eastleigh Borough Local Plan 2016-2036 Policy DM1 and the Council's adopted Supplementary Planning Guidance: Quality Places (2011);

2) The proposal due to its design, massing and siting will have an overbearing and oppressive visual impact on the occupiers of 38 Spring Lane, contrary to Eastleigh Borough Local Plan Review (2001-2011), saved policy 59.BE, Submitted Eastleigh Borough Local Plan 2016-2036 Policy DM1, and the Council's adopted Supplementary Planning Guidance: Quality Places (2011), and

3) The proposed development fails to provide adequate provision for on-site car parking which would encourage the parking of vehicles on the public highway and so interrupt the free flow of traffic and cause a hazard to road users. As such the proposal is contrary to Saved Policy 104.T of the Eastleigh Borough Local Plan Review [2001-2011] and the Council's adopted Residential Parking Standards SPD (2009).

91 Report on recent planning decisions

91.1 H/19/85243 – 5 Shears Road – Retention of raised timber decking – The Committee agreed to raise no objection to the application – The Borough Council permitted the application.

91.2 T/19/85699 – 10 Stoke Park Road – 1 no. Holly (T1) - Crown lift by 3m, 1 no. Holm Oak (T2) - Shorten limb by 5m, 1 no. Horse Chestnut (T3) - Reduce split limb by 3m – The Committee agreed to Raise No Objection to the application – The Borough Council consented to the application.

91.3 H/19/85896 – 9 Horton Way – Single storey rear extension – The Committee agreed to Raise No Objection to the application and noted that the eaves height had previously been a problem in obtaining a Lawful Development Certificate – The Borough Council permitted the application.

91.4 H/19/86002 – 50 Haig Road – Extensions and alterations to existing garage to form 1 bed annexe – The Committee agreed to Raise No Objection to the application – The Borough Council permitted the application.

91.5 H/19/85987 – 59 Edward Avenue – Single storey rear extension following demolition of existing conservatory and outside WC – The Committee agreed to Raise No Objection to the application – The Borough Council permitted the application.

91.6 H/19/86010 – 4 Rogers Close – Loft conversion to include hip to gable and rear dormer with master bedroom and shower room – The Committee agreed to Raise No Objection to the application – The Borough Council permitted the application.

91.7 T/19/86045 – 27 Sydney Road – 1 Ash (T1) reduce crown spread of upper crown by 2m on southern side. Remove lateral growth from large branch growing over driveway; 1 Ash (T2) reduce crown spread by 2m on southern side – The Committee agreed to Raise No Objection to the application – The Borough Council consented to the application.

91.8 H/19/86024 – 54 Oakgrove Road – Demolition of existing garage and erection of larger detached garage, addition of rooflight to rear roof slope and solar panels to front roof slope – The Committee agreed to Raise No Objection to the application – The Borough Council permitted the application.

92 Clerk's Report

92.1 Minute PLAN_1920_M08/79.1 – The Clerk reported he had asked for clarification regarding the use of soakaways but had not received an answer.

92.2 Minute 85.1 – The Clerk reported that he had again contacted enforcement regarding the matter raised in confidential business but had not had a response.

92.3 The Clerk reported that the Parish Council has an application with the Borough Council to remove the diseased Ash tree in Old St Mary's.

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

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

93.2 Any agenda items should be submitted in writing to the Clerk by Monday 30th September 2019.

94 Motion for Confidential Business

94.1 Proposed Cllr Brown, Seconded Cllr Greenwood, **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.

95 Reported Breaches of Development Control (Confidential Business)

95.1 The Clerk reported two alleged breaches of Development Control.

95.2 The Clerk reported three concluded breaches of Development Control.

95.3 Cllrs reported no additional items of confidential business

There being no further business, the Chair closed the meeting at 7.23pm

Chair's Signature: _____ Date: _____

Clerk's Signature: _____ Date: _____