

BISHOPSTOKE PARISH COUNCIL

Minutes of a Meeting of the Planning Committee held in the Parish Office, Riverside, Bishopstoke commencing at 7.00pm on 12 September 2017

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

In Attendance: Mr D Hillier-Wheal (Clerk to Bishopstoke Parish Council)

Public Attendance: 1 member of the public was present

PLAN_1718_M08/

Public Session

71 Apologies for Absence

71.1 Apologies had been received and were accepted from Cllrs Thornton, Tidridge and Toher.

72 To adopt as a true record, and sign, the Minutes of the Planning Committee meeting held on 8 August 2017

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

72.2 Proposed Cllr Greenwood, Seconded Cllr Dean, **RESOLVED** unanimously that the minutes of the Planning Committee meeting held on 8 August 2017 be accepted as a true record.

73 To consider Matters Arising from the above Minutes

73.1 Item 63.3: The Clerk was requested to keep looking for the TPO map of trees on the old Mount site.

Action: Clerk

74 Declarations of Interest and Requests for Dispensations

74.1 None declared or requested.

75 Consideration of Planning Applications

75.1 F/17/80986 – Bishopstoke Park – Alterations to the veranda at the village core building to create an enclosed space to increase the size of restaurant, single storey extension to create a chilled cellar room. Basement extension to accommodate plant associated with the chilled cellar room – The Committee agreed to Raise No Objection (RNO) to the application but noted that a wider consultation may have been beneficial, it would be nice to see wider use of the restaurant being encouraged, and that parking would potentially be an even bigger problem than it is now.

75.2 F/17/81181 – 1 Cotton Close – Erection of 1.no 3 bedroom semi detached dwelling with associated parking, following demolition of existing store – The Committee agreed to RNO to this application.

75.3 H/17/81346 – 61 Edward Avenue – Hip to gable conversion including rear box dormer to provide second floor accommodation, and enlargement of patio doors to rear elevation – The Committee agreed to RNO to the application but wished to comment on the visual appearance not being in keeping with the local area.

Initial: _____ Date: _____

76 Report on recent planning decision

76.1 H/17/81081 – 69 Underwood Road – Rear extension – the Planning Committee noted the Borough Council's refusal of the previous application for this work (F/17/80125) and agreed that this application had not changed. Therefore the Committee agreed to object using the Borough Council's reasoning. EBC refused the planning application.

76.2 C/16/79560 – 2 Riverside – Change of use from mixed A1 & Sui Generis (barbers & tattoo studio) to Sui Generis (tattoo studio). Cllr Toher advised that permission had been given in 2011 to have part tattoo studio – Committee raised no objection - EBC Permitted the application.

76.3 A/16/79559 – 2 Riverside – Display of one non-illuminated fascia sign & window graphics. Cllr Francis asked if there were any rules and regulations for signs. Cllr Toher stated that she had circulated the 'Bishopstoke Conservation Area Appraisal and Management Proposals' Supplementary Planning Document, adopted April 2011, to members of the committee and believed it to be still standing. Cllr Toher stated that she believed the application to be out of keeping with the conservation area, in particular under the following planning policies contained within Appendix A: 169.LB (v), which states: with regard to retail premises, a high standard of shopfront design and signing, relating sympathetically to the character of the building and the surrounding area, is required; and policy 172.LB (ii), which states: facias and advertisements should be designed as an integral part of the shop front and in keeping with the character of the surrounding area. The committee agreed to object on these grounds, and to request that EBC look at signing which is more in keeping with the conservation area – EBC Consented to the application.

76.4 RM/17/80583 – 1 Stoke Common Road – Reserved matters application Construction of 1 no. 3 bed two storey dwelling with associated amenity space, car parking and access of Stoke Common Road (matters for consideration: layout, appearance & landscaping) – The Committee agreed to Raise No Objection to the application, but would like to reiterate concerns, as per previously submitted comments, on the grounds of lines of sight not being adequate for traffic entering and leaving either the site or Stoke Common Road, insufficient parking and overdevelopment – EBC Approved the application.

77 Clerk's Report

77.1 The Clerk indicated that he had nothing further to report.

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

78.1 The next meeting will be on Tuesday 26 September 2017, at 7:00pm. The doors will be open at 6:45pm for viewing of applications.

78.2 Any agenda items should be submitted in writing to the Clerk by Tuesday 19 September 2017.

79 Motion for Confidential Business

79.1 Proposed Cllr Greenwood, 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.

80 Reported Breaches of Development Control (Confidential Business)

80.1 The Clerk reported two new alleged breaches of Development Control.

80.2 The Clerk reported no concluded breaches of Development Control.

80.3 Cllrs reported no alleged breaches of development control.

There being no further business, the Chair closed the meeting at 7.20pm

Chair's Signature: _____ Date: _____

Clerk's Signature: _____ Date: _____