

BISHOPSTOKE PARISH COUNCIL

Minutes of a Meeting of the Planning Committee held in the Parish Office, Riverside, Bishopstoke commencing at 7.00pm on 14 February 2017

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

In Attendance: Mr D Hillier-Wheal (Clerk to Bishopstoke Parish Council)
Cllrs Parker-Jones and Tidridge

Public Session 1 member of the public was present

PLAN_1617_M18/

179. Apologies for Absence

179.1 Apologies had been received and were accepted from Cllr Francis and Cllr Thornton.

180. To adopt as a true record, and sign, the Minutes of the Planning Committee meeting held on 24 January 2017

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

180.2 Proposed Cllr Greenwood, Seconded Cllr Brown, **RESOLVED** unanimously that the minutes of the Planning Committee meeting held on 24 January 2017 be accepted as a true record.

181. To consider Matters Arising from the above Minutes

181.1 There were no matters arising.

182. Declarations of Interest and Requests for Dispensations

182.1 None declared or sought.

183. Consideration of Planning Applications

183.1 T/17/79899 – 35 Asford Grove – Trim and reshape 1 Holm Oak to side, to clear property – The Committee agreed to Raise No Objection (RNO) to the planning application.

183.2 F/16/79737 – 23 Sayers Road – Erection of single storey extension to rear – The Committee agreed to Raise No Objection (RNO) to the planning application.

183.3 F/17/79838 – 203 Fair Oak Road – Erection of two storey side extension, single storey rear extension, front porch and alterations to existing parking to front – The Committee agreed to RNO to the planning application, but were concerned to ensure there is no loss of parking.

184. Report on recent planning decision

184.1 F/16/79609 – 24 Oakgrove gardens - Raising of roof to create first floor habitable accommodation with two front dormer windows & roof lights – RNO – Refuse ((1) The proposed development due to its siting, design, massing and subsequent loss of space around the building would create an unattractive and incongruous feature at odds with the appearance of existing dwelling and neighbouring properties and detrimental to the character and appearance of Oakgrove Gardens. As such the proposed development is contrary to Saved Policy 59.BE of the Eastleigh Borough Local Plan Review [2001-2011], Policy DM1 of the Submitted Eastleigh Borough Local Plan [2011-2029] and guidance contained within the National Planning Policy Framework, Quality Places SPD and

Initial: _____ Date: _____

Bishopstoke, Fair Oak and Horton Heath Character Area Appraisal SPD.

(2) The proposed development would result in an excessive building bulk adjacent to an existing residential property, detrimental to the visual outlook and amenities enjoyed by the residents of 21 & 22 Oakgrove Gardens. As such the proposal is contrary to Saved Policy 59.BE of the Eastleigh Borough Local Plan Review [2001-2011], Policy DM1 of the Submitted Eastleigh Borough Local Plan [2011-2029] and guidance contained within the National Planning Policy Framework)

184.2 F/16/79668 – 5 Weavills Road - First floor rear extension & conversion of garage & carport to habitable accommodation – RNO – Permit

184.3 F/16/79687 – 66 Haig Road - Flat roof dormer window in rear roof slope – RNO – Permit

184.4 O/16/79578 – 1 Stoke Common Road - Outline: Construction of 1no. 3 bed two storey dwelling with associated amenity space, car parking & access off Stoke Common Road – Object (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) – Permit

184.5 F/16/79611 – 41 Church Road - Single storey rear extension – RNO – Permit

184.6 T/16/78986 – 14 Asford Grove - Crown lift by 6m & 20% crown thinning of 1no. Lime (T1) – RNO – Consent

184.7 F/17/79790 – 2 Shears Road - Single storey rear extension, following demolition of existing – RNO - Permit

185. To recommend that the Parish Council request an amendment to one of Eastleigh Borough Council’s standard pre-construction clauses going forward

185.1 Cllr Tidridge explained that there have been issues for residents with recent housing developments. Sub-contractors doing site preparation work have not been held to the same conditions of working as the main developer and this has meant it has been difficult to find people to contact when complaints arose, and difficult to proceed with complaints when they are raised,

185.2 Cllr Tidridge suggested that Eastleigh Borough Council be requested to amend their planning pre-conditions to include not just construction works, but also ground works, earth works and demolition. In addition, work that is subject to conditions should include not just demolition and construction work, but site preparation, ground works and earth works.

185.3 The Clerk was asked to prepare the request to be sent to the Borough Council and circulate it to the Planning Committee

Action: Clerk.

186. Clerk’s Report

186.1 The Clerk reported that he had informed EBC Planning (copying in Andy Thompson, the Local Area Manager) regarding issues with the planning portal website but had yet to receive a reply. The Clerk was requested to chase again.

Action: Clerk

186.2 The Clerk was asked to determine what has happened to the archaeological finds discovered at the Breach Lane site, and also find out what happened to the Parish Council’s promised invitation to view the site.

Action: Clerk

186.3 It has been reported that, contrary to their original plans, Southern Water are now intending to install a new sewer pipe in Sandy Lane, and also have an issue with low water pressure. Both of these issues apparently relate to the Crowd Hill development. The Clerk was requested to contact the Borough Council to determine if they are aware of these issues,

Action: Clerk

Initial: _____ Date: _____

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

187.1 The next meeting will be on Tuesday 28 February 2017 at 7:00pm in the Parish Office, Riverside, Bishopstoke. The office will be open from 6:45pm for viewing of the applications.

187.2 Any agenda items should be submitted in writing to the Clerk by Tuesday 21 February 2017.

188 Motion for Confidential Business

188.1 Proposed Cllr Toher, 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.

Cllr Parker-Jones and 1 member of the public left at this point

189 Reported Breaches of Developmental Control (Confidential Business)

189.1 The Clerk reported 1 new alleged breach of development control.

189.2 The Clerk reported 1 concluded investigation into alleged breaches of development control.

189.3 There were no reported development control issues from members of the Committee.

There being no further business, the Chair closed the meeting at 7.27pm

Chair's Signature: _____ Date: _____

Clerk's Signature: _____ Date: _____