

# BISHOPSTOKE PARISH COUNCIL

## Minutes of a Meeting of the Planning Committee held in the Parish Office, Riverside, Bishopstoke commencing at 7.00pm on 10 January 2017

**Present:** Cllrs Toher (Chair), Brown, Dean, Francis, Greenwood and Thornton  
Also present Cllr Mignot

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

**Public Session** No members of the public were present

### PLAN\_1617\_M16/

#### 158. Apologies for Absence

158.1 All Committee members were present.

#### 159. To adopt as a true record, and sign, the Minutes of the Planning Committee meeting held on 13 December 2016

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

159.2 Proposed Cllr Greenwood, Seconded Cllr Francis, **RESOLVED** unanimously that the minutes of the Planning Committee meeting held on 13 December 2016 be accepted as a true record.

#### 160. To consider Matters Arising from the above Minutes

160.1 Minute PLAN\_1617\_M15/Item 152.1 – The Clerk was requested to contact Eastleigh Borough Council to try to discover why the Parish Council had not been contacted, as a neighbour.

**Action: Clerk**

#### 161. Declarations of Interest and Requests for Dispensations

161.1 None declared or sought.

#### 162. Consideration of Planning Applications

162.1 F/16/79611 – 41 Church Road – Single storey rear extension – The Committee agreed to Raise No Objection (RNO) to the planning application

162.2 F/16/79668 – 5 Weavills Road – First floor rear extension & conversion of garage & carport to habitable accommodation – The Committee agreed to RNO to the planning application.

162.3 F/16/79687 - 66 Haig Road – Flat roof dormer window in rear roof slope – The Committee agreed to RNO to the planning application.

162.4 N/16/79693 – 53 Bishopstoke Road – Notification of intent: Crown reduction to 7no. Silver Birch (T1, T2, T3, T5, T6, T7, T8), fell 1no. Silver Birch (T4), fell Conifers (T9 & G1), crown reduction to 1no. Hawthorn (T10), 1no. Horse Chestnut (T11) & 1no. Ash (T12) – The Committee agreed to RNO to any of the crown reductions, however, objections were raised to the felling of Silver Birch T4 and Conifer T9. It was felt that as healthy trees it would be more appropriate to trim them back and maintain as healthy trees going forward.

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162.5 O/16/79578 – Land Adjacent to Forester’s Arms – Outline: Construction of 1no. 3 bed two storey dwelling with associated amenity space, car parking & access off Stoke Common Road – The Committee noted that a previous application to replace the existing buildings with three 4 bed houses had been rejected, and a more recent application to change the use of the public house to a residential dwelling along with construction of a detached double garage with roof accommodation had been permitted. It was felt that, were this application to be permitted, then there would be permission for 3 dwellings on site – something that had already been rejected. Additionally, the Committee felt that lines of sight for traffic entering and leaving the site, as well as entering and leaving Stoke Common Road would be hampered and therefore this would prove dangerous Parking was felt to be insufficient on site for the accumulated number of dwellings this would allow, and the Committee considered it to be overdevelopment. Accordingly, the Committee agreed to object on those grounds to the planning applications.

*Cllr Winstanley arrived at this point.*

### **163. Report on recent planning decision**

163.1 F/16/79532 – 189 Fair Oak Road – Single storey rear extension (amended from planning permission F/16/77859) – Committee RNO – EBC Permitted

*Cllr Tidridge arrived at this point.*

163.2 F/16/79415 – Land to the rear of 70 & 72 Stoke Common Road – Erection of one 2 bed dwelling with attached garage and associated parking & landscaping with access from Jockey Lane – The committee agreed to Raise No Objection (RNO) to the application – EBC Refuse consent

163.3 T/16/79458 – River Inn, 2 Fair Oak Road – Various tree works – The Committee had visited the site to look at the various trees. It was agreed that no objection would be raised, but the Committee wished to add comments asking if the main Silver Birch in the car park would be retained and to recommend that the tree obscuring the light at the front of the car park near the BT cabinet be trimmed back– EBC Consent

163.4 T/16/79485 – 182 Church Road – Height reduction of three Alder by 3m & crown thin by 10% & cutting back of six Alder to rear boundary line – Committee RNO – EBC Partial consent; No height reduction of three Alder, and limited trimming of six Alder

163.5 F/16/79263 – 6 Haig Road – Single storey and first floor rear extensions and single storey front extension – Cllr Toher commented that no vehicle parking details had been submitted with the application. The committee agreed to Raise No Objection (RNO) to the application – REFUSED 1) The proposed development, by reason of its resulting form and design, if permitted would create a visually obtrusive and incongruous feature which would not complement or enhance the application dwelling or the street scene and character of Haig Road and the surrounding area, to the detriment of the character and visual amenity of the street and dwelling. The proposal is therefore considered to be 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, July 2014, as well as Supplementary Planning Document 'Quality Places

(2) Insufficient information has been provided to demonstrate that adequate and safe off-street parking to meet the requirements of the Council's 'Residential Parking Standards' Supplementary Planning Document can be met if the proposed front porch were to be built. As such the application is considered to be contrary to saved Policies 59.BE & 104.T of the Eastleigh Borough local Plan Review (2001-2011), Policies DM1 & DM24 of the Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, and the above mentioned Supplementary Planning Document

*Cllr Parker-Jones arrived at this point.*

### **164. Clerk’s Report**

164.1 The Clerk reported there was nothing further to report.

Initial: \_\_\_\_\_ Date: \_\_\_\_\_

**165 Date, time, place and agenda items for next meeting**

165.1 The next meeting will be on Tuesday 24 January 2017 at 7:00pm in the Parish Office, Riverside, Bishopstoke. The office will be open from 6:45pm for viewing of the applications.

165.2 Any agenda items should be submitted in writing to the Clerk by Tuesday 17 January 2017.

**166 Motion for Confidential Business**

166.1 Proposed Cllr Toher, Seconded Cllr Thornton, **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.

**167 Reported Breaches of Developmental Control (Confidential Business)**

167.1 The Clerk reported 0 new alleged breaches of development control.

167.2 The Clerk reported 2 concluded investigations into alleged breaches of development control.

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

*There being no further business, the Chair closed the meeting at 7.28pm*

Chair's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Clerk's Signature: \_\_\_\_\_ Date: \_\_\_\_\_