

BISHOPSTOKE PARISH COUNCIL

Minutes of a Meeting of the Planning Committee held in the Parish Office, Riverside, Bishopstoke commencing at 7.00pm on 11 September 2018

Present: Cllrs Brown (Chair), Dean, Francis, Harris and Toher

In Attendance: Mr D Hillier-Wheal (Clerk to Bishopstoke Parish Council)
Cllr Tidridge (from para 101)

Public Attendance: 0 members of the public were present

PLAN_1819_M10/

Public Session

96 Apologies for Absence

96.1 Apologies were received and accepted from Cllrs Greenwood and Mignot.

97 To adopt as a true record, and sign, the Minutes of the Planning Committee meeting held on 28 August 2018

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

97.2 Proposed Cllr Toher, Seconded Cllr Francis, **RESOLVED** that the minutes of the Planning Committee meeting held on 28 August 2018 be accepted as a true record.

98 To consider Matters Arising from the above Minutes

98.1 Item 90.1 The Clerk reported that there had been no response regarding covenants and was asked to pose the question again.

Action: Clerk

99 Declarations of Interest and Requests for Dispensations

99.1 None declared or requested.

100 Consideration of Planning Applications

100.1 H/18/83814 – 1A Sedgwick Road – Erection of a 1.8m fence and gate around the garden of 1A Sedgwick Road – The Committee agreed to object on the grounds that the line of sight for vehicles at the Sedgwick Road / Hamilton Road junction would be severely impaired and as such this was a health and safety risk. Additionally, the Committee believe there is a limit on height of fences at road junctions of 1 metre which this obviously breaches, and the posts for the fence appear to have been laid within the public footpath rather than within the boundary of the property.

Cllr Tidridge arrived at this point

101 Report on recent planning decisions

101.1 H/18/82980 – 12 Rosehip Close – Conversion of garage to provide annexe accommodation – The Committee agreed to object on the grounds of the loss of parking spaces – withdrawn by the applicant.

Initial: _____ Date: _____

101.2 F/18/83447 – 282 Fair Oak Road – Construction of detached three bedroom dwelling following demolition of existing side extension accommodation – Cllr Greenwood updated the Committee on the changes made since the previous application. The size of the proposed dwelling has been reduced to give more green space, windows have been added to the side that was deemed to be “plain”, and the problem of tandem parking does not apply as both spaces are for one dwelling. The Committee agreed to Raise No Objection (RNO) to the application – The Borough Council refused the application as the proposed house, due to the insufficient plot size would result in a cramped form of development with parking for the new dwelling in front of the window of the main habitable room for the neighbouring property. In addition users of the garage block to the rear of the new dwelling would pass and re-pass in vehicles and as pedestrians past two ground floor windows to all the habitable ground floor rooms of the new dwelling and the proposal is therefore considered to have a detrimental impact on residential amenity of occupiers of the existing and new dwellings by virtue of a lack of privacy contrary to saved policy 59.BE of the Eastleigh Borough Local Plan and advice contained within the Quality Spaces SPD

101.3 T/18/83276 – 27 Sydney Road – 1 x Ash, pollard back to primary unions; 1 x Ash, pollard back to primary unions – The Committee agreed to RNO to the planning application – withdrawn by the applicant.

101.4 H/18/83473 – 45 Church Road – Single storey rear extension following removal of existing conservatory – The Committee agreed to raise no objection to the application – The Borough Council permitted the application.

101.5 T/18/83361 – 27 Sydney Road – 2 x Ash, pollard to approx. 5-6 metres – The Committee agreed to raise no objection to the application – the Borough Council refused the application as “The proposed 2 x Ash - pollard to approx 6 metres, is considered unjustified and will be of detriment to the health and appearance of the tree. The works would thus result in an adverse impact upon the visual amenity, ecology and wildlife and screening of the surrounding area”.

101.6 H/18/83640 – Itchen House – Erection of detached triple garage – Despite the alterations to the plans, the Committee still felt that application was not in keeping with the area. There should also be a flood risk assessment as it is situated in a flood risk area. Additionally, following the previous application for this garage a full tree report was requested – this does not appear to have been provided. The Committee agreed to object on all these grounds. The Committee also wished to comment that the application is for part of the Conservation area, and as such should be subject to extra care. Finally, the Committee wished to request that, should the application be permitted, a condition be attached that there not be permitted any future request to convert to residential – The Borough Council permitted the application with conditions which are detailed on Appendix A, attached to these minutes.

102 Clerk’s Report

102.1 The Clerk advised the Committee that there was nothing further to report.

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

103.1 The next meeting will be on Tuesday 25 September 2018, at 7:00pm. The doors will be open at 6:45pm for viewing of applications.

103.2 Any agenda items should be submitted in writing to the Clerk by Monday 17th September.

104 Motion for Confidential Business

104.1 Proposed Cllr Brown, Seconded Cllr Toher, **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.

Initial: _____ Date: _____

105 Reported Breaches of Development Control (Confidential Business)

105.1 The Clerk reported no new alleged breaches of Development Control.

105.2 The Clerk reported four concluded breaches of Development Control.

105.3 Cllrs reported no additional items of confidential business

105.4 The Clerk informed the committee of his findings regarding an item of confidential business from a previous meeting.

Action: Clerk

There being no further business, the Chair closed the meeting at 7.35pm

Chair's Signature: _____ Date: _____

Clerk's Signature: _____ Date: _____