

BISHOPSTOKE PARISH COUNCIL

Minutes of a Meeting of the Planning Committee held in the Parish Office, Riverside, Bishopstoke commencing at 7.00pm on 13 February 2018

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

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

Public Attendance: 0 members of the public were present

PLAN_1718_M17/

Public Session

161 Apologies for Absence

161.1 All Committee members were present.

162 To adopt as a true record, and sign, the Minutes of the Planning Committee meeting held on 23 January 2018

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

162.2 Proposed Cllr Toher, Seconded Cllr Brown, **RESOLVED** unanimously that the minutes of the Planning Committee meeting held on 23 January 2018 be accepted as a true record.

163 To consider Matters Arising from the above Minutes

163.1 Item 157.1 The concerns of the Committee had been passed to the Planning Officer.

164 Declarations of Interest and Requests for Dispensations

164.1 None declared or requested.

165 Consideration of Planning Applications

165.1 H/18/82264 – 36 Stoke Park Road – Single storey side and rear extension and integral garage – The Committee agreed to Raise No Objection (RNO) to the application.

165.2 H/18/82267 – 8 Greens Close – Front porch with access ramp and single storey rear extension – The Committee agreed to RNO to the application, but wished to ask the Planning Officers to guard against future overdevelopment.

165.3 NC/18/82337 – Manor Cottage, Church Road – Notification of proposed works to trees in conservation area: fell 1 pine – The Committee expressed disappointment this healthy tree within the Conservation Area is being considered for felling without any supporting paperwork, reasons for felling or plan to replace it. Accordingly the Committee agreed to request the Borough consider this tree with a view to placing a Tree Protection Order on it. The Committee also requested information on the criteria for an area being designated as “Conservation”, and what current policies apply to these areas.

Action: Clerk

Initial: _____ Date: _____

166 Report on recent planning decision

166.1 F/17/80513 – Bishopstoke Park Care Village – Construction of 53 assisted living units (in connection with hybrid planning permission O/12/71007), including 1 guest suite, landscaping, internal highways and car parking – The Committee agreed that problems with parking have blighted the lives of residents with existing developments on the site; the increased number of vehicles has led to dangerous and illegal parking; the number of dwellings has increased by 5 to 53 and the committee regarded this as too many for the site; the lack of affordable housing on site was raised as an issue, and whilst the committee were aware that contributions have been made towards the building of affordable housing elsewhere in the Borough, none of it has taken place within Bishopstoke and the Committee felt this was unacceptable; the promised road improvements have not materialised and existing resident within the site are worried about the construction of the new road there. The Clerk was asked to ask parking enforcement to attend more regularly and to send the text of the objection to the Planning Committee before submission.

The Committee also raised concerns regarding the current lack of interaction between the residents of the Anchor Village site and the wider Bishopstoke community. It was felt that this lack of interaction, and any further development on such a site, does nothing to benefit Bishopstoke more generally.

Eastleigh Borough Council permitted the application.

Clerk's note: The agreed text for the objection was "The Planning Committee objects to this application on the grounds of parking, lack of affordable housing and failure to deliver previously promised road improvements.

Specifically, there is already a serious problem with parking due to the lack of parking space within Bishopstoke Park as it stands. This has led to contractors, visitors and residents parking dangerously and illegally both within the site, and on nearby roads. The number of dwellings in the application has increased from the originally approved 48 to an unapproved quantity of 53, and it was felt that not only would this further exacerbate the parking issues, but also that it was too many dwellings for the site itself to cope with.

On affordable housing, the Committee are aware that a contribution was made towards the building of affordable housing off-site in lieu of affordable housing on-site, none of that money has gone towards housing in Bishopstoke, and it is Bishopstoke that has suffered the increased developer traffic and parking problems. This is unacceptable to the Committee, who would like to see a commitment to funding affordable housing within Bishopstoke. The committee request that the Borough Council provide a written response on this.

With regard to previous promises, the Committee recalled that in the original agreement there were to be around £30,000 worth of improvements to Church Road to make it safer and to improve traffic flow. None of this has happened, and the Committee felt that this also was unacceptable. The committee request that the Borough Council provide an update on this and confirm that the money allocated for Church Road has not been reallocated for projects elsewhere in the Borough

Additional concerns have been raised by the current residents themselves, who are worried about the construction of a new road within the site

166.2 RM/17/80862 – Land at Fair Oak Road – Reserved matters application pursuant to Outline Application O/14/75086 for construction of 16 dwellings with access off Fair Oak Road – The Committee agreed to object to the application as the parking is heavily skewed towards the private housing portion of the development; there is a reported agreement that, following the development at the Chase, this entire development was to be affordable housing; additional concerns were raised regarding access to the site both for traffic and for construction vehicles, which risk damaging the trees; finally, no pavement is indicated near the proposed pedestrian crossing. The Committee also noted the lack of a highways report and requested that one be made available, given the direct impact the development would have on the main road through Bishopstoke. – EBC Permitted the application

166.3 H/17/82138 – 28 Sedgwick Road – First floor side and single storey front extensions to form new porch, loft conversion with rear dormer and replacement single storey garage – The Committee agreed to Raise No Objection (RNO) to the application. – EBC permitted the application.

167 Clerk's Report

167.1 The Clerk reported that the enforcement issue brought to the attention of the Committee at the last meeting has been passed to the Borough enforcements team to examine. The Clerk will also be circulating the email address for Councillors to report directly to enforcements any issues that they come across. The Clerk requested all Councillors to copy him in to any emails sent to this address to ensure he remains aware of all the concerns of the Committee.

Action: Clerk & All Councillors

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

168.1 The next meeting will be on Tuesday 27 February 2018, at 7:00pm. The doors will be open at 6:45pm for viewing of applications.

168.2 Any agenda items should be submitted in writing to the Clerk at least 7 days before the meeting.

169 Motion for Confidential Business

169.1 Proposed Cllr Greenwood, 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.

170 Reported Breaches of Development Control (Confidential Business)

170.1 The Clerk reported one new alleged breach of Development Control.

170.2 The Clerk reported one concluded breach of Development Control.

170.3 Councillors reported one development control issue

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

Chair's Signature: _____ Date: _____

Clerk's Signature: _____ Date: _____