



Bishopstoke Parish Council

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Email: clerk@bishopstokepc.org; Call: 07368 487464;
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**Members of the Planning Committee are summoned to attend a meeting on
Tuesday 25th June 2024 at 7:00pm at Bishopstoke Methodist Church, Sedgwick Road.**

This meeting is open to the public.

All planning documents are available via the Eastleigh Borough Council planning portal.

AGENDA

PUBLIC SESSION – Residents are invited to give their views and question the parish council on issues on this agenda, or raise issues for future consideration at the discretion of the chair. Members of the public may not take part in the meeting itself.

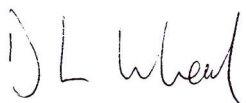
1. Apologies for Absence
2. To adopt as a true record, and sign, the minutes of the Planning Committee meeting held on 28th May 2024
3. Declarations of Interest and Requests for Dispensations
4. Consideration of Planning Applications
 - H/24/97488 – 34 Bishopstoke Road – Single storey rear extension and alterations to existing fenestration.
<https://planning.eastleigh.gov.uk/s/papplication/a1MTv000000b9An/h2497488>
 - H/24/97537 – 30 Horton Way – Single storey side and rear extension. (parent application H/23/96109).
<https://planning.eastleigh.gov.uk/s/papplication/a1MTv000000duWz/h2497537>
 - H/24/97466 – 103 Itchen Avenue – Single storey side extension.
<https://planning.eastleigh.gov.uk/s/papplication/a1MTv000000ZOx7/h2497466>
 - H/24/97582 – 10 Breach Lane – Loft conversion with dormer to north elevation.
<https://planning.eastleigh.gov.uk/s/papplication/a1MTv000000hZXC/h2497582>
 - H/24/97382 – 315 Fair Oak Road – Garage conversion to habitable and single storey rear extension to replace existing conservatory.
<https://planning.eastleigh.gov.uk/s/papplication/a1MTv000000b9An/h2497488>
 - Consideration of planning applications that arrived after the publication of this agenda.
5. Consideration of planning application F/23/95844 with particular reference to the proposed use of Stoke Common Cemetery car park - Land at Stoke Park Farm - Use of agricultural land as Suitable Alternative Natural Greenspace (SANG) for recreational purposes, with associated access, paths, landscaping, infrastructure and other works; and use of cemetery extension car park for SANG parking (amended description).
<https://planning.eastleigh.gov.uk/s/papplication/a1M4J000002DKpQUAW/f2395844>

Members: Cllrs Mignot (Chair), Moore (Vice Chair), Daly, Hillier-Wheal, and Scott

*Please note: All relevant documents to planning applications are found at <https://planning.eastleigh.gov.uk/s/>
Type the planning application number into the Search box and click "Search"*

PLAN_2425_A02

6. To receive the Clerk's report on recent planning decisions and other matters
7. Date, time, place and agenda items for next meeting
 - o Tuesday 9th July, 2024 at 7pm, in Bishopstoke Methodist Church
 - o Agenda items and supporting papers to be with the Clerk by Tuesday 2nd July
8. Motion for Confidential Business
9. Reported Breaches of Development Control (Confidential business)



D L Wheal
Clerk to Bishopstoke Parish Council
19th June 2024

Members: Cllrs Mignot (Chair), Moore (Vice Chair), Daly, Hillier-Wheal, and Scott

Please note: All relevant documents to planning applications are found at <https://planning.eastleigh.gov.uk/s/>

Type the planning application number into the Search box and click "Search"

PLAN_2425_A02



Minutes of a Meeting of the Planning Committee held at Bishopstoke Methodist Church commencing at 7:00pm on 28 May 2024

Present: Cllrs Daly, Mignot, Moore and Scott

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

Public Attendance: 0 members of the public were present.

PLAN_2425_M01/

Public Session

The Clerk began the meeting by inviting nominations to be Chair of the Planning Committee.

1 Election of Chair

1.1 Cllr Moore nominated himself for Chair of the Planning Committee.

1.2 Cllr Mignot nominated himself for Chair of the Planning Committee.

1.3 In the absence of seconds for either candidate, a vote was taken with 1 vote cast for Cllr Moore and 3 votes for Cllr Mignot. Proposed Cllr Mignot, **RESOLVED** that Cllr Mignot is elected Chair of the Planning Committee for the year 2024-25.

Cllr Mignot took his seat as Chair of the Planning Committee

2 Election of Vice Chair

2.1 Councillor Scott nominated Cllr Moore for Vice Chair of the Planning Committee. With no other nominations a vote was taken. Proposed Cllr Scott, **RESOLVED** unanimously that Cllr Moore is elected as Vice Chair of the Planning Committee for the year 2024-25.

3 Apologies for Absence

3.1 Apologies were noted from Cllr Hillier-Wheal.

4 Declarations of Interest and Requests for Dispensations

4.1 No declarations or requests were made.

5 Consideration of Planning Applications

5.1 H/24/97291 – 6 Greens Close – Part demolition of garage and construction of single storey rear extension and alterations to fenestration – The Committee agreed to raise no objections to the application but wished to request a condition that skips be placed considerately for other road users, and that lorry movements and work time be structured to avoid causing a nuisance for neighbours.

5.2 H/24/97285 – 10 St Austell Close – Two storey side/rear extension following the demolition of the existing outhouse/store and alterations to fenestration – The Committee agreed to raise no objections to the application but wished to request a condition that skips be placed considerately for other road users, and that lorry movements and work time be structured to avoid causing a nuisance for neighbours.

5.3 F/24/97288 – 57 Church Road – Conversion of existing building into 2no. 2-bedroom apartments, with addition of first floor extension and roof terrace, elevational alterations, and insertion of 1no. rooflight and 2no. dormers to front roof slope – The Committee agreed to object to the application on the grounds that insufficient parking spaces are being provided for the new dwellings. Cllr Mignot asked whether the Committee is automatically notified if a planning application is to be called in to the Local Area Committee. The Clerk stated that was not the case. The Clerk was requested to monitor applications and alert the Committee when one is called in to the Local Area Committee.

Action: Clerk – Monitor applications to look out for those called to the LAC

5.4 H/24/97420 – 5 Itchen Avenue – First Floor Side Extension above existing garage, Single Storey Front Extension & Partial Garage conversion – The Committee agreed to raise no objection to the application.

5.5 There were no late applications to consider.

5.6 Proposed Cllr Moore, Seconded Cllr Scott, **RESOLVED** unanimously that the responses of the Planning Committee be submitted as minuted above.

Action: Clerk – to submit the decisions of the Committee to the Planning Authority

6 To receive the Clerk's report on recent planning decisions and other matters

6.1 The report on recent planning decisions and other matters had been circulated with the supporting documents and was noted by the Committee.

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

7.1 The next meeting of the Planning Committee will take place at 7:00pm on Tuesday 11th June 2024 at the Bishopstoke Methodist Church. The Clerk reminded Cllrs that if they wished to add items to the agenda they should ensure the item, with any supporting papers, be with the Clerk by June 4th.

8 Motion for Confidential Business

8.1 Proposed Cllr Mignot, Seconded Cllr Daly, **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.

9 Reported Breaches of Development Control (Confidential business)

9.1 The report on alleged breaches of development control had been included with the supporting documents and was noted by the Committee.

9.2 Cllr Scott provided some extra information on one of the alleged breaches. The Chair requested the Clerk ask the enforcement officer to keep the Council informed of any progress with the complaint.

Action: Clerk – contact the enforcement officer to request regular updates

There being no further business, the Chair closed the meeting at 7:31pm

DRAFT

Chair's Signature: _____ Date: _____

Clerk's Signature: _____ Date: _____

Planning – 25th June 2024

Item 5 – SANG / Cemetery Car Park

There is a revised plan for the SANG on land that was previously part of Stoke Park Farm. The main revision to the plan is that there will no longer be a car park on site. Instead, they have decided that the car park at Stoke Common cemetery would provide sufficient parking, whilst also meaning that they do not have to widen the bridleway. There are other benefits too for the SANG mainly focussed around not needing to provide the hard standing or facilities that would be needed, and also not having to worry about drainage with run off from the car park.

The Planning Committee previously opposed the application for a number of reasons which are detailed separately in the document pack. The Assets Committee were previously asked to consider permitting the use of the Stoke Common cemetery car park for the SANG. At the time there were a number of concerns raised and so the decision was deferred to a later date pending answers to those concerns. The concerns (blue text) and the Borough reply (red text) are laid out below.

One of our Cllrs who enjoys a good walk said it took him over 10 minutes to get from the car park to the SANG location and so concerns were raised that because of the distance, people would simply ignore the car park and use the roads to park closer, which would cause problems for local residents.

EBC will ensure that an appropriate level of car parking is provided to serve the anticipated level of use of the SANG. In addition, there will be suitable and clear signage installed to direct people to use the car park for the SANG.

The accuracy of the information provided on potential car park use was questioned.

An updated transport assessment will be provided as part of EBC's revised planning application which will include an appraisal of the level of parking to be provided to ensure it is sufficient for the anticipated level of proposed use. This is also in accordance with natural England's guidance and criteria for SANGs.

Cllrs wanted to know whether this would be the main parking for the SANG or just an overflow car park.

Yes this will be the main car park for the SANG. There are 26 spaces available. As part of natural England's guidance, parking should be provided on SANG sites larger than 4Ha. The amount and nature of parking provision will reflect the anticipated use of the site by visitors and catchment size of the SANG. As noted above, clear signage will be provided to direct users to this car park for the SANG.

Also what would be the impact of the increased foot and road traffic on local roads, residents and wildlife, and on Cemetery users more generally.

The impacts on the wider highway network and those upon ecology and wildlife will be assessed as part of the proposals and the revised plans will be accompanied by updated reports in the form of a Transport Assessment and Ecological Impact Assessment that will appraise these matters. It is not anticipated that these impacts will be significant, however where any impacts are identified the reports would set out mitigation measures to address this. The scheme will also seek to provide ecological enhancements and a net gain for biodiversity in accordance with the relevant planning policy requirements. In terms of impacts on residents, it is anticipated that the use of the cemetery extension car park will have notably less impact than the previous proposal for an on-site car park as vehicles will no longer need to pass through the residential estate (on Sewall Drive) to reach this.

Is the bridleway due to be widened still?

As alternative car parking is to be provided which will not necessitate vehicles driving along the public bridleway, the widening and passing place works will no longer be required and therefore will be removed from the updated proposal.

What other parking options have been considered?

A range of options have been thoughtfully considered however the cemetery extension car park was deemed the most suitable alternative to direct on-site provision when balancing all of the relevant considerations including proximity to the SANG, level of car parking provision, ease of access, and limiting impacts on neighbouring residents as well as users of the public right of way network.

What signage will be installed?

A range of signage is proposed to be installed as part of the scheme which will include visually sensitive way-markers, clear signposting/advertising to the SANG, as well as Route maps for visitors. Where signage is required within the woodland area, this will be discussed with Forestry England to ensure that it is appropriate in appearance and siting.

What funding would be made available for any improvements to car park or footpath that were required?

Additional costs are expected to be minimal as improvements to the car park are not necessary, there will however be budget for infrastructure items such as the installation of additional bins and signage.

F/23/95844 – Land at Stoke Park Farm Bishopstoke Parish Council Objection

Bishopstoke Parish Council's Planning Committee, having considered Planning Application F/23/94844 at their meeting on 12th September 2023 wish to object to the application on the following grounds.

- Parking – The plans could lead to local roads, and both Cemetery sites, being used for overspill or free parking. This would lead to difficulties in parking for local residents and mourners attending the Cemetery and will also increase the dangers for pedestrians crossing those roads.
- Traffic – there will be an obvious increase in traffic which can only increase danger on the roads within the Sewall Drive estate, but also those exiting Sewall Drive onto Stoke Common Road or Edward Avenue. Existing parked cars and the bend in the road already make turning out of Sewall Drive a dangerous manoeuvre, and adding extra traffic will only increase the danger.
- Sewall Drive and the other roads on the estate are currently unadopted, meaning that their maintenance cost is paid for by local residents. The increase in traffic associated with the proposed site can only increase the maintenance costs. It is unfair to ask the residents to pay for this and the Committee would ask that the Borough Council quantify how much it would contribute to the road maintenance, or simply adopt the roads, which would simplify matters enormously. Concerns have also been raised by HCC Countryside and the Ramblers about the legality of vehicular access to the site.
- Cllrs understand from the plans that the current bridleway is to be used to access the site. The Committee believes this may be illegal and requests confirmation that approval has been given by Hampshire County Council for this change of use. Cllrs were also concerned that allowing additional vehicular access on the bridleway would be to the detriment of horse riders, cyclists and walkers
- The extension to Bishopstoke Cemetery (known as Stoke Common Cemetery) and the allotment land on Sewall Drive are both still in the hands of developers awaiting completion of work to transfer them to the Borough Council, with the land currently standing unused. This has led to a substantial amount of anti-social behaviour on those sites. The proposed site, being more remote and accessible via a single road only, would be potentially even more likely to suffer in the same way. The Committee wishes to know what preventative measures will be used to ensure that the site remains safe and secure.
- In the course of developing both access to the site, and the site itself, a number of existing hedgerows and wildlife habitats will be damaged or destroyed. The Committee

understands and supports the concept of a Suitable Alternative Natural Greenspace (SANG) in the area but questions whether providing this facility is worth the expense it will incur in terms of existing wildlife.

- Finally, the Committee were not satisfied with the red line drawing for the plans, which seemed to be inaccurate. The Committee also understands that not every area included within the boundary line will be developed as part of the Natural Greenspace and would like to know what is planned for those areas.



Bishopstoke Parish Council

Planning Planning Decisions report 25th June 2024

Recent Planning Decisions

H/24/97130 – 1 Drake Road – Retrospective Application. Alteration to roof at front (amendment to H/22/92665).

Planning Committee Decision: N/A

Borough Council Decision: Permit

T/24/97192 – 6 Bishops Court – 1no. Oak (T1) - Remove 3 lowest branches to clear garage roof to reduce leaf drop into gutter.

Planning Committee Decision: N/A

Borough Council Decision: Consent

H/24/97143 – 13 Oak Coppice Close – First floor side extension over existing garage.

Planning Committee Decision: N/A

Borough Council Decision: Permit

Clerk's Report

Actions:

PLAN_2425_M01/5 Regarding applications called to the Local Area Committee
The Clerk will monitor Local Area Committee meetings for applications from Bishopstoke being called in.

PLAN_2425_M01/5 Regarding the Committee's response to planning applications
The responses were submitted to the Planning Authority before the deadline.

PLAN_2425_M01/9 Regarding an alleged breach of planning control
The Clerk contacted the officer as requested.

Recommendations:

There are no outstanding recommendations.

Other Matters:

There are no other matters to report.