

**Minutes of a Meeting of the Planning Committee  
held at Bishopstoke Methodist Church  
commencing at 7:00pm on 12 September 2023**

**Present:** Cllrs C McKeone (Chair), Candy and Daly

**In Attendance:** Mr D Wheal (Clerk to Bishopstoke Parish Council)  
Cllrs A Dean, R Dean and Francis (Bishopstoke Parish Council)

**Public Attendance:** 1 member of the public was present.

**PLAN\_2324\_M06/**

**Public Session**

Cllr McKeone welcomed everyone to the meeting and opened the floor to residents for any comments or questions. There were none.

**41 Apologies for Absence**

41.1 Apologies were noted from Cllrs Hillier-Wheal and Moore.

**42 To adopt and sign Minutes of the Planning Committee meeting held on 25 July 2023**

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

42.2 Proposed Cllr Daly, Seconded Cllr Candy, **RESOLVED** unanimously that the minutes of the Planning Committee meeting held on 25 July 2023 be adopted as a true record.

*Action: Clerk and Chair – to sign and publish the minutes and document pack*

**43 Declarations of Interest and Requests for Dispensations**

43.1 None declared or requested.

**44 Consideration of Planning Applications**

44.1 F/23/95844 – Land at Stoke Park Farm – Use of agricultural land as Suitable Alternative Natural Greenspace (SANG) for recreational purposes, with associated access, car parking, paths, landscaping, infrastructure and other works – The Committee raised concerns over parking, access for traffic, who would be responsible for the maintenance of the road, the legality of using the bridleway as the route for vehicular access, the potential for the location to be used for anti-social behaviour and whether the existing hedgerows and other habitats are going to be disturbed or destroyed in the process. There were also concerns over whether the boundary shown for the site is accurate, and what might happen to the parts of land that are not being included in the Natural Greenspace area. Although supportive of the proposed use of the land for recreational purposes, the committee agreed to object because of the number and seriousness of concerns raised. The Committee requested the Clerk prepare the text of the objection and circulate to Councillors prior to its submission.

*Action: Clerk – to circulate the objection text to members of the Planning Committee for comment*

44.2 T/23/95795 – 6 Bishops Court – G1 Sycamore - Cut back to previous pruning points to give clearance from property – The Committee had no objection to the planning application but wished to comment that it may be more efficient in future years to prune in June as this will restrict growth.

44.3 H/23/95762 – 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. (Resubmission of application H/17/82138) – The Committee had no objection to this planning application.

44.4 Proposed Cllr Candy, Seconded Cllr Daly, **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**

**45 To receive the Clerk’s report on recent planning decisions and other matters**

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

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

46.1 The next meeting of the Planning Committee will take place at 7:00pm on Tuesday 26<sup>th</sup> September 2023 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 September 19<sup>th</sup>.

**47 Motion for Confidential Business**

47.1 Proposed Cllr C McKeone, 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.

**48 Reported Breaches of Development Control (Confidential business)**

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

*There being no further business, the Chair closed the meeting at 7:25pm*

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

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

## 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 12<sup>th</sup> 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.