

**Minutes of a Meeting of the Planning Committee  
held online commencing at 7.00pm on 23 February 2021**

**Present:** Cllrs Greenwood (Chair), Dean, Moore, Mignot and Toher

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

**Public Attendance:** 0 members of the public were present

**PLAN\_2021\_M14/**

**Public Session**

**123 Apologies for Absence**

123.1 Apologies had been received and were accepted from Cllrs Brown and Francis.

**124 To adopt as a true record, and sign, the Minutes of the Planning Committee meeting held on 9 February 2021**

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

124.2 Proposed Cllr Toher, Seconded Cllr Moore, **RESOLVED** that the minutes of the Planning Committee meeting held on 9 February 2021 be adopted as a true record.

**125 To consider Matters Arising from the above Minutes not covered elsewhere on the agenda**

125.1 Cllr Toher raised the question of the Borough Council being in a position to adjudicate on its own application with regard to the One Horton Heath project. The Committee understands that this may be legal but maintains the position that it does not give a good impression. Additionally, one of the Borough Councillors who will sit on the Committee that decide the application is publicly supporting the application, which the Committee felt gave the impression of pre-determination. The Clerk was asked to again ask the Borough Council whether this is proper.

**Action: Clerk**

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

126.1 There were no declarations or requests.

**127 Consideration of Planning Applications**

127.1 H/21/89557 – 173 Underwood Road – Single storey front and side extension – The Committee agreed raise no objection to the application.

127.2 H/20/89291 – 23 Sydney Road – Retention of boundary fence – The Committee agreed to raise no objection to the application. The Clerk was requested to ask the planning officers to check the height of the fence.

**Action: Clerk**

127.3 No further applications had arrived following the publication of this agenda.

## **128 Report on recent planning decisions**

128.1 The report on recent planning decisions had been circulated with the supporting documents and was noted by the Committee. It is included in the minutes as Appendix A.

## **129 To receive the Clerk's Report**

129.1 The Clerk's report had been circulated with the supporting documents and was noted by the Committee. It is included in the minutes as Appendix B.

129.2 The Clerk noted that the Borough Council had provided answers to a number of the Committee's questions regarding the One Horton Heath project. The Borough's definition of affordable housing comes from the National Planning Policy Framework (NPPF) which includes housing for rent and other options to help applicants to access the housing market. Affordable housing for rent is made available through Hampshire Home Choice and once registered applicants are able to bid for properties that they are eligible for. Regarding the number used in calculating the 35% affordable housing number: this will be sought across the whole development based on the number of qualifying homes. For dwellings that are classed as C2 there would not be an affordable housing requirement therefore these would not be included in any calculation once the numbers are known.

*Clerk's note: Use Class C2 is defined as: "Use for the provision of residential accommodation and care to people in need of care (other than a use within a class C3 (dwelling house). Use as a hospital or nursing home. Use as a residential school, college and training centre"*

129.3 Regarding whether the numbers for social housing, shared accommodation and the various other first time buyer / renter schemes have been decided: these are not yet agreed although (Borough) policy is for 65% affordable rent/35% shared ownership (or now possibly First Homes).

129.4 Regarding any other residential schemes run by the Borough Council: for Hatch Farm and Woodside Avenue, the Borough Council owns the land and delivered the housing; for Stoneham, Kestrel Park and Pembers the Borough have formed a partnership with developers and these are developer led schemes. Affordable homes are held within the Borough subsidiary, Aspect.

129.5 The Clerk was requested to return to the Borough and seek more information on the number of dwellings that will be included for the purposes of the 35% affordable housing calculation.

**Action: Clerk**

## **130 Date, time, place and agenda items for next meeting**

130.1 The next scheduled meeting is on Tuesday 9<sup>th</sup> March at 7:00pm. Any agenda items for the meeting should be submitted in writing to the Clerk by Monday 1<sup>st</sup> March.

## **131 Motion for Confidential Business**

131.1 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.

## **132 Reported Breaches of Development Control (Confidential business)**

132.1 The report on alleged breaches of development control had been included with the supporting documents for Councillors. It was noted by the Committee.

*There being no further business, the Chair closed the meeting at 7.17pm*

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

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



## Planning Planning Decisions report 23 February 2021

### Recent Planning Decisions

**H/20/89210** – 8 Manor Farm Close – New front porch and log cabin in front garden.

**Planning Committee Decision:** The Committee raised no objection but requested builders be considerate when parking vans and placing skips.

**Borough Council Decision:** Permit

**H/20/89433** – 4 Earls Close – Extension of existing garage to provide home office and alternation to external roof and wall materials.

**Planning Committee Decision:** Raise no objection.

**Borough Council Decision:** Permit.



**Planning  
Clerk's report  
23 February 2021**

**Clerk's Report**

Matters Arising:

**PLAN\_2021\_M13/118.2**

Regarding applications O/20/89498 and F/20/89500

The Clerk contacted Andy Grandfield, Head of Housing and Development, on 10<sup>th</sup> February to ask for EBC's definition of affordable housing, whether Class 2 housing numbers are removed from the total before the 35% affordable housing figure is calculated, whether there is already an agreed number of social housing, shared accommodation etc dwellings in place, and how many similar schemes the Borough is involved in. The Clerk also contacted the Local Area Manager with regard to a proposed meeting involving EBC, BPC and FOHHPC to discuss the planned development in that area.

**PLAN\_2021\_M13/120.2**

Regarding Traffic Regulation Order 2021

The Clerk contacted Ian Austin to ask for a correction of the map showing restrictions outside St Mary's Church and also for clarification of any exemptions that may apply for funerals and weddings at that point. If no exemptions are in place or planned, the Clerk requested that they be considered.

Other Matters:

There were no other matters to report on at the time this report was written.