

BISHOPSTOKE PARISH COUNCIL

Minutes of a Meeting of the Planning Committee held in the Methodist Church Hall, Sedgwick Road, Bishopstoke at 7.30 pm on Tuesday 6 September 2005

Present: - Cllr Moore (Chair), Cllr Pemberton, Cllr Shephard and Cllr Snook

In attendance: - Mr P J Storey (Clerk to Bishopstoke Parish Council)

1. Apologies

Cllrs Davies-Dear and Pope.

2. Minutes of the Planning Committee Meeting on 2 August 2005

Proposed Cllr Snook, Seconded Cllr Pemberton, **RESOLVED** unanimously that the minutes of the meeting held on 2 August 2005 be accepted as a true record.

3. Matters arising from the above Minutes

There were no matters arising.

4. Declarations of Interests

None declared.

5. Consideration of Planning Applications

- * F/05/54576 – 12 Montague Road – single storey rear extension – no objection

- * F/05/54718 – 14 Spring Lane – change of use of ground floor from retail to physiotherapist surgery and revert first floor to self contained residential unit with front and rear facing dormer windows to provide additional living accommodation – no objection

- * F/05/54744 – Bishopstoke Motors, 160-162 Fair Oak Road – to provide 18 one and two bed flats in two and three storey blocks with associated car parking, landscaping and access following demolition of existing building – Members recognised that good use of the land was being made but objected on the grounds of the building design being out of keeping with the area and visually obtrusive and expressed concern at the impact on an already overloaded drainage system in this area.

- * F/05/54750 – 16 The Spinney – two storey side extension – no objection

- * F/05/54803 – 1 to 12 Badger Court – additional five two bed flats to existing north elevation and three to south elevation – no objection but concern expressed at the advancement of the building line nearer to Fair Oak Road, insufficient additional parking provided and storage of building materiel on the road.
- * F/05/54696 – 15 Edward Avenue – two storey side and single storey rear extensions – Members objected on the grounds of the extreme size of the extension believing this to be overdevelopment and not within keeping of the area, materiel storage whilst building work in progress and risk to oak tree roots or their eventual loss.

Action: Clerk to inform EBC accordingly

6. Report on Recent Planning Decisions

- * F/05/54313 – 219 Fair Oak Road – first floor front extension, addition of side facing dormer window and construction of a 3bay garage/playroom/study area with storage above - no objection had been raised but concern expressed at possible site overdevelopment and roof height of garage - EBC had permitted
- * F/05/54471 – 20 Scotter Road – two storey side extension with rear dormer window - Members had objected on the grounds of overdevelopment, too close to boundaries on the road corner, lack of parking for additional cars and obscuring drivers' views at junction and EBC had refused on the grounds of unwelcome prominence and detrimental to the character and visual amenity of the area
- * F/05/54473 – 134 Fair Oak Road – rear conservatory - no objection had been raised and EBC had permitted
- * T/05/54487- 11 Asford Grove – felling of Sycamore at rear - no objection had been raised and EBC had permitted
- * F/05/54518 – 61 Hamilton Road – garage extension - no objection had been raised but concern expressed at risk of enlarged garage being used for commercial activities - EBC had permitted
- * T/05/54149 – 17 The Spinney – felling one silver birch and removing limbs from another to rear – no objection subject to arboricultural agreement but EBC had refused

7. To consider and, if appropriate, make comments on an application for transfer of licence by the Co-operative Society at 64-68 Fair Oak Road, Bishopstoke

No objections had been received and no comments were thought necessary against the application to transfer the Co-operative Society licence.

Action: Clerk to inform the authorities accordingly

8. Clerk's Report

The Clerk reported that two appeals were in process:

T/05/54149 – 17 The Spinney – Mr&Mrs Groves were appealing against the EBC refusal for permission to fell one silver birch and the removal of limbs to a second silver birch in their rear garden. Members had raised no objection previously but had made this conditional upon arboricultural agreement.

O/05/54010 – land to rear of 9 Haig Road – Mr&Mrs Finch were appealing against the EBC refusal to grant outline planning for the erection of a 4bed detached dwelling, garage, parking, revised access and double garage for 9 Haig Road at land to the rear. Members had not raised any objection but EBC had refused on the grounds of piecemeal development of a site which should be developed on a comprehensive basis and the development as planned would result in an unsatisfactory plot size and be out of keeping with the area.

The Clerk also reported that he had received telephone calls and an e-mail regarding the impact of additional traffic on Fair Oak Road should the proposed development at 216 Fair Oak Road take place and that he had advised those concerned to approach the Borough Council where the application was currently under consideration. Members noted these concerns and instructed the Clerk to inform EBC accordingly.

Action: Clerk to inform EBC accordingly.

9. Date, time and place of next meeting

Tuesday 20 September at 7.30pm, in the Methodist Church Hall, Sedgwick Road, Bishopstoke.

10. Motion for Confidential Business

Proposed Cllr Shephard, Seconded Cllr Moore, **RESOLVED** unanimously that in view of the confidential nature of the business about to be discussed relating to possible breaches of planning regulation it was advisable in the public interest that the public be excluded and for the record the business be regarded as confidential.

11. Reported Breaches of Development Control

The Clerk reported two possible breaches of development control.

There being no further business, the Meeting was declared closed at 8.05pm