

**Minutes of a Meeting of the Planning Committee
held online commencing at 7.00pm on 26 January 2021**

Present: Cllrs Brown (Chair), Dean, Francis, Greenwood, Mignot, and Moore

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

Public Attendance: 0 members of the public were present

PLAN_2021_M12/

Public Session

104 Apologies for Absence

104.1 Apologies had been received and were accepted from Cllr Toher.

105 To adopt as a true record, and sign, the Minutes of the Planning Committee meeting held on 5 January 2021

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

105.2 Proposed Cllr Moore, Seconded Cllr Greenwood, **RESOLVED** unanimously that the minutes of the Planning Committee meeting held on 5 January 2021 be adopted as a true record.

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

106.1 There were no matters arising.

107 Declarations of Interest and Requests for Dispensations

107.1 All Councillors acknowledged that they would be impacted by the proposed developments around Allington Lane.

108 Consideration of Planning Applications

108.1 T/20/89487 – Orchard Gardens Care Home – 1 no. Monterey Pine (T462) - fell to ground level – The Committee agreed to object to the felling of the tree as it is the subject of a Tree Protection Order and its exposure is due to the developer's own building works. If the Tree Officer is minded to pass the application the Committee request replacement trees be planted in the vicinity.

108.2 H/20/89312 – 4 Rogers Road – Hip to gable roof extension with rear dormer and 3no front rooflights and single storey rear extension – The Committee agreed to Raise No Objection to the application.

108.3 T/20/89438 – 6 Oakgrove Road – round and first floor extensions to front and rear, including addition of cladding & painted render, following demolition of garage/store, and erection of outbuilding in rear garden – The Committee agreed to Raise No Objection to the application but asked that a condition be placed ensuring the use of the outbuilding is for the homeowner only.

108.4 O/20/89498 – Land at Burnetts Lane, Fir Tree Lane and Allington Lane – Outline: Phased mixed-use development comprising: up to 2,500 residential units in total; a primary Local Centre (and supporting secondary local centres) comprising mixed-use residential / retail / leisure / community / employment / day nursery / food establishment uses; office, commercial and industrial uses; a Primary School; public open space including formal sports facilities and informal provisions; relocation of solar panels; key infrastructure and utilities provision including new roads, footpaths and cycle paths and improvements to the existing road junction at Fir Tree Lane/Burnetts Lane; and ecological, landscape, site preparation and demolition works (All Matters Reserved Except Access). This application is subject to Environmental Impact Assessment – The Committee agreed they had substantial objections, including traffic congestion, waste water, sewage and flooding. The Committee also agreed that they needed more time to fully examine the plans and detail their objections. The Chair proposed that the discussion of this application be deferred to the next meeting, and that the meeting commence at 6:30pm rather than the usual 7:00pm.

Action: Clerk

108.5 F/20/89500 – Land west of Burnetts Lane – Erection of 393 residential units with public open space, hard and soft landscape works, internal roads, footway/cycleways, associated parking spaces, substation, SuDS and associated infrastructure (This application is subject to Environmental Impact Assessment). – As this application is similar to the previous one, the Committee agreed to defer the discussion until the next scheduled meeting.

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

109 Report on recent planning decisions

109.1 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.

110 To receive the Clerk's Report

110.1 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.

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

111.1 The next scheduled meeting is on Tuesday 26th January 2021. It was further agreed that the start time of this meeting will be 6:30pm rather than the usual time. Any agenda items for the meeting should be submitted in writing to the Clerk by Monday 18th January 2021.

112 Motion for Confidential Business

112.1 Proposed Cllr Brown, Seconded Cllr Greenwood, **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.

113 Reported Breaches of Development Control (Confidential Business)

113.1 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 7.32pm

Chair's Signature: _____ Date: _____

Clerk's Signature: _____ Date: _____



**Planning
Planning Decisions report
26 January 2021**

Recent Planning Decisions

NC/20/88740 – Flat 3, Mill House, 79 Bishopstoke Road – 1 no. Robinia (T1) - side reduction of 2-3m on southern and western sides to give clearance from driveway and property.

Planning Committee Decision: The Committee commented that the application was incomplete as there was no sketch map included and would ask if there is further information from the applicant's arborist or tree surgeon. The Committee would ask that the Tree Officer is satisfied that the tree will remain viable, not left in any adverse condition and remain balanced.

Borough Council Decision: Raise No Objection



**Planning
Clerk's report
26 January 2021**

Clerk's Report

Matters Arising:

PLAN_2021_M10/93.2 – regarding enforcement reports

The following reply was received from the Borough Planning Enforcement head: with regards to information that is listed on the Enforcement weekly reports.

“I note your comments that the text can sometimes be limited and does not give a full account of what the issue(s) is/are. This case has now been amended to reflect this. When registering cases we look to ensure a brief description of the alleged breach of planning control is given however, I will ensure that clear descriptions are given to ensure the reader of the reports can understand what it is that has been reported.”

The fuller version of the reply, including confidential information, has been passed to all Councillors.

Other Matters:

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