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**Members of the Planning Committee are summoned to attend a meeting on
Tuesday 23rd February 2021 at 7:00pm. This virtual meeting is open to the public
All planning documents are available via the Eastleigh Borough Council planning portal.**

AGENDA

Public Session

1. Apologies for Absence
2. To adopt as a true record the Minutes of the Planning Committee meeting held on 9th Feb 2021
3. To consider Matters Arising from the above Minutes not covered elsewhere on the agenda
4. Declarations of Interest and Requests for Dispensations
5. Consideration of Planning Applications
 - H/21/89557 – 173 Underwood Road – Single storey front and side extension
<https://planning.eastleigh.gov.uk/s/papplication/a1M4J000001I39NUAS/h2189557>
 - H/20/89291 – 23 Sydney Road – Retention of boundary fence
<https://planning.eastleigh.gov.uk/s/papplication/a1M4J000001HzTzUAK/h2089291>
 - Consideration of planning applications that arrived after the publication of this agenda
6. Report on recent planning decisions
7. To receive the Clerk's report
8. Date, time, place and agenda items for next meeting – Tuesday 9th March 2021 at 7:00pm online
9. Motion for Confidential Business
10. Reported Breaches of Development Control (Confidential business)

D L Wheal
Clerk to Bishopstoke Parish Council
17th February 2021

Members: Cllr Brown (Chair), Dean, Francis, Greenwood, Mignot, Moore and Toher

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_2021_A14

**Minutes of a Meeting of the Planning Committee
held online commencing at 7.00pm on 9 February 2021**

Present: Cllrs Brown (Chair), Dean, Francis, Moore (from Para 118.2) and Toher

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

Public Attendance: 0 members of the public were present

PLAN_2021_M13/

Public Session

114 Apologies for Absence

114.1 Apologies had been received and were accepted from Cllr Greenwood. Cllr Mignot was not present.

115 To adopt as a true record, and sign, the Minutes of the Planning Committee meeting held on 26 January 2021

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

115.2 Proposed Cllr Brown, Seconded Cllr Dean, **RESOLVED** with Cllr Toher abstaining due to absence that the minutes of the Planning Committee meeting held on 26 January 2021 be adopted as a true record.

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

116.1 There were no matters arising.

117 Declarations of Interest and Requests for Dispensations

117.1 Cllr Toher declared an interest in the item on Traffic Regulation Order 2021.

118 Consideration of Planning Applications

118.1 H/20/89495 – 2 Shears Road – Single storey side extension – The Committee agreed raise no objection to the application.

Cllr Moore joined the meeting at this point.

118.2 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 to object to the

Initial: _____ Date: _____

application. The full objection is included in the minutes as Appendix C. The Committee also requested that the Clerk enquire of the Borough Council what their definition of affordable housing is, what they understand social housing to mean and what projects or developments are the Borough Council involved in in a similar way as they are in this application.

Action: Clerk

118.3 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) – The Committee agreed to object to the application on the same grounds as for O/20/89498.

118.4 F/19/86707 – Southampton International Airport – Construction of a 164 metre runway extension at the northern end of the existing runway, associated blast screen to the north of the proposed runway extension, removal of existing bund and the reconfiguration and extension of existing long stay car parking to the east and west of Mitchell Way to provide additional long stay spaces. This application is subject to an Environmental Impact Assessment – The Committee agreed to repeat their previously stated objection to this application. This is included in the minutes as Appendix D.

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

119 Report on recent planning decisions

119.1 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.

120 To consider and respond to proposed traffic regulation order 2021

120.1 The full TRO had been circulated with the document pack for this meeting.

120.2 After discussion Cllrs agreed to seek clarification on the parking outside St Mary's Church. The Committee considered that certain occasions, such as funerals and weddings, might require vehicles to park outside the gates to the church and therefore some way of exempting these vehicles from the parking restrictions could be necessary. The Clerk was asked to contact the Borough to determine if this is possible.

Action: Clerk

121 To receive the Clerk's Report

121.1 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.

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

122.1 The next scheduled meeting is on Tuesday 23rd February 2021 at 7:00pm. Any agenda items for the meeting should be submitted in writing to the Clerk by Monday 15th February 2021.

At this point the Committee agreed to postpone discussion of any confidential items to the next meeting as the time allotted for the planning meeting had passed.

There being no further business, the Chair closed the meeting at 7.35pm

Chair's Signature: _____ Date: _____

Clerk's Signature: _____ Date: _____

O/20/89498 & F/20/89500 Burnetts Lane, Fir Tree Lane and Allington Lane

Bishopstoke Parish Council Planning Committee has a number of objections to the proposed development for the Burnetts Lane and surrounding areas.

With the proposed 2,500 residential units in O/20/89498 and 393 in F/20/89500 it is inevitable that there will be a major impact on the local road network, both during construction and once these units are occupied. There is no proposal for a new railway station to take some of the burden so there will be a dramatic increase in car journeys and this will have a large negative effect on the Bishopstoke / Fair Oak Road. Concomitant with this will be all the extra pollution such a traffic increase will bring, and the detrimental effect this will have on local air quality and health. Additionally, the proposed new road connection will bring in increased HGV traffic onto increasingly congested roads, with the prospect of even greater use of the “rat-runs” throughout Bishopstoke.

Whilst there is a commitment to having 35% affordable housing in each of these developments there is a large question over the definition of “affordable housing” as most dwellings of this type remain out of the reach of first time buyers or renters. Additionally, a proportion of the development is planned to be Class 2 residential which the Committee understands to mean that these units will not be included when the requirement for affordable housing is calculated. This means the headline figure of 35% is misleading as it does not actually apply to the whole of the development.

The Committee retains its concern, expressed in previous applications, that the Borough Council is both the applicant and the decision maker with regard to this application. Whilst it is acknowledged that this may be standard practice it leaves the Borough Council open to suggestions that it may not apply the same scrutiny to these applications as it would to others.

The Committee believes that there will be enormous potential problems with floodwater, and even with ordinary drainage of rainfall, as the use of SuDS has been fraught with complications and failures in other recent developments. The River Itchen is at risk from any water runoff, as therefore is the whole of the local ecosystem. The local sewage system is already at or beyond capacity and whilst the Committee notes a plan to use tanks and hauliers to move sewage to treatment plants in other areas this will, of course, increase the traffic on local roads even further.

Finally, the Committee does not see how these developments can be gone ahead with in a way that sits comfortably with the Borough Council's declaration of a climate emergency. Replacing natural landscape with concrete, risking damage to the local ecosystem, dramatically increasing traffic and pollution – these are not things that are designed to help the climate, but can only do further damage.

For these reasons Bishopstoke Parish Council Planning Committee objects strongly to both application O/20/89498 and application F/20/89500.



Bishopstoke Parish Council

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 10th 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.