



BISHOP'S WALTHAM PARISH COUNCIL

**Minutes of the meeting of the Parish Council Planning and Highways Committee
held at the Jubilee Hall, Bishop's Waltham on Tuesday 30th January 2024 at 7.00pm**

Present:	Cllr Conduct Cllr Jones Cllr Jelf Cllr Nicholson Cllr Pavey Cllr Williams Cllr P Wilson	Vice Chairman Chairman
Non-Committee Members	Cllr J Marsh	
Also in attendance	Mrs McKenzie Mrs Shields Mrs Grover Mr Wall	Committee Clerk/Executive Officer Parish Rights of Way Warden Parish Tree Warden Parish Lengthsman
Members of public	15	

PH163/23 To receive and accept apologies for non-attendance.
None. All present.

PH164/23 To note the resignation of the Vice Chair of the Committee and elect a replacement

It was noted that Cllr Ford had resigned from the Council as of 17.1.24 creating a councillor space on the committee and the position of Vice Chairman thereof.

Cllr Pavey volunteered to be co-opted on the committee for the evening and Cllr Conduct was nominated for Vice Chairman of the Committee.

Resolved: To co-opt Cllr Pavey onto the Planning and Highways Committee, for this meeting, and to elect Cllr Conduct as Vice Chairman of the Committee.

Proposed: Cllr Williams

Seconded: Cllr Nicholson

All in favour

PH165/23 To receive any declarations of disclosable pecuniary interests on items on the agenda.

Cllr Williams – agenda item 14 (PH176/23) as District Councillor and Deputy to the WCC Planning Committee.

PH166/23 To receive any declarations of personal, pecuniary and non-pecuniary interests on items on the agenda.

Cllr Jones - Enforcement issues in Confidential Section agenda item 27 (PH190/23)

Cllr Pavey – Agenda item 13 (PH175/23)

Cllr Williams - Enforcement issues in Confidential Section agenda item 27 (PH190/23)

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PH167/23 Public Session

15 members of the public were in attendance. The Chairman asked them to make their contribution at the relevant agenda item point unless raising a general point.

Points raised:-

Tollgate Site – Health and Safety concern raised – WCC and Police aware

Changes to the Local Plan were highlighted and the Bishop's Waltham Design Statement's inclusion was queried as within these updates. Committee agreed to ensure this was identified as a relevant key document for any planning considerations for the town. The consultation to be held in summer was noted for responses.

ACTION: Ensure Design Statement included in Local Plan updates

ACTION: Executive Officer / P&H Committee Chairman

Points raised on the Old Forge application and Screwfix application were noted – both had objections dismissed by WCC Planning Committee.

Two pieces of correspondence regarding parking on the High Street were noted.

PH168/23 Parish Lengthsman's Report - to consider any motion put to the meeting as a result.

Points raised:-

Bus shelter audit completed with recommendations for Committee (agenda item following)

Occasional litter and fly tipping reported and dealt with.

Attendance due on a 'Signing, Guarding and Lighting' course on 2.2.24.

PH169/23 Parish Council's Tree Warden Report - to consider any motion put to the meeting as a result.

Mrs Grover reported/commented on the following:

Tree planning applications recommendations progressed.

Tree on Palace Grounds noted as requested for retention rather than removal.

Shoots Along the Route – project update

PH170/23 Parish Rights of Way Warden's Report - to consider any motion put to the meeting as a result.

The report submitted was noted.

Kissing gate installation still pending by Ramblers but due when weather favourable.

Regular maintenance plan noted for Runnydown Copse.

Footpath 42A to be checked as an operational action.

Footpath wardens recommending a QR code for footpath signposts – further information to follow at future meeting.

Inaccurate footpath signage on Bishop's Meadow needs amending by Bargate Homes.

ACTION: Liaise with Bargate regarding signage

ACTION: Exec Officer

PH171/23 Minutes of the meeting of the Planning and Highways Committee – 28th November 2023.

Resolved: to approve the minutes of the meeting of the Planning and Highways Committee of the 28th November 2023.

Proposed: Cllr Conduct

Seconded: Cllr Williams

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All in favour who were present at the meeting on 28th November 2023.

PH172/23 Actions Arising from the Minutes of the meeting of the 28th November 2023

Noted.

PH173/23 Financial Position Year to Date

Current position noted.

Resolved: to note the current financial position year to date

Proposed: Cllr Conduct

Seconded: Cllr Nicholson

All in favour.

PH174/23 Quarterly Budget Review

Cllr Jones acknowledged that he had reviewed the current budget position with the Finance Manager. The figures were presented as tabled to all Committee members.

Resolved: to note the review of the quarterly budget position.

Proposed: Cllr Jones

Seconded: Cllr Pavey

All in favour.

Cllr Williams left the room.

PH175/23 Planning Applications: to ratify the responses from the Chairman, Vice Chairman and Clerk.

Resolved: to ratify the responses from the Chairman, Vice Chairman and the Clerk.

Proposed: Cllr Jones

Seconded: Cllr Conduct

6 in favour, 1 abstention

PH176/23 Planning Applications for consideration.

23/02631/FUL

Closing Date: 31.1.24

Demolition of former ESSO garage and the erection of 6 no. new dwellings with car parking and use of existing access onto Winchester Road

ESSO, Winchester Road, Bishop's Waltham SO32 1BA

Three members of the public spoke with points raised:-

Objection – Planning application against adopted Design Statement for Bishop's Waltham in terms of it being higher than 2.5 storeys in height and proposed building would dominate the surrounding area, particularly the pond.

Objection – too close to the North Pond and building would affect its environment focus and operational needs. Concern about the accuracy of the drawings in the Full Additional Plan 3769058 and the actual land boundary for this site.

Objection – traffic concerns – not just traffic in and out of site but overall flow onto B2177 and heavy traffic on this key road. Requested traffic survey on volume of traffic and pedestrian safety in this area.

The Committee responded to the pedestrian crossing request with the background of discussions regarding this matter taking place regularly with developers in that area and Hampshire County Council/Winchester City Council. The 'crash map' continued to state no real danger along that section of the B2177. The Parish Council would continue to raise concerns

W.A. Jones
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and pursue any opportunity to install a formal crossing point but there were limitations and challenges to this (other responsible bodies and available funding being the two most important).

The Committee summarised that the Parish Council would make the comment to Winchester City Council to object to this planning application on grounds of non-compliance with the adopted Bishop's Waltham Design Statement Policies 5.1. and 5.2. The re-development of the site was welcomed however, and with a reworking of the application to lower the roof line in order to comply with the Design Statement, and open communications with the Parish Council, a renewed application could be favourably reviewed. The planning application would also have to ensure provision for contractors' parking at the site, delivery and storage area and travel control on the B2177 and concern with heavy vehicles on the roads between the ponds.

Also acknowledged were the many concerns and objections raised by residents, as well as the North Pond Conservation Group and the relevant ecology reports submitted in relation to this application. The concern about the accuracy of the drawings in the Full Additional Plan 3769058 and the actual land boundary for this site was also noted.

Resolved: to object to the Planning Application 23/02631/FUL due to non-compliance with adopted Design Statement for Bishop's Waltham, and to note concerns on traffic safety and ecology

Proposed: Cllr Jones

Seconded: Cllr Conduct

6 in favour, 1 abstention

It was noted that this planning application would no doubt be discussed by the WCC Planning Committee and representative should be planned to attend to ensure residents' comments were made in person.

24/00038/FUL

Closing Date: 1.2.24

Change of use from Class E to Sui Generis Use for Canine Welfare Centre for Dog day care and Behaviour and training clinic; parking area and fencing.

Mitre Blue Light Site, Botley Road, Bishop's Waltham

Three members of the public spoke with points raised:-

Objection – noise concerns and affect on neighbours, traffic and access concerns – huge volume increase on current car movements, access road has poor visibility and without adequate splay, ecology report require, over development of the countryside

Objection – traffic concerns – increased volume from lane onto busy B3035

Objection – noise concerns, traffic and access concerns, 2 other dog related businesses already within mile stretch of same road.

The Committee noted that a professional and adequate traffic survey would be required as well as a technical report on noise impact.

Resolved: to object to the Planning Application 24/00038/FUL due to noise and traffic/access concerns.

Proposed: Cllr Jones

Seconded: Cllr Conduct

6 in favour, 1 abstention

K.A. Jones
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23/02618/HOU

Closing Date: 6.2.24

Replace ground floor canopy with part first-floor balcony (1.2m in depth) above with railings and side screens, and associated window/door alterations (part retrospective; amended drawings)

Alice Cottage, 12 Upper Basingwell Street, Bishop's Waltham SO32 1AL

The application was deliberated, and responses noted from the Planning Portal. Materials used considered not in line with those listed within the Design Statement for the conservation area of Bishop's Waltham.

Resolved: to object to the Planning Application 23/02618/HOU due to concerns of non-compliance with the Design Statement for Bishop's Waltham

Proposed: Cllr Conduct

Seconded: Cllr Nicholson

5 in favour, 2 abstentions

23/02843/HOU

Closing Date: 13.2.24

New two storey bay window front extension and covered porch over the front door

Double Dee Park Road Bishops Waltham Southampton Hampshire SO32 1BQ

Resolved: to make a response of no objection to the Planning Application 23/02843/HOU

Proposed: Cllr Jones

Seconded: Cllr Conduct

6 in favour, 1 abstention

SDNP/23/01571/CND – for information only

Discharge of condition 6 of planning applications

Metlands Farm Dean Lane Bishops Waltham Hampshire SO32 1FW

Two members of the public has submitted correspondence highlighting concerns over the footpath route and the development of the hay barn.

ACTIONS:

To request the WCC enforcement team monitor development and discharge of conditions.

ACTION: Executive Officer

To request HCC Area Countryside Access Manager to ensure the landowner allows access to the Definitive Right of Way through his farmyard unless an application is made to divert the route.

ACTION: Executive Officer/ Rights of Way Officer

PH177/23 Planning Applications.

Decisions by WCC Delegated Officers/Committee, SDNP Planning Authority and Appeal Decisions.

Noted.

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27/2/24*



It was acknowledged that the Planning application 23/01414/HOU had reopened since the Committee had responded to the initial deadline of 8.12.23. A member of the public spoke highlighting that the application had changed from a detached building to a semi to comply with planning recommendations and a green verge was due to be created. The Committee confirmed that this would be discussed under Delegated Authority as it was not on the agenda for this evening and the deadline was 15.2.24.

Clr Williams returned to the meeting.

PH178/23 Bus Shelter Audit 2024

Considered usage of shelters and seats on current routes.
Review information with Parish Lengthsman for accuracy.
Shelters and seats to be kept clean and tidy to reflect well-kept town reputation.
Bus shelter advertising rights confirmed as held by the Parish Council.
Costs for repairs to the St George's Square bus shelter to be investigated.

ACTION: Investigate repair costs for St George's Shelter ACTION: Exec Officer

PH179/23 Bishop's Waltham to Swanmore Pathway Project – Update

Noted.

Meeting held between Stakeholders on 29.1.24

CIL funding identified for this special joint parishes project on 'active travel'.

PH180/23 Accessibility Project – Update

Noted.

PH181/23 Speedwatch – Update

Noted. Poster ready for circulation to encourage further volunteers to step forward.

Locations suggested by the members of the public present as Winchester Road/The Avenue location as well as the B2177 between the roundabouts. It was stated that the Police contact assesses and confirms sites so these will be discussed with them when appropriate.

Speed Indicator Devices due to be reinstalled this Spring.

A member of the public also requested a review of a the road layout and possible road crossing by Sainsburys.

PH182/23 Correspondence – Basingwell Street Car Park Bin Store – with Full Council Resolution

Points raised by members of the public present:-

- Why was bin store installed? Disabled parking bays moved too slowly and need more of them. Concerned over lack of consultation with businesses and the health and safety aspects of crossing road to use bins.
- Clarified position with regard to Portuguese bins mentioned in a facebook post and confirmed no link to Parish Council actions.

The Committee explained that the bin store had been installed due to comments about unsightly bins in Lower Lane and Houchin Street, along with Hampshire Highways concerns about unauthorised bins positioned unsafely on the highway. The Chamber of Trade and businesses had been consulted on this matter with mixed responses. It was felt that the bin store would provide a location for business use if Hampshire Highways enforced the no bins on the highway regulation. Shop owners were already walking into the highway to use the bins and crossing the road occasionally would be within a normal risk assessment for any business. Hampshire Highways had been asked to slow the traffic in Houchin Street further but, due to cost analysis, no actions could be taken. The usage of metal rather than wooden railings was noted

KAF Jane
27/2/24



as standard WCC practice and a softening of fencing had been requested, although this was a further costing matter to be considered.

The member of public who raised the question of quota of disabled parking bays in a car park was thanked. It was confirmed that 6% were required and so additional places were currently being reviewed by WCC. It was acknowledged that WCC were slow to mark the new disabled parking bays but this was due to costing and scheduling of a contractor and this was being pursued as a priority.

The Full Council resolution was noted as to pursue WCC for timely marking of disabled parking bays and softening of fencing, and to review the bin store facility in due course.

PH183/23 Correspondence – Proposal for Pedestrianisation of the Lower High Street

The proposal was duly deliberated. Two members of the public spoke in opposition of the proposal citing disruption to the High Street, concern over 'killing the high street' and the need to consult traders who benefitted from the regular movement of parking customers as well as deliveries. The Chairman outlined the pros and cons of potential high street changes, especially with regard to loss of parking and traffic flow. It was also reiterated that the yellow lining was always present in the High Street and the recent more dedicated enforcement was a legal requirement that drivers were now adhering to.

The factors presented by Hampshire County Council were noted in terms of access for businesses, displacement of parking, increased volume of traffic using side streets and the high cost of this potential project with no budgeted funding for such. It was concluded therefore that the Council was not minded to further consider this initiative at the moment, having already spent considerable time reviewing and surveying residents in recent years about this matter and currently working on traffic calming and traffic safety flow in the High Street. The Council are also aware that many traders and drivers are keen for high street parking so any suggested changes to this will potentially be contentious. Any further high street ideas would be considered in the future when surveys, of residents, visitors and traders to gather responses on any suggestions, will be circulated.

ACTION: Reply to correspondent with Committee response

ACTION: Executive Officer

PH184/23 Correspondence – Road Safety on Winchester Road into Bishop's Meadow Estate

The Chairman presented the correspondence and thanked Cllr Jelf for his response to the resident. A member of the public present raised concerns about the speeds in and out of the town at this location and the top of Albany Road. Special concern was mentioned about the crossing on the crest of the hill and the pedestrian refuge at Ashton Corner. Similar concerns about traffic speed and visibility were raised for the Deer Walk estate on Coppice Hill. The idea of 30mph signs at each of the boundary points was suggested. An update on the 20s Plenty initiative was highlighted with powers to be possibly delegated to Parish Council in the future. It was noted that SIDs were on a 14-day rotation and could not be in a fixed location for any longer due to licencing of such. A member of the public suggested that physical barriers are better at interrupting speed than signage, which was duly noted.

PH185/23 Suspension of Standing Order 3x

Resolved: To suspend Standing Order 3x to allow the meeting to exceed 2.5 hours

Proposed: Cllr Williams

Seconded: Cllr Wilson

All in favour

KAT Jelf
27/2/24



PH186/23 Chairman's Report.

Cllr Jones reported that he had attended an Emergency Planning course with WCC and also the Emergency Planning Scenario Training with HCC for BWPC specifically. He had attended the BW In Bloom quiz night as part of community engagement.

PH187/23 Requests for future agenda items.

An agenda item on fly tipping concerns were requested by members of the public but the Chairman reassured those present that this was being addressed as a whole Council issue and discussed at those meetings on the second Tuesday of each month.

PH188/23 Date of next meeting Tuesday 27th February 2024.

Noted.

PH189/23 Motion for confidential business:

The Chairman then moved: That in view of the confidential nature of the business about to be transacted, it is advisable in the public interest that the public and press be temporarily excluded, and they are instructed to withdraw in accordance with the provisions of the Public Bodies (Admissions to Meetings) Act 1960.

All members of the public left, or had already left, at this point.

PH190/23 WCC and SDNPA Enforcement Lists – for consideration.

Declarations of interest noted.

Continue to monitor and chase enforcement updates when appropriate.

Reminder given that the WCC Enforcement Team are limited in resource and have to prioritise certain cases which may include lengthy legal matters.

There being no further business the meeting closed at 9:38pm.

PH Jones
27/2/24