

BISHOP'S WALTHAM PARISH COUNCIL

Minutes of the meeting of the Planning, Environment and Highways Committee
held at Jubilee Hall, Little Shore Lane, Bishop's Waltham on
Tuesday 24th July 2018 commencing at 7.00pm.

Present:

Committee Members

Cllr R Shields	Chairman
Cllr R Howe	Vice Chairman
Cllr S Jones	
Cllr B Nicholson	
Cllr G Westcombe	
Cllr Mrs J Wood	
Cllr Mrs J Marsh	
Cllr A Webb	
Cllr Mrs P Wilson	

Co -opted members

Non-Committee Members

Cllr S Miller
Cllr T Wilson

Also in attendance

Mrs L Edge	Clerk
Cllr R Humby	HCC/WCC
Cllr D McLean	WCC
Ms S Jones	Tree Warden
Mr K Parr	Enzygo
Ms B Kington	Enzygo

Members of public

98 (estimated)

PEH041/18 To receive and accept apologies for non-attendance

None from Councillors.
Mr P Wall, Lengthsman
Mr I Harris, Tree Warden

PEH042/18 To receive any declarations of disclosable pecuniary interests on items on the agenda

Cllr Howe and Cllr Jones – planning application 18/01337/FUL.
For the record the interests are reproduced here in full:

Cllr Howe declared an interest as the landowner was a previous client of Robin Howe and Associates. Cllr Howe had also had a professional relationship with one of the prime objectors to the proposal. Cllr Howe decided to withdraw to ensure no possibility of conflict of interest.

Cllr Jones declared an interest as he is employed by Scottish and Southern Energy. As SSE is the distribution network operator for the area, it would naturally be the point of connection for any scheme. The scheme has applied in this parish and as a Councillor, Cllr Jones had declared openly and transparently that he is employed by the distribution network operator for the area. He has no involvement in SSE in assessing any application to connect to the local network and he is not aware of any role that SSE has other than providing a point of connection. Cllr Jones decided to withdraw to ensure no possibility of conflict of interest.

Cllr Shields – planning application 18/01368/FUL

PEH043/18 To receive any declarations of personal, pecuniary and non-pecuniary interests on items on the agenda

None relating to the business of the meeting.

**PEH044/18 Phil Blair – Xelabus.
Services in Bishop’s Waltham.
Briefing for Councillors from Cllr Jones.**

Apologies were received from Mr Blair who had been advised not to attend after discussions with HCC when it was suggested that he should not give the company views to individual local authorities at this stage.

PEH045/18 Public Session

The Chairman opened the public session and advised those present of the rules for public speaking.

Application 18/01337/FUL:

One person spoke in favour of the proposal, outlining the need for such a facility.

Nine people spoke against the proposal covering concerns over the location, the need for the facility, noise, pollution, impact on the countryside, visual impact, health concerns, need for protection of the environment, suitability, lack of public consultation, planning notification process.

One person addressed the Committee on application 18/01123/LDC and the large red waste bin that had been placed outside the Chinese takeaway.

Cllr Shields then provided a presentation on the proposal 18/01337/FUL.

Following the presentation Councillors were given the opportunity to put questions of fact to the agent for the developer.

Cllrs Howe and Jones left the room (interests declared).

PEH046/18 Locks Farm Planning Application

18/01337/FUL

Closing date for comments 20.07.18

NGFP Ltd

**Development of a gas powered standby generation facility and associated infrastructure (for a period of 25 years from date of commissioning)
Locks Farm, Botley Road, Bishop’s Waltham.**

Councillors comments:

Lack of consultation; depth of feeling in BW; concern over figures produced within application; timescale for application; few people would be affected by noise/pollution; need to stand with the residents of BW; alternative location; unreliable or omitted evidence – difficult to consider; need to rely on comments from statutory organisations; need to take into account the facts and not the emotion; relevant policies; lack of facts results in fear of the proposal; BW community should stick together; consultation and surveys are welcomed by BW residents; general concern over possible noise and pollution; effects of fossil fuels; use of wood burners; response from Environmental Health seemed inadequate; night time operation of generator; no consultation with PC unlike other developers; data is suspect; insufficient information; residents’ views to be considered; unprecedented number of objections; not a major development; half-truths circulated; WCC website held all information; unable to read all comments within the time allowed.

Resolved: Bishop’s Waltham Parish Council objects to this application on the following grounds:

The proposal is contrary to Policy MTRA4 of the WCC Local Plan Part One– Development in the Countryside in that the application does not meet the criteria for development in the countryside and would cause harm to the character and

landscape of the area or neighbouring uses, or create inappropriate noise/light and traffic generation.

The proposal is contrary to Policy DM19 of the WCC Local Plan Part Two– Development and Pollution in that the proposal would result in unacceptable pollution, resulting in adverse health or quality of life impacts.

The Committee also registered its disappointment in the lack of full public consultation.

Proposed: Cllr Nicholson

Seconded: Cllr Westcombe

6 in favour, 1 abstention.

Cllrs Howe and Jones returned to the room.

Cllr Howe proposed a vote of thanks for Cllr Shields for his presentation of this difficult application. All agreed.

PEH047/18 Parish Lengthsman's Report

Apologies received.

PEH048/18 Parish Council's Tree Wardens' Report

The Chairman provided an update on a recent meeting with the tree wardens covering their terms of reference and future actions.

PEH049/18 Minutes of the meeting of the Planning, Environment and Highways Committee 26th June 2018

Resolved: to approve the minutes of the meeting of the Planning, Environment and Highways Committee of the 26th June 2018.

Proposed: Cllr Howe

Seconded: Cllr Nicholson

All in favour who were present at the meeting.

PEH050/18 Actions Arising from the Minutes of the meeting of the 26th June 2018

Noted.

PEH051/18 Financial Position Year to Date

To note current position.

Position year to date noted.

PEH052/18 Planning Applications for consideration

SDNP/18/03147/HOUS

Closing date for comments 23.07.18

Mr S & Mrs S Wilkinson

Demolition of two conservatories, rebuilding one conservatory to end elevation and construction of new rear extension (single storey), including apply external render finish to existing property.

Bretons, Ashton Lane, Bishop's Waltham, SO32 1FN

Recommendation: No comment – unanimous.

18/01123/LDC

Closing date for comments 18.07.18

Mr A Chierchia

Car repairs and servicing, car valeting, car storage for sale on site, car storage and parking for family cars

Garage, Newtown Farm House, Tangier Lane, Bishop's Waltham, SO32 1BU

Recommendation: Objection on the grounds that the garage on site had been built despite refusal of the original planning application. Reports had been submitted to Enforcement, but no action taken – unanimous.

SDNP/18/03231/FUL

Closing date for comments 26.07.18

Mr & Mrs J Marty

Erection of a replacement detached dwelling with attached one bed annex

Whitebeams, The Hangers, Bishop's Waltham, SO32 1FZ

Recommendation: No comment – unanimous.

Cllr Shields left the meeting (interest declared).

18/01368/FUL

Closing date for comments 06.07.18

Imperial Homes South Ltd

Erection of three dwellings, 2 x semi-detached, 1 x detached houses with associated access and parking

Meadow Croft, Hoe Road, Bishop's Waltham, SO32 1DU

Recommendation: Objection, contrary to Policy DM15 in that the proposal does not respect the qualities, features and characteristics of the area.

Contrary to Policy DM16 in that the proposal does not respond positively to the character, appearance and variety of the local environment in terms of its design, scale and layout.

Contrary to Policy DM17 in that the proposal would result in an unacceptable adverse impact on adjoining properties by reason of overlooking.

Contrary to Policy DM18 in that the proposal would result in additional traffic using an access which would increase the safety risk for pedestrians and other road.

Users

Disappointment that there was no reference to the Bishop's Waltham Design Statement – 7 in favour, 1 abstention.

Cllr Shields returned to the meeting.

18/01406/HOU

Closing date for comments 03.08.18

Mr P Milbourne

First Floor Extension above existing dining room to create third bedroom

Willow Cottage, Pondsides Lane, Bishop's Waltham, SO32 1BB

Recommendation: No comment – unanimous.

18/01488/HOU

Closing date for comments: 6.8.18

Mr N Smith

Proposed single storey rear extension.

Bywell, Garfield Road, Bishop's Waltham

Recommendation: No comment – unanimous.

PEH053/18

Planning Applications.

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

No notifications had been received (problems with the WCC system).

- PEH054/18** **Public Transport – Papers from Cllr Jones for consideration.**
i) HCC Public Transport Consultation.
ii) Bus Services – Requirements and Principles.
Cllr Jones presented his paper.
Resolved: to instruct Cllr Jones to prepare a response with definite proposals for circulation to all members prior to the close of the consultation date (5th August). Response to be ratified at next meeting.
Proposed: Chairman
All in favour. **Action: SJ/All Cllrs/Clerk**
- PEH055/18** **Bill Walmsley Memorial.**
Proposal from Cllr Mrs Wilson for consideration.
Cllr Mrs Wilson presented her proposal.
Resolved: to contact Bishop’s Waltham in Bloom and request suitable hanging, perennial plants or cover the planter with suitable design. Parish Council to consider covering costs of any suitable proposal.
Proposed: Chairman
All in favour. **Action: Clerk**
- PEH056/18** **Correspondence for consideration: WCC**
St Bonnet Drive.
Noted.
Committee agreed to defer any further discussion until May 2019 when HCC or WCC responsibilities will have been decided. **Action: Clerk**
- PEH057/18** **Forward Plan 2014-18.**
List of actions and updates (for information only).
Noted. New plan in progress.
- PEH058/18** **Chairman’s Report.**
WCC Local Plan 2036 – process advertised covering call for sites and public consultation. Committee to consider response to be tabled at PC meeting.
Action: Comm/Clerk
- PEH059/18** **Councillors’/Clerk’s Reports.**
Cllr Jones – meeting to be held with Peter Shelley, HCC Head of Passenger Transport.
- PEH060/18** **Requests for future agenda items.**
No requests at this time.
- PEH061/18** **Date of next meeting Tuesday 25th September 2018.**
Noted.

There being no further business the meeting closed at 9.30pm.