

BISHOP'S WALTHAM PARISH COUNCIL
Minutes of the Meeting of the Parish Council held in the Jubilee Hall,
Little Shore Lane, Bishop's Waltham
on Tuesday 27th February 2018 commencing at 7.00 pm.

Present:

Cllr Mr B Nicholson	Chairman
Cllr Mr R Howe	Vice Chairman
Cllr Mr S Jones	
Cllr Mrs J Marsh	
Cllr Mr S Miller	
Cllr Mr R Shields	
Cllr Mr G Westcombe	
Cllr Mrs P Wilson	
Cllr Mr T Wilson	
Cllr Mrs J Wood	
Cllr Mr A Wright	

In attendance:

Mrs L Edge - Clerk
Mrs E McKenzie – Administration Officer.

Members of the public: 14

17:244 To receive and accept apologies for non-attendance.

None tabled.

17:245 To receive and accept Declarations of Disclosable Pecuniary Interests on items on the agenda.

None relating to the business of the meeting.

17:246 To receive and accept any personal, pecuniary and non-pecuniary interests on items on the agenda.

Cllr Nicholson – personal interest in 18/00170/FUL – would be abstaining from any vote.

Cllr Mrs Wood – personal interest in 18/00170/FUL – volunteer at Food Bank.

17:247 Public Session.

The following issues were raised by members of the public in relation to the application: Height and density; design not in character; 3 storey buildings; effect on neighbouring properties; traffic impact on surrounding roads; removal of boundary wall; impact on wildlife; unattractive design not appropriate opposite the Palace; blocking of light to properties behind the main residential unit; narrowness of pavement; drainage and ditch issues; trees to the rear of the site; lack of parking; site is an eyesore and needs to be developed.

Tom Francis from Country Homes replied to some of the comments raised (drainage, parking, 3 storey buildings, trees and landscaping) and offered to meet with any objectors to discuss individual concerns.

17:248 Planning application for consideration:

18/00170/FUL

Closing date for comments: 2.3.18

Country Homes, Guildford

Erection of 28 apartments, five ground floor retail units (Use Classes A1/A2/A3), a replacement NHS facility (Use Class D1) and a replacement Youth Hall (sui generis) following the demolition of the existing buildings.

Land at Malt Lane, Bishop's Waltham.

Cllr Shields provided a presentation on the proposal.

Councillor comments followed:

Site is an eyesore; potential visitors to the town are put off by the site; need for development; concerns over the 3 storey buildings which are contrary to the Council's Design Statement; impact on light for neighbouring properties; comments from the Councillors' surgery; possible removal of sycamore trees to the rear; problems with pavement; long windows not in keeping; daylight shadow illustration required; design is an improvement on previous proposals but is still not enough; height and scale of development; no affordable housing; questioned whether the NHS would relocate to new facility; historic site; gateway to town; lack of parking for residents and businesses; traffic impact on Brook Street; North block design not appropriate; need to break up the frontage, maybe introduce an alleyway; welcomed new Youth Hall; viability of the town reliant on visitors so comments from people outside of the town were important.

The Chairman reminded all present that the application would be considered by WCC's Planning Development Control Committee due to the number of objections and comments received.

Resolved: to comment as follows:

Bishop's Waltham Parish Council welcomes the improvements to the site which are long overdue but would comment as follows:

- 1. Proposal for the mass and height of the North Block is unacceptable due to the impact on neighbouring properties. Some amelioration in the design is required to address this issue.**
- 2. The pavement to the front of the development is too narrow for a busy thoroughfare and options should be explored for widening it.**
- 3. Noted that the parking proposals are not in accordance with Winchester City Council's own policy for residential parking.**
- 4. Concern over the lack of affordable housing and request that the required Affordable Housing/Viability Report is published publicly.**
- 5. An arboricultural impact assessment should be undertaken on the trees to the rear of the development and a landscaping plan to improve the quality of the screening should be secured by condition.**
- 6. Design of the frontage should be amended to include some break in the line of buildings (alleyways?).**
- 7. Request that Highways comment on the proposal for a vehicle exit on to Brook Street.**

Proposed: Cllr Shields

Seconded: Cllr Howe

10 in favour

1 abstention.

17:249 Date of next meeting –13.3.18.

Noted.

An extra Council meeting would be held at 7.00pm on Thursday 15th March 2018 to consider the planning application for the Albany Farm site.

Clrs Jones, Marsh, Miller and Wood tendered their apologies for this date.

There being no further business the meeting closed at 8.05pm.