

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 25th July 2023 at 7.00pm.

Present:

Committee Members

Cllr Mr K Jones
Cllr Mr K Ford
Cllr Mrs T Conduct
Cllr Mr E Jelf
Cllr Mr J Williams
Cllr Mrs P Wilson

Chairman
Vice Chairman

Non-Committee Members

Cllr Mrs J Marsh

Also in attendance

Mrs L Edge
Mrs R Shields
Mrs C Grover

Clerk to Committee
Parish Rights of Way Officer
Parish Tree Warden

Members of public

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PH045/23

To receive and accept apologies for non-attendance.

Cllr Nicholson – family commitment.

Resolved: To receive and accept apologies for non-attendance as tabled.

Proposed: Cllr Mrs Conduct

Seconded: Cllr Jelf

Apologies also received from Mr Wall, Parish Lengthsman.

PH046/23

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

Cllr Williams as District Councillor and Deputy to the WCC Planning Committee.

PH047/23

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

None relating to the business of the meeting.

PH048/23

Public Session.

The following matters were raised:

Cllr Mrs Marsh – application by Crest Nicholson for a non-material amendment to the planning permission for the Tangier Lane site. This included the retention of spoil on site. Cllr Mrs Marsh had received a report that this spoil included rubble, glass etc.

The Clerk confirmed that an email had been sent to the case officer objecting to this proposal as the land was to be used as informal open space for the community and such material left on site would constitute a health and safety hazard.

The Chairman asked the Clerk to advise the EA in regard to asbestos on the old buildings on the site.

Action: Clerk

Cllr Williams advised the Committee that three sites had been removed from the WCC SHEELA list: Jefferies Yard, site on Botley Road, Garfield Road.

Cllr Jones reported/commented on the following:

Recent high winds had caused sections of the bunting in the High Street to break causing a hazard. He requested that the fire brigade be informed and asked to remove or repair.

Action: Clerk

Comments received and on social media concerning the ducks etc on the pond.

Correspondence received on the light pollution from the school – agenda item next meeting.

Action: Clerk

The Clerk advised the Committee of three matters raised by members of the public:

Lorries blocking Rareridge Lane – Cllr Mrs Wilson confirmed that the lorries were parking there but refuse lorries could pass without issue so she suspected that emergency vehicles could too; Cllr Williams added that he had spoken to PCSO McCulloch following a complaint received and was informed that as long as the vehicles were taxed and insured no action could be taken.

Exit from Sainsbury's onto Malt Lane – request for a turn left sign. Clerk to raise with Sainsbury's.

Action: Clerk

Request for bench on High Street – Councillors unsure that there was room for a bench in the location suggested but noted that there was a bench available nearby.

PH049/23 Parish Lengthsman's Report - to consider any motion put to the meeting as a result.

Apologies received but the Clerk informed the Committee that Mr Wall had carried out weed spraying in the High Street and cut back vegetation at the South Pond.

**PH050/23 Parish Council's Tree Warden Report.
To consider any motion put to the meeting as a result.**

Mrs Grover raised concerns over the proposal for work on a tree in the car park of the Crown – application considered at the June meeting.

PH051/23 Parish Rights of Way Warden's Report - to consider any motion put to the meeting as a result.

Report on file – noted.

Mrs Shields covered the issues around FP31 and the actions of the landowner. She emphasised the need for Hants Countryside to officially recognise the diverted path or to insist that the original path was reinstated. Letter to be sent to HCC.

Action: Clerk

The members of the public addressed the Committee and outlined their concerns – locked gate, blocking of path, instability of steps installed, location and height of new barn.

FP43 – Mrs Shields advised the Committee of the offer of a donation from the Ramblers to purchase a new kissing gate. Committee agreed that the donation would be welcome.

Mrs Shields reported that a long standing footpath warden was stepping down from the role. All agreed that a letter of thanks should be sent from the Committee.

Action: Clerk

- PH052/23 Minutes of the meeting of the Planning and Highways Committee – 27th June 2023.
Resolved: to approve the minutes of the meeting of the Planning and Highways Committee of the 27th June 2023.**
Proposed: Cllr Mrs Conduct
Seconded: Cllr Williams
All in favour.
- PH053/23 Actions Arising from the Minutes of the meeting of the 27th June 2023 (for information only).**
Noted.
The following items to be noted as complete or to be removed:
PH035/20 & PH059/20(iii) BW Design Statement Review.
PH207/22 SID upgrade – all sites to be upgraded for solar.
PH208/22 High Street weedkilling.
PH031/23 FP43 Kissing gates
- PH054/23 Financial Position Year to Date.
To note current position.**
Position year to date noted.
- PH055/23 Quarterly Budget Review for consideration.**
Noted – Chairman to arrange a meeting with the Finance Manager.

Cllr Williams left the meeting.
- PH056/23 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 Mrs Conduct
Seconded: Cllr Ford
All in favour.

Three Oaks applications – comments to be sent to WCC re number of applications on site and adherence with conditions. **Action: Clerk**
- PH057/23 Planning Applications for consideration.
23/01355/FUL Closing date for comments: 18.7.23**
Mrs L Sediles
Change of use from Use Class E (commercial) to independent day school for up to 40 pupils (Use Class F1) and creation of additional vehicular access point.
Mitre Industrial Safety Ltd, Botley Road, Bishop's Waltham.
Recommendation: Objection – proposal is contrary to MTRA4 in that the development has no need for a countryside location. Contrary to DM18 in that the proposal would result in an increase in vehicle movements which would cause additional danger and inconvenience to other highway users. Contrary to Policy DM20 in that the proposal would generate noise that would have an adverse impact on the quality of life of the surrounding neighbours – unanimous.

23/02640/HOUS

Closing date for comments: 26.7.23

Mr and Mrs Mason

Single storey rear extension.

South Down House, Dean Lane, Bishop's Waltham, SO32 1FX.

Recommendation: No objection – unanimous.

23/00447/FUL

Closing date for comments: 3.8.23

Southern Planning Practice

Demolition of existing building (CLASS E(a)) and replacement with new offices (CLASS E(g)(i)) and retail unit (CLASS E(a)) (Amended Description).

The Old Forge, Brook Street, Bishops Waltham, SO32 1AX.

Recommendation: Objection as previously - Contrary to the WCC Local Plan Part Two Policy DM27 in that the proposal would not respond sympathetically to the historic setting of the BW Conservation Area; the proposal is not of a height, massing and materials that would relate well to the BW Conservation Area; the proposal contains materials that are not traditionally used in the locality. Contrary to the WCC Local Plan Part Two Policy DM28 in that the demolition of the existing building would not result in a redevelopment that would enhance the BW Conservation Area. Contrary to WCC Local Plan Part Two Policy DM15 in that the proposal would result in a development that did not conserve or enhance the key characteristics as defined in the BW Design Statement or the special qualities of the BW Conservation Area. Contrary to the WCC Local Plan Part Two Policy DM16 in that the development would not respond positively to the character and appearance of the local environment in terms of its design, scale and layout. Contrary to the WCC Local Plan Part Two Policy DM17 in that the proposed development would have an unacceptable impact on the landscape characteristics of the area; would have an unacceptable adverse impact on adjoining properties by reason of overlooking, overshadowing and by being overbearing. The proposal is contrary to the BW Conservation Area Technical Assessment in that the proposed development would not meet the criteria for roofscapes in Brook Street - '...the roofscape is particularly important aspect of the street scene...' – unanimous.

23/01473/HOU

Closing date for comments: 7.8.23

Mr C Ticknor

2 Storey and single storey rear extension.

15 Princes Close, Bishops Waltham, SO32 1RL.

Recommendation: No objection – unanimous.

PH058/23

Planning Applications.

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

Noted.

Cllr Williams returned to the meeting.

PH059/23

Correspondence for consideration:

i) Shore Lane Traffic.

Road to be added to action for Cricklemede to monitor speeds. Noted that 20 is plenty is no longer supported by HCC.

ii) Parking in High Street.

Noted that there are 2 new disabled bays at top of High Street. HCC to be asked again to repaint lines and an increase in enforcement to be requested.

iii) Railway Path.

Noted that path is well used and this can result in an increase in mud etc in the wetter months. No significant increase noted since development.

iv) North Pond Wildlife.

Noted – no further action to be taken by PC. HCC to consider additional signage.

PH060/23 Grant opportunities – for consideration.

Noted.

PH061/23 Chairman's Report.

Noted.

PH062/23 Requests for future agenda items.

1. South Pond – report from working group.

Action: Wkg Group

Clerk to check on status of application for Screwfix and advise Committee.

PH063/23 Date of next meeting Tuesday 22nd August 2023.

Noted.

There being no further business the meeting closed at 8:44pm.