RESOLVED ITEMS (SUBJECT TO QUESTIONS ONLY)

1. PUBLIC PARTICIPATION

There was no public participation on this occasion.

2. MINUTES

RESOLVED -

That the Minutes of the meeting held on 25 January 2017 be confirmed and signed by the Chairman as a correct record.

3. DECLARATIONS OF INTEREST

There were no declarations of interest in relation to items of business on the agenda.

4. PRESENTATION ON PLANNING GUIDELINES

The Planning Officer gave a short presentation on guidelines that had to be taken into account when determining planning applications; in particular the issues that could, and could not, be taken into account. This was set against the broader policy framework.

5. PLANNING APPLICATION - LAND TO THE NORTH OF CHURCH ROAD, BISHOPSTOKE, EASTLEIGH

The Committee considered the report of the Head of Development Management (Agenda item 6) concerning an application for construction of up to 30 dwellings, including 35 per cent affordable housing, with access from Church Road, open space and landscaping and formal diversion of public right of way footpath 732 to adjacent existing footpath. (Ref: O/16/79469).

The Committee was advised of the following updates:
• Note recent Housing White Paper advice released from Government

• Paragraph 20 County Planning (Minerals and Waste) – site too small for excavation

• Paragraph 22 Hampshire County Council Lead Local Flood Authority – no comments received but Sustainable Drainage (SuDS) condition recommended

• Additional S106 covenant to require Dedication of Public Footpath

• Condition 1: replace plan ref “PP1311/100-00” rev P7 with rev “PP1311/100-00 P10”

• Condition 6e: add “including directional signage and the sheeting of lorries to prevent spill”

• Delete conditions 17 and 18: Amended Condition 16 Archaeology.

RESOLVED -

That the decision to grant outline planning permission be DELEGATED to the Head of Development Management, in consultation with the Chair and Vice Chair subject to:

(1) The recommended conditions and reasons;

(2) The additional S106 covenant to require Dedication of a Public Footpath;

(3) Amended Condition 1: replace plan ref ‘PP1311/100-00’ rev P7 with ‘PP1311/100-00 P10’;

(4) Condition 6 further amended by the Local Area Committee to now read:
‘No construction work, site preparation, ground works earth works or demolition shall start until a Construction Environment Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. Demolition, site preparation, ground works, earth works and construction work shall only take place in accordance with the approved method statement …….’; and 6e) to read ‘….. access to the site which shall not route vehicles via Bishopstoke Lane and shall include directional signage and sheeting of lorries to prevent spill’;

(5) The deletion of Conditions 17 and 18; Amended Condition 16 Archaeology to now read:
'No development shall take place until the applicant has secured the implementation of a programme of archaeological assessment in accordance with a Written Scheme of Investigation that has been submitted to and approved by the Planning Authority. The assessment should take the form of trial trenches located within the footprints of the proposed new houses, parking areas and access roads. This trenching will aim to ensure that any archaeological remains encountered are recognised, characterised and recorded. If the results of the evaluation are deemed significant enough by Eastleigh Borough Council, then a programme of archaeological mitigation of impact, based on the results of the trial trenching, should be carried out in accordance with a further Written Scheme of Investigation that has been submitted to and approved by the Planning Authority. Following the completion of all archaeological fieldwork, a report will be produced in accordance with an approved programme including, where appropriate, a post-excision assessment consisting of specialist analysis and reports together with a programme of publication and public engagement';

(6) Amended Condition 20 to now read:

‘No construction, site preparation, ground works, earth works or demolition related activities or deliveries to the site shall take place during the construction period except between the hours of 0800 to 1800 Mondays to Fridays or 0800 to 1300 on Saturdays and not at all on Sundays or Bank Holidays.’; and

(7) The following additional condition and reason:

Additional condition to stop up existing access: “The new access shall not be brought into use until the existing site access has been stopped up and abandoned [in accordance with details to be approved by the Local Planning Authority in conjunction with the Highway Authority]. Reason: To ensure that there is only one vehicular access to the property and in the interests of highway safety and visual amenity”.

(NOTE: Three members of the public, two County Councillors and two Parish Councillors made representations and raised a number of objections including: the development would be outside the urban edge of Bishopstoke; the development site would be too close to both the River Itchen Special Area of Conservation (SAC) and the Colden Common Site of Important Nature Conservation (SINC); the adverse impact on the road network; lack of public transport in the vicinity of the site; and negative impact on the neighbouring nursing home and open space; other sites should be completed first; and the agent spoke in support of the application.)