

ECCHINSWELL, SYDMONTON AND BISHOPS GREEN PARISH COUNCIL
 Minutes of the extra-ordinary meeting held at Bishops Green Village Hall on
 Wednesday 22nd June 2022, commencing at 19.30 hours
Present: Cllrs Dain (Chair), Debenham and Parkes.
In attendance: Sarah Jones (Clerk), 7 members of the public

Item		Action
1	<p>Apologies Apologies were received and accepted from Cllrs Bayliss, Stamp and Coward, and Borough Cllr Izett and County Cllr Mellor.</p>	
2	<p>Declarations of interest There were no declarations of interest.</p>	
3	<p>Planning. 22/01347/PIP: Land Adjoining Royal Oak Hydes Platt Ecchinswell Hampshire Permission in principle for the erection of 1 no. dwelling to replace demolished building</p> <p>Cllr Dain gave an overview of the current ownership of the pub and the changes expected in the near future. All members of the public objected to the Planning in Principal proposal and raised the following points:</p> <ul style="list-style-type: none"> • The site is part of the Ecchinswell Conservation Area. • The size of the house is too large for what is a narrow plot. • The proposed house is out of keeping with the other nearby properties in terms of scale and appearance – notably the proposal that there will be rooms on a second floor the details of which are not shown on floor plans. • The proposed development would take a large chunk of the pub garden and hence potentially damage the viability of the pub which is an important community facility. • The site includes an area of woodland/ponds next to the stream that has been largely left to nature for many years. Development could adversely impact both the biodiversity of this area and also that of the adjoining Digweeds green space and the stream. Cllr Dain advised that a resident, who is part of the Basingstoke Volunteers, has provided a report regarding potential damage to ecology in the area and recommends that a full ecological survey should take place before any permission is given • The photos used on the application are old and not an accurate representation of present appearance of the proposed site and the pub and should not be considered in review of the application • The size/purpose of the building is not clear. Is it a 4-bedroom house or with a 3rd floor potentially creating 2 or 3 more bedrooms? Would it be put to other use, such as an Air B&B? • Development of the site could have a very negative effect on the surrounding housing and local residents especially as several parking spaces will be lost. • If development were to proceed, there is real concern over access for construction/delivery vehicles in a very confined space. • Development and associated construction/delivery vehicles could cause problems for the school buses which need wait, drop off children, pass and turn around in this area. • The proposal requires demolition of the buildings used for storage by the pub. These will need to be replaced for the pub to function. No mention of this in the proposal so the parish council felt they are not seeing the full consequences of the planning application. 	

	After discussion Cllrs agreed unanimously to OBJECT to this proposal to build a house on the site for the above reasons. A response will be drafted to BDBC. Residents were urged to respond to make their opinions heard on the Planning website.	
4	Date of next meeting: Wednesday 20 th July 2022 at 7.30pm at Ecchinswell Green Village Hall. There being no further business, the meeting closed at 8.00pm.	