



Oakley and Deane Parish Council

Minutes of the meeting of the Planning Committee held on 18th January 2018

Present: Mr. Hewitt (Chairman), Mr. Bealing, Mr. Bullions, Mrs. Gavin and Mrs. Taylor (Borough Councillor).).

1. Apologies

Apologies were received from Mr. Law

- Minutes of the meeting held on 21st December**, having been circulated to all members prior to the meeting were approved by the Committee and signed by the Chairman as a true record of the meeting.

3. Planning Applications

The following applications were discussed:

17/04257/HSE – 26 Lyde Close. Erection of a part single storey part two storey side extension. eMembers had no comments and no objections to the application.

17/04245/HSE –34A Pack Lane. Erection of single storey conservatory to the rear. Members had no comments and no objections to the application.

17/04240/FUL – East Oakley House. Erection of 2 no. 2bed, 1 no 4 bed and 2 no 5 bed dwellings. The members continue to object to the application as they have previously. Although the inclusion of lockable cycle sheds is welcomed, there is still no provision for garages for any of the properties and members believe that parking provision remains inadequate. The 2016 Oakley and Deane Neighbourhood plan specifically states that what is needed in Oakley is an increase in smaller dwellings, not four and five bedroom houses. If this application is referred to DC the Parish would like to request the opportunity to speak.

4. The Committee noted the following decisions:

17/04072/GDPE	Erection of a single storey rear extension (Permitted Development Notification). 48 St Johns Piece	Withdrawn
17/03573/HSE	Erection of first floor and single storey front extension and conversion of loft. 12 Matthews Way	Granted
17/03604/HSE	Erection of single storey extension to form entrance porch. 1 Rectory Road	Granted
T/00482/17/TCA	T1 and T2, Ash trees: crown raise to no higher than 5m above ground level, removing only those small branches of less than 50mm in diameter. Remove deadwood as necessary. T1 Ash which supports the tree house: prune only the branches in the canopy which descend towards the tree house, to give no more than 2m clearance from the fabric of the tree house roof, and 1m clearance from the balustrade surrounding the tree house deck. Only small branches, less than 50mm in diameter, to be removed.	Granted

	<p>Remove deadwood as necessary. T3 Lime: crown lift to no higher than 6m above ground level. Remove rubbing and crossing branches as necessary. Remove deadwood as necessary. Well House Rectory Road</p>	
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5. To consider any other planning issues:

- **Response to Church Crookham motion:** it was agreed that the clerk should prepare the response and the Chairman and Mrs. Gavin would review as there was not sufficient time for the response to be approved by the full Committee. **Postscript: the response was sent as follows:**

“Modern urban developments are built against an agreed standard of parking that varies from district to district. Mostly these establish a minimum standard and erosion of the initial allocation frequently leads to excessive on-street parking with consequential adverse effect on road safety and access by emergency and utility vehicles. Current planning guidance and rules for Permitted Development offer no protection for on-site parking with the result that, over time, excessive on-street parking becomes an ever greater problem.

Crookham Village Parish Council proposes that HALC should agree to seek, through NALC, government consideration of changes to planning law to make the adequacy of residual on-site parking a Material Planning Consideration when determining applications for on-site changes and also in the rules for Permitted Development.”

Oakley and Deane Parish Council support the motion sought by Crookham Village PC with regard to consideration of changes to planning law to make the adequacy of residual on-site parking a Material Planning Consideration when determining applications for on-site changes and also in the rules for Permitted Development.

Oakley and Deane have not, to date, experienced any major issues with this, as we have predominantly older, either detached or semi-detached houses with sufficient drive-ways and parking even if garages are converted. However, we have recently had a development of 85 houses approved at appeal and one of the conditions we managed to get included was that no garages on any of the properties could be converted to living accommodation. These garages are counted towards the number of parking spaces per property which should not be allowed to fall below the number quoted in the parking space guidelines.

6. Date of the next meeting was agreed to be Thursday 1st February 2018.