



## Oakley and Deane Parish Council

### Minutes of the meeting of the Planning Committee held on 5<sup>th</sup> December 2019

**Present:** Mr. Hewitt (Chairman), Mr. Bealing, Mr Bullions and Dr. Johnstone.

#### 1. Apologies

Apologies were received from Mrs. Smith and from Mrs. Taylor (Borough Councillor)

2. **Minutes of the meeting held on 21<sup>st</sup> November**, 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

**19/03108/PIP** Application for permission in principle for between 3 and 4 dwellings. Land adjacent to Sunbeam Cottage, Rectory Road.

The members **object strongly** to the application for permission in principle.

1. As of Friday 6<sup>th</sup> December, there were more than 150 objections from local residents so it is apparent that the development of this field is not either 'enhancing or maintaining the vitality of this rural community' ( see P78 of the NPPF).
2. Access: the track is not suitable for more than one vehicle at a time. Reversing onto Rectory Road is dangerous but that is the only option if another vehicle is on the track.
3. Many families with young children use the track to walk to Peter Houseman recreation ground, to school, to the St Leonards Centre and the church and their safety will be compromised by extra vehicles using the track. Also riders, those walking dogs, cyclists etc will all be exposed to more traffic.
4. Rectory Road is an old, naturally curved road and the cutting away of the bank will not solve the issue of sight lines – but it will involve taking away protected trees of significant value to the Conservation area and the village as a whole.
5. Proposals to put in an ATC is unwanted and out of keeping with a rural environment.
6. This site was, and remains, outside the Settlement Boundary but is in the Conservation Area and should not be built on. This is an opportunistic attempt to develop the field while there is a temporary problem with the BDBC 5 year land supply.
7. BDBC has recently received a consultation response from Natural England which states that the council will not issue decisions for new residential development in the relevant catchment areas, and we understand that Oakley is included in this definition.
8. This field has not been developed and has only been used for grazing during the last 50 or so years and so flora and fauna have flourished here and must be protected.
9. Oakley has accepted its share of the required housing quota and indeed is exceeding it but we cannot continue to take more and more housing, when our infrastructure is already vastly overstretched.
10. Oakley is a village and needs to retain that sense of community and building in 'pockets' like this is not conducive to that.

#### 4. The Committee noted the following decisions:

19/02448/HSE	Erection of single storey side and rear extensions. Raising of existing flat roof over hall, partial garage conversion and tiled pitched roof to front bay window. 1 Stour Road	Granted
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**5. Other Planning Issues:**

**6. Date of the next meeting** was agreed to be **Thursday 19th December 2019.**