



Oakley and Deane Parish Council

Minutes of the meeting of the Planning Committee held on 6th September

Present: Mr. Hewitt (Chairman), Mr. Bullions, Mr. Law and Ms. Tofts. Six members of the public attended the meeting.

1. Apologies

Apologies were received from Mr. Bealing and Mrs. Taylor, Borough Councillor

2. Minutes of the meeting held on 16th August, 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

18/02479/HSE 51 Hill Road: Erection of a single storey side extension, a two storey rear extension, addition of first floor, raising of the roof and conversion of garage to living accommodation. Five members of the public attended the meeting to express objections to the application.

One resident confirmed that all of the four existing bungalows have had small extensions over the years but have kept the character and appearance of the dwellings in tact. This application is for a much larger extension which is totally out of keeping with the street scene and will overlook all the other properties (even from the bathroom windows). There will be a loss of direct light and an 8m chimney will be positioned directly outside the resident's back door very close to their dividing fence. Another resident objected due to the loss of another smaller bungalow in the village, when such properties are in great demand. Further residents complained of loss of privacy, of concern about disruption to power should the overhead lines have to be replaced. In general the residents felt that the application was too large, and out of keeping with the surrounding street scene. Members discussed the application and **objected** on the following grounds:

Size of the extension: the planned extension is almost as large again as the host dwelling and is out of proportion to neighbouring properties.

Street scene: the proposed dwelling is out of keeping with the street scene (currently being 4 older style bungalows).

Loss of smaller properties: as stated in the Oakley and Deane Neighbourhood Plan of 2016, Oakley has a large number of 4 and 5 bed properties but lacks smaller properties for older people to 'down size to' and this would result in the loss of another smaller property.

Overlooking: the property would overlook neighbouring dwellings both into gardens and directly into their properties (including from bathroom windows).

The clerk requested permission to speak should the application be referred to DC.

18/01810/FUL: 32 Oakley Lane. Redevelopment of car sales forecourt, showroom and car repair garage to provide a building to accommodate a Class A1 convenience store and associated access, parking, landscaping and plant equipment. One resident came to speak to members about the application, which has been slightly amended since the original was discussed in July 2018. It has now been agreed that acoustic glass at front and side of the neighbouring B and B will be installed by the applicant, as well as screening with planting to be chosen by the B and B owners. Building work would be completed in less than one year, and members asked where contractors would park during the construction. Members had no objections to the application but did have comments/requests for conditions:

Traffic:

- managed delivery hours (9.30am -7pm excluding school drop off and pick up times)
- Reversing vehicles to turn off reversing warning alarms after 8pm and before 8am.

- continued liaison with HCC re intermittent double yellow lines opposite the site and along a stretch of Oakley Lane so that lorries have the room to enter and exit the site
- confirmation that only smaller delivery vehicles and not articulated lorries to be used

Other issues:

- opening/closing hours no earlier than 6am and no later than 10pm.
- All contractors involved in construction etc to park only on the lot itself
- Plot to be boarded off for Health and Safety reasons
- No material deliveries to be made during school drop off and pick up times.

18/01534/FUL Sheardown Farm, Malshanger (amended plans). Construction of a steel portal framed building, including cladding to one side of existing building. The members had no comments and no objections.

18/02553/LBC Malshanger Sports and Social Club. Replace roof lanterns, retiling of all roof slopes and to first floor wall elevations. Replace single storey flat roof. Repointing, rendering and parapet capping of stonework. Members had no comments and no objections.

18/02465/HSE 74 Pardown. Creation of first floor to living accommodation to include raising of the roof and internal and external alterations. Members had no comments and no objections.

18/02043/FUL Fox Inn, Andover Road. Erection of single storey infill extension to south elevation. Installation of kitchen extract. Creation of larger garden dining terrace partially covered with pergola. Creation of enclosed yard area, to include prefab coldstores and erection of two metre fence. Changes to fenestrations. Members had no comments and no objections.

4. The Committee noted the following decisions:

18/01956/ROC	Variation of condition 2 of 16/03602/HSE to change the materials used for vertical tiling to Cedral cladding. 31 The Drive	Granted
18/01576/FUL	Erection of a detached dwelling with associated access 40 Oakley Lane	Withdrawn
16/03881/OUT	Outline planning application for the erection of up to 16 dwellings and car parking for village hall following demolition of cottage including access. The Cottage & Land At Andover Road Village Hall Andover Road Oakley Basingstoke Hampshire RG23 7HA	Withdrawn (replaced with new application)

5. To consider any other planning issues:

- Meeting on 20th September:** as only two members will be available, it was agreed to cancel the meeting unless there were any very urgent applications to discuss, at which point the Parish Council chairman had agreed to chair the meeting to enable it to be quorate. The clerk will request extensions for other applications
- New member of Planning Committee:** Mr. Harding had expressed an interest in joining the committee and will be welcomed to the committee at the 4th October meeting.
- Sunken drain:** Mr. Law informed the clerk of a sunken drain outside the Deane Gate Inn and asked her to report it to HCC.

- 6. Date of the next meeting** was agreed to be Thursday 4th October (subject to review if urgent applications are received).