



Oakley and Deane Parish Council

Minutes of the meeting of the Planning Committee held on 6th December 2018

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

1. Apologies

Apologies were received from Mr. Harding, and from Mrs. Taylor (Borough Councillor).

2. Minutes of the meeting held on 15th 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

18/03336/HSE 17a Meon Road: Erection of first floor rear balcony. Two residents spoke, commenting on the lack of privacy that would be caused if the application was granted – by nature of the height of the balcony, it would look directly in the the bedrooms of the neighbouring houses, and overlook completely the bungalows. Installation of privacy glass was not a suitable method to prevent this. There have been issues with noise from this property which will only be exacerbated by the installation of the balcony. The residents also raised the issue of safety and that not all affected residents had been notified of the application and that the Planning Notice was not displayed in a prominent place.

Members then discussed the application, and **objected** to the application on the following grounds:

Overlooking/Loss of Privacy: the houses and bungalows that neighbour the property will be severely affected should the balcony be given planning permission. The proposed privacy glass will not be effective if anyone stands on the balcony and there will be direct views into the bedrooms of neighbouring properties. The gardens will also be directly overlooked and this will mean that use and enjoyment of gardens and an expectation of privacy in the home cannot be secured.

Safety: double doors have been installed at the property (replacing windows) during the last two months. The members who visited the site were concerned that the appropriate building regs may not have been adhered to – can this be referred to Planning Enforcement please? Also, the balcony will by its nature attract people to sit outside and the roof is old and does not, we believe, afford sufficient strength to support a number of people on it at any given time.

Noise: there has already been an issue with load noise coming from the property and members were concerned that this would only be exacerbated by the erection of the balcony.

Street scene: members were concerned that this balcony would be out of character for the local street scene.

Precedent: should this be granted, there is concern that the other four properties would also submit applications.

Notification: members were informed that the Planning Notice was not displayed in a prominent position (in fact it was on a garage door in an area not open to the public). Also, some properties that would be affected informed the Parish that they had not received Borough notifications and so we request that further time is granted on this application so that all those affected have sufficient time to review the plans and make comments.

4. The Committee noted the following decisions:

18/02874/HSE	Erection of single storey front extension with gable roof. 90a Oakley Lane	Granted
18/03093/HSE	Erection of single storey rear extension with roof lights and garage conversion to living accommodation. 9 Hoopers Way	Granted
18/03002/HSE	Erection of single storey rear and side extensions and new pitched roof over existing garage and porch. 7 Severn Gardens	Granted
18/02946/HSE	Construction of a tennis court. East Oakley House	Granted
18/02876/HSE	Erection of new porch to front, single storey rear extension and existing render to be replaced. 5 Barn Lane	Granted

5. To consider any other planning issues:

- a) **Community Action Plan:** there were no suggestions for any items to be selected. The clerk asked members to do a final review and let her know by Tuesday 11th December if any items should be proposed.
- b) **32 Oakley Lane:** this application will go to DC on 12th December. Ms. Tofts agreed to speak at the meeting. Ms. Tofts will attend the site visit on 7th December.

6. Date of the next meeting was agreed to be Thursday 20th December 2018.