



Oakley and Deane Parish Council

Minutes of the meeting of the Planning Committee held on 20th December 2018

Present: Mr. Hewitt (Chairman), Mr. Bealing, Mr. Harding and Ms. Tofts, and Mrs. Taylor (Borough Councillor). Three members of the public attended the meeting.

1. Apologies

Apologies were received from Mr. Bullions and Mr. Law.

2. **Minutes of the meeting held on 6th 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. **Community Action Plan:** the members did not feel that the Planning Committee could propose any of the projects, but would work with other Working Parties.

4. Planning Applications

18/03540/HSE: 16 Fox Lane. Erection of a single storey front extension, a part two storey and a part single storey rear extension, and extension of existing first floor rear dormer. The members had no objections but did have a comment, which was that the flat roof to the front extension was out of keeping with the street scene and replacing it with a pitched roof would improve the appearance significantly.

18/03367/FUL: Dell Farm. Erection of timber stable building and change of use of land for the keeping of horses. Members had no comments and no objections.

18/03500/FUL: 6 Rectory Road. Erection of rear extensions to provide ancillary retail floorspace and 4. No. residential units (net increase of 2 units) following the demolition of existing single storey extension and outbuildings. Two residents spoke about the application. The first objected mainly on the issue of overlooking – there would be direct line of sight to his bedroom window and his patio and garden would be completely overlooked. The resident also raised the issue of parking problems as there is already a lack of parking in Garrett Court and outside the property. The second resident also raised concerns about parking and also about deliveries, as parking on Rectory Road is not safe. The upstairs flat is the one that is causing the overlooking issues. The bin store is currently shown as being located directly at the gate to no 4 Rectory Road, causing nuisance, and could easily be moved to the delivery and storage area (while currently the waste is not unpleasant there is no guarantee that the premises will continue to have the current occupiers in the future and so waste may be much more of a problem). Three members of the Planning Committee had visited the site. The members objected to the application on the following grounds:

The previous application 16/03829/FUL was refused by the Borough Council and the subsequent appeal by the applicant was dismissed. The members do not see that this new application is significantly different from the previous one, indeed the inclusion of the roof lights will create even more overlooking issues.

Land supply: currently BDBC has sufficient land supply so that no 'extra' new dwellings outside of those schemes approved in the Oakley and Deane Neighbourhood Plan 2016 are necessary to keep the land supply at the required levels.

Housing density: nowhere else in Oakley is there such a density of population as there would be here, and this is a Conservation Area. There is no outside space and the upstairs flat would have little natural light.

Design: the NPPF recommends replacing poor design with better design, improving conditions where people live, work, travel and take leisure, and widening of choice for high quality homes. Members feel that this application does not achieve any of these recommendations.

Conservation Area: one of the two main reasons that the appeal against the last application was dismissed was the effect of the proposed development on the Church Oakley Conservation Area, particularly with its conflict with policies EM10 and EM11 of the BDBC Local Plan. Also, the dismissal commented on the failure of the application to make a positive contribution to local character and distinctiveness. Members feel that this new application still does not address either of these points.

Yew Tree Cottage: the other main issue highlighted in the dismissal was the adverse effect to the residents of Yew Tree Cottage (to the west of the property) and again, the members do not feel that sufficient changes have been made in the new application to address the points raised by the examiner. In members’ opinion, there is still conflict with Local Plan Policy EM10 which seeks to protect the amenity of occupants of neighbouring land and buildings

DSA: the Design and Access Statement has not been updated, and mentions a bus route that no longer serves the area, and also refers to buses every 30 minutes when they are now hourly.

Refuse bins: are sited right on the boundary with 4 Rectory Road, causing nuisance, and would be much better sited at the delivery and storage area.

Parking: the area is already very busy, and parking is limited, both in Garrett Court and at the site itself and this will only get worse. With large vehicles delivering goods, there will not be sufficient parking for residents and parking on the road is unsafe – the site is very close to the corner of Oakley Lane.

Bats: there appear to be indicators that crevice dwelling bats are in residence and a Bat Migration Licence must be obtained should that be the case. Further surveys should be taken between May and September (with at least one between May and August).

5. The Committee noted the following decisions:

18/03120/RET	Variation of condition 1 of 17/03444/HSE to allow an amended plan for the installation of a rear door and window to annex. 4 The Greenaways	Granted
18/02918/FUL	Extension and sub division of existing bungalow to create two numbers separate two bedroom bungalows. 16 Kennet Way.	Granted

6. To consider any other planning issues:

- a) **DC Committee for 18/01394/FUL re 17 Sainfoin Lane:** Mr. Hewitt will attend the site visit at 10.10am on 4th January and will speak at the Committee meeting on 9th January.
- b) **Oakley Hall Outline Planning Application: the clerk reminded members that there is a meeting at 10am on Thursday 3rd January at Newfound with the Fogarty Group to discuss the plans.**
- c) **Barn Lane:** Ms. Tofts suggested that rather than installing pinch points along Hill Road after its junction with Barn Lane, it would be better to make Barn Lane one way so that traffic could enter Barn Lane from Hill Road but have to exit via Upper Farm Road.
- d) **Bridge Signage:** Ms.Tofts suggested that signage warning of oncoming traffic in the middle of the road should be placed on the Oakley Lane bridge and the clerk was asked investigate both this and point c above.
- e) **Sainfoin Lane:** a member of the public addressed the meeting to inform the members of the works taking place along the lane – in the previous two weeks there had been surveyors, geologists and ecologists, and a traffic survey had been taken. Much of the existing vegetation has been removed from the fields and the bridleway has been surveyed. No outline planning application has so far been seen by the Planning Committee relating to this site

7. Date of the next meeting was agreed to be Thursday 3rd January 2019.

