



Oakley and Deane Parish Council

Minutes of the meeting of the Planning Committee held on 8th February 2019

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

1. Apologies

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

2. **Minutes of the meeting held on 20th January**, 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

19/00065/HSE: 4 Springfield. Erection of single storey rear extension and pitched roof to side. One resident spoke, to express concerns about the size of the proposed extension and its effect on the neighbouring property: the extension would come right to the boundary. The neighbour runs a business which demands that the area is completely fenced at all times so no access to the plot can come via the neighbours or involve removal of their fence, even temporarily. The resident was also concerned about loss of light and enjoyment of their garden. Members discussed the application and objected:

Overdevelopment: the proposed extension is extremely large and will go up to the boundary with the neighbouring property.

Views and vistas: the site is on an elevated position and will dominate the bungalows that back on to it. The clerk has requested permission to speak should the application be referred to Development Control.

18/03019/FUL: 4 Pardown (revision). Demolition of existing dwelling erection of 2 no. 4 bed and 2 no. 3 bed dwellings with associated amenity space and parking, and creation of 2 no. vehicle access points. Members objected to the application: While acknowledging that the revised plans appear to have slightly widened the parking area, the members continue to object to the application, on the same grounds as stated in our letter of 6th November 2018.

19/00243/HSE: 1 Tanners Way. Single storey side extension. Members had no comments and no objections.

18/03733/FUL: Field to the South of Rectory Road. Erection of timber clad agricultural store with sedum roof. A majority of members had no comments and no objections.

18/03528/GPDADW: Bulls Bushes Farm. Notification of proposed change of use of Agricultural Building to a dwellinghouse (Class C3) and for associated operation development. Members objected to the application:

- Oakley and Deane are fulfilling, and exceeding, their Neighbourhood Plan allocation and Basingstoke has a sufficient 5 year land supply, so the erection of a further, large, dwelling is not necessary.
- There is concern that further development will take place should this application be approved, setting a precedent.
- Although the rules on Barn conversions were amended in 2018, members feel that due to the size of the area to be developed, it should be dealt with as a normal full planning application rather than a change of use.

19/00251/HSE: 12 Lyde Close. Proposed side extension. Members had no comments and no objections.

18/03602/FUL: Land At OS Ref 454809 149815 Deane Hampshire. Erection of a grain storage building and new access. Members asked the clerk to update the previous objections, to include the significant increase in vehicle movements along a very narrow road.

17/00818/OUT: Outline Application for Manydown, all matters reserved except the primary means of vehicular access onto the A339, B3400 and Roman Road. Members proposed that as the clerk had sent the updated application details to all members, it would be preferable to wait until after the main meeting to submit a formal response. Also, there is a public meeting on 19th February at the Civic Offices, and members have been invited to attend. There are then 14 days to submit comments. Initial comments were that closing Roman Road remains a poor solution to the problems with Wellington Terrace, and will cause significant delays for emergency vehicles to and from the hospitals. Mr. Hewitt had spoken with the Chief Fire Safety Officer and they had not been consulted on the proposed changes. Also, the clerk had spoken to Bakers and had obtained a copy of the plans for the new Worting Road roundabout and all/any new roundabouts will need to adhere to this model to ensure that Bakers can continue to fulfil their contract to recover large vehicles from the motorway and surrounding major roads. The Highways Working Party have also discussed the application and have further comments and objections including: lack of clarity in the plans, effects of other developments are ignored in the traffic flow predictions, and references made to Hampshire Traffic Modelling Scheme but no details of the scheme are included in the documents.

4. The Committee noted the following decisions:

18/03540/HSE	Erection of a single storey front extension, a part two storey and part single storey rear extension, and extension of existing first floor rear dormer. 16 Fox Lane	Granted
18/03501/HSE	Construction of first floor reconstructing roof with dormer window, roof lights and Juliet balcony with extensions to the front, rear and side elevations. 36 Pack Lane	Granted

5. To consider any other planning issues:

- a) Mr. Law proposed that should the Oakley Hall outline application be approved, that the Parish Council should continue to engage with the applicant to pursue the concept of the retirement village. All members agreed.

6. Date of the next meeting was agreed to be Thursday 21st February 2019.