



Oakley and Deane Parish Council

Minutes of the meeting of the Planning Committee held on 20th June 2019

Present: Mr. Hewitt (Chairman), Mr. Bullions, Dr. Johnstone and Mr. Paler. Two members of the public attended the meeting.

1. Apologies

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

2. **Minutes of the meeting held on 6th June**, 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

19/01516/LDPO Sainfoin Lane. Certificate of Lawfulness for the proposed installation of square edged kerb along eastern edge of Sainfoin Lane. Members objected to the application:

1. The application refers to an unadopted or private road, but this is not correct. This is part of Bridleway 734 as confirmed by Hampshire County Council, and as shown on definitive maps and on the OS Explorer map reference 144 published in 2015. This reference to an unadopted or private road is subsequently used to support the statement that it is Lawful Development in accordance with Part 9 Class E of the Town and Country Planning (General Permitted Development) (England) Order, which states:

Class E – repairs to unadopted streets and private ways. Permitted development E. The carrying out on land within the boundaries of an unadopted street or private way of works required for the maintenance or improvement of the street or way. Interpretation of Class E E.1 For the purposes of Class E, “unadopted street” means a street not being a highway maintainable at the public expense within the meaning of the Highways Act 1980(b) .

As the definition of the bridleway is incorrect, the reliance on this legislation is also incorrect.

2. This application mentions that ownership of the bridleway (or ‘road’ as they refer to it) is unclear. Unless and until ownership can be established, the applicant cannot assume they have rights to carry out works to the land. According to the Land Registry it is possible to verify ownership of all land in England, and therefore if the applicant wishes to claim ownership, such searches etc should be done and ownership confirmed, before any application is made.

3. These works are not necessary and maintenance of the bridleway has historically been undertaken by the residents who use it to access their properties. The purpose of putting in kerbing along one side of an established and recognized bridleway is unclear.

19/01483/HSE 2 Folletts Close. Erection of detached double car port. Members had no objections and no comments.

19/01358/HSE 1 Oak Close. Erection of single storey rear extension following demolition of existing conservator. Conversion of garage to provide additional living space and erection of new front porch. Members had no comments and no objections.

4. The Committee noted the following decisions:

19/01139/HSE	Construction of first floor reconstructing roof with dormer windows, roof lights and Juliet balcony with extensions to the front, rear and side elevations (amended scheme to that approved under 18/03501/HSE). 36 Pack Lane	Granted
19/00542/FUL	Replacement light fittings to existing post lights illuminating car park. Beach Arms Hotel	Granted

5. Confidential Items:

Resolved: that owing to the confidential nature of the business to be discussed, the public and press be excluded from the remainder of the meeting.

6. Date of the next meeting was agreed to be Thursday 4th July 2019.