



Oakley and Deane Parish Council

Minutes of the meeting of the Planning Committee held on 7th March 2019

Present: Mr. Hewitt (Chairman), Mr. Bealing, Mr. Law and Ms. Tofts, and Mrs. Taylor (Borough Councillor). One member of the public attended the meeting

1. Apologies

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

2. Minutes of the meeting held on 21st February , 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/HSE4 Springfield. Erection of single storey rear extension and pitched roof to side. This application was discussed in February and members objected. The applicant has provided amended plans. A resident came to speak to object to the application and provided photographs of the effect the building will have on their views and vistas plus the disruption to their property and the business they run from home. Members reviewed the amended plans and felt they did not address the issues raised in the previous objection. The clerk was asked to inform BDBC that the original objections still stood.

19/00421/FUL 2 Pardown. Erection of two, four bedroom houses and a single garage following demolition of the existing bungalow and garage. Ms Tofts declared an interest and did not participate in the discussion or in the decision. Members objected to the application:

1. The plot would be overdeveloped – whilst in principle the members do not object to the bungalow being demolished and replaced, they would prefer one larger bungalow or two smaller properties rather than 2 * 4 bed houses.
2. The Neighbourhood Plan and the Village Design Statement both state that Oakley needs more bungalows and smaller properties for 'downsizing', as we have a very high number of larger dwellings. Oakley and Deane are satisfying their commitments under the Local Plan in terms of development and BDBC has a 5 year land supply, so there is no requirement for any 'extra' houses to be built.
3. The road width is not sufficient ; it is understood that the development at no 4 Pardown will address this issue but until then the road is too narrow for the current traffic let alone with the increased traffic for the new dwellings.

Should this application be referred to DC, the Parish will be requesting permission to speak.

19/000352/RES Land at Park Farm. Reserved matters application (phase 1) for details of the appearance, landscaping, layout and scale of the erection of an access road, with associated drainage and landscaping, pursuant to outline planning permission 17/02874/OUT. Members objected to the application:

1. The proposed footpath stops short of the bridge – it needs to join up to provide a safe route from the village centre
2. The cycle network should be extended to cover from FP9 across the development
3. We understand that the hedgerows are 'important' despite the comments in the Environment report and would request they are replanted rather than just taken out
4. Habitat – who is responsible for the ongoing maintenance of the bat boxes and bird bricks and for monitoring that the maintenance is being carried out (the report only mentions 5 years)?
5. What street lighting is planned along the footpaths?
6. The BDBC Highways and Lighting report mentions lighting requirements for 'television' – what does that mean?

7. There is a real risk of flooding if the height of the roads are not increased, so that there is appropriate run off – the development has differing height levels and if it is not going to be levelled the low lying parts need to have higher roadways etc.

19/00412/HSE 14 Kings Orchard. Erection of single storey rear extension. Members had no comments and no objections.

4. The Committee noted the following decisions:

19/00251/HSE	Proposed side extension 12 Lyde Close	Granted
19/00243/HSE	Single storey side extension 1 Tanners Way	Granted
18/03537/HSE	Erection of single storey side and rear extensions, and conversion of part of garage to living accommodation. 30 The Drive	Granted

5. To consider any other planning issues:

Complaint re shipping container at 105 Oakley Lane: it was agreed that the clerk would request that the person who made the initial complaint refers it to Enforcement – the container has been on site for over 3 years and has not been the subject of any problems previously.

Golf Course development: the members who attended the exhibition on 1st March commented that they were concerned about the number of dwellings proposed but until an actual plan was submitted they could not make any comment. The clerk commented that Nextdoor Oakley website was very useful for reading the comments and questions of residents, especially those in Dummer and Kempshott/Beggarwood in relation to this application.

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