



Oakley and Deane Parish Council

Minutes of the meeting of the Planning Committee held on 4th July 2019

Present: Mr. Hewitt (Chairman), Mr. Bealing, Mr. Bullions and Mrs. Smith. Three members of the public attended the meeting.

1. Apologies

Apologies were received from Dr. Johnstone and Mr. Paler, and from Mrs. Taylor (Borough Councillor).

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

19/01545/FUL 40 Oakley Lane. Erection of a detached three bedroom dwelling with integral garage, new access off Oakley Lane. Provision of hard and soft landscaping and other works. Mr. Bullions declared an interest and did not participate in the discussion or decision.

Two members of the public (the applicants) spoke to support the application. After they withdrew their previous application they had consulted with BDBC, with an-ex representative of ODPC Planning Committee and with other professionals to obtain as much pre-advice as they could to ensure that the application was lawful and acceptable. They felt that the issues raised about the road access could be dealt with by BDBC/HCC once the initial application was approved. The other resident at the meeting was objecting to the application, partly for the road issues but also for overlooking, loss of amenity and loss of privacy. He produced photographs to support his comments, but the applicants commented they could also provide evidence that contradicted what was said. The members then discussed the application. Members objected to the application:

Traffic and road safety: the application would include creation of a new access off Oakley Lane. This particular part of Oakley Lane is a busy one, and the existing turn out of Kennet Way is difficult with the parked cars that block visibility. Opposite 40 Oakley Lane is Croft Road, and this is also a busy junction. This extra access so close to the existing one, and almost opposite a bus stop, would create even more issues.

Access for construction/supply vehicles: members were concerned about where such vehicles could park during the build and fitting out process as the road and pavement are so well-used.

Size: although the proposed dwelling has been reduced in size from the previous application 18/01576/FUL (which was withdrawn) members still feel it is a substantial building for the size of the plot and could potentially be more supportive of an extension to the existing building which did not require a new road access.

We understand that there are objections raised by neighbours on both sides of the road, and would request that should the Borough be minded to approve it, that the application be referred to DC that the Parish be able to speak. One of the Ward Councillors has also raised concerns about the application.

T/00259/19/TCA Moors Meadow Station Road. T1 Hornbeam: Reduce by 1.5m back to old points.

T2 Maple: Crown reduce and reshape by 1m leaving the finished height of 6.5m crown spread 3m.

T3 Cherry: Crown reduce and reshape by 1m Leaving a finished height of 5.5m crown spread 2.5m.

Members had no objections and no comments

19/01547/HSE 1 Oak Close. Creation of new access and hardstanding. Erection of new fence to boundary with gates to new hardstanding. Members had no comments and no objections.

19/01592/HSE 10 The Drive. Erection of a single storey rear extension, conversion of garage to workshop with pitched roof, and replacement cladding to front elevation. Members had no objections and no comments.

4. The Committee noted the following decisions:

19/01219/HSE	Two storey front extension and single storey rear extension. 4 Kintyre Close	Granted
18/01810/FUL	Redevelopment of car sales forecourt, showroom and car repair garage to provide a building to accommodate a Class A1- convenience store and associated access, parking landscaping and plant equipment. 32 Oakley Lane	Granted
19/01288/FUL	Change of use from A1 to A2 for ground floor use as Estate Agents 14 Meon Road	Granted
19/01115/HSE	Erection of a detached garage. Replacement of existing east facing boundary fence with a 1.8 metre high fence. Move east facing boundary fence from current position 0.5 metres from the footpath, to a new position 0.1 metres from the footpath 1 Fox Lane	Granted

5. Other Planning Issues:

18/01810/FUL – it was agreed that the clerk should write to BDBC to ask that the required conditions for the works to commence be carried out as soon as possible to allow the development to commence while the schools are closed for the summer holidays.

DC for Park Farm – Mr. Bealing and Mr. Hewitt will attend the meeting on 10th July and Mr. Bealing will address the committee.

6. Date of the next meeting was agreed to be Thursday 18th July 2019.