



## Oakley and Deane Parish Council

### Minutes of the meeting of the Planning Committee held on 1<sup>st</sup> November 2018

**Present:** Mr. Hewitt (Chairman), Mr. Bealing, Mr. Bullions and Ms. Tofts, and Mrs. Taylor (Borough Councillor). 4 members of the public attended the meeting

#### 1. Apologies

Apologies were received from Mr. Harding and Mr. Law

2. **Minutes of the meeting held on 18<sup>th</sup> October**, 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

**18/02876/HSE: 5 Barn Lane.** Erection of new porch to front, single storey rear extension and existing render to be replaced. One neighbour expressed concern about the party wall, and also that the extension would come within 3m of their property. Ms. Tofts confirmed that the applicants were aware of the requirements of the Party Wall Act and of the statements they needed to provide. The neighbours were also concerned about access during the time the scaffolding is up while the rendering is being done, but the applicant is aware of the concerns and will work with the neighbour to ensure that no damage is done to the drive. Members had no comments and no objections.

**18/03019/FUL:4 Pardown.** Demolition of existing dwelling, erection of 2 no 4 bed and 2 no 3bed dwellings with associated amenity space and parking and creation of 2 no vehicle access points. One resident expressed concern about the height of the proposed properties, and their overlooking of properties in Woodcroft in particular. They were also concerned that the provision of roof lights in all four properties would allow easy extension to 3 storeys, and requested that roof pitches be reduced. They felt the site was overdeveloped while agreeing that it does need to be developed. The members object to the application on the following grounds: Overdevelopment: whilst the current application is an improvement on the previous ( rejected) application n 17/02878/FUL, the members feel that fewer, or smaller properties would be more appropriate to the site. As stated in the Neighbourhood Plan smaller homes are what is needed most in Oakley.

Street Scene: the artist's impression shows a flat street scenario but in fact these houses would be significantly higher than those surrounding, causing overlooking particularly for Woodcroft . The area should be levelled and the roof pitches reduced. Also, all the properties appear to have roof lights, which may lead to future applications to create a third storey, which is not in keeping with either the Oakley and Deane Neighbourhood plan, or the Village Design statement. A condition should be in place to ensure that no garages are converted to living accommodation, or that building above two stories be permitted.

Transport: there is a commitment in the application to widen the road but even so, it would not create a safe environment for pedestrians or make the road wide enough for a large vehicle plus cars to pass. The parking spaces on the site are limited so excess parking would be on the road, creating more problems. There is no facility for refuse vehicles to access the site, so how would large lorries delivering to the houses gain access/egress?

Summary: the site is in desperate need of redevelopment but it is still important to provide the size and type of housing that will ' fit' in the area, and members do not feel that this application in its current form is sufficiently different to the previously rejected one to meet the requirements of the village and the specific site.

**18/03002/HSE: 7 Severn Gardens.** Erection of single storey rear and side extensions and new pitched roof over existing garage and porch. Members had no comments and no objections.

**18/02874/HSE: 90a Oakley Lane.** Erection of single storey front extension with gable roof. Members had no comments and no objections.

**18/02918/FUL. 16 Kennet Way.** Extension and subdivision of existing bungalow to create two number separate two bedroom bungalows. Members had no objections but asked for clarification as to whether a fence could be erected at the front of the new dwelling, as stated in the application.

**18/03093/HSE: 9 Hoopers Way.** Erection of single storey rear extension with roof lights and garage conversion to living accommodation. Members had no comments and no objections.

**4. The Committee noted the following decisions:**

18/02465/HSE	Creation of first floor to living accommodation to include raising of the roof and internal and external alterations. 74 Pardown	Granted
18/02651/HSE	Proposed change of hipped roof to gable and rear dormer loft conversion, with 4 no. roof lights on the front slope. Paddock View Sainfoin Lane	Granted
18/02553/LBC	Replace roof lantern, retiling of all roof slopes and to first floor wall elevations. Replace single storey flat roof. Repointing, rendering and parapet capping of stonework. Malshanger Sports and Social Club	Granted
T/00381/18/TCA	T1 Beech: reduce by 3m back to previous pruning points, to approximately 4m in height. The Cottage, Rectory Road	Granted

**5. To consider any other planning issues:**

- a) **Report for Link:** The clerk has prepared a draft, which all members approved, so she will prepare and submit each month for inclusion in Link
- b) **18/02479/HSE 51 Hill Road** – Mr Hewitt will attend the site viewing at 10.55am on 2<sup>nd</sup> November, and he and the clerk will attend the DC meeting on 7<sup>th</sup> November where the application will be discussed.

**6. Date of the next meeting** was agreed to be Thursday 15th November.