



Oakley and Deane Parish Council

Minutes of the meeting of the Planning Committee held on 15th March 2018

Present: Mrs. Gavin (Chairman), Mr. Bealing, Mr. Bullions, Mr. Hewitt, Mr. Law and Mrs. Taylor (Borough Councillor).

1. Apologies

All members attended, no apologies.

2. **Minutes of the meeting held on 15th 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

The following applications were discussed:

18/00416/LBC – Sunbeam Cottage, Rectory Road. Repair and reinstatement works to the windows in the (separately listed) garden pavilion. Members had no objections and no comments.

18/00414/LBC – Sunbeam Cottage, Rectory Road. Replacement of windows in existing modern extension, single storey rear extension, side arch and gate. Members had no objections and no comments.

18/00679/HSE – 56 Hunters Close. Single storey rear extension, garage conversion and front porch. Members had no objections and no comments.

18/00622/RET – 20a Hill Road. Change of use from former veterinary surgery to a dwelling (retrospective). Members OBJECTED to the application:

HIGHWAYS

Although it is not mentioned in the Planning Statement an application was made in 2008 (BDB 68338) for demolition of the building and erection of a two bedroom dwelling. Part 3 of the Notice of Refusal states that "the increased use of the existing access would cause undue interference with the safety and convenience of the users of the adjoining Highway". Traffic in Hill Road has increased since 2008 and with the new development off Beech Tree Close will increase still more.

STRUCTURE

The size and layout of the property is unsuitable for a dwelling house. There are concerns about the slatted wood at the sides becoming a fire risk and there is also evidence of cladding protruding through the slatting.

Should this application be referred to Development Control Committee the Parish will be requesting Permission to Speak.

18/00363/FUL – 3 Lyde Close. Conversion of dwelling to 2 no. dwellings. The majority of members had no objections but did comment on the parking issues that have been mentioned by neighbours. There are no garages in the plans for either property and as parking is already a problem, members are concerned about the increase in vehicles parking in what should be a turning space

4. The Committee noted the following decisions:

17/04257/HSE	Erection of part single storey part two storey side extension 26 Lyde Close	Granted
17/03979/HSE	Erection of a two storey rear extension following demolition of conservatory 29 The Drive	Granted
17/04245/HSE	Erection of single storey conservatory to the rear. 34a Pack Lane	Granted
T/00045/18/TCA	Beech (A) - Fell. 14a Oakley Lane	Withdrawn
18/00069/HSE	Erection of replacement car port with extended pitched roof 29a St Johns Road	Granted
T/00050/18/TCA	T1 Maturing common Ash: crown reduce by 1 to 1.6m leaving an approx finished height of 6 to 7m and crown spread (radius) of approx 5 to 6m. T2 Mature Sycamore: crown lift to 6m over road and remove epicormic growth 11 Garret Court	Granted
18/00127/HSE	Erection of single storey front/side and rear extension, garage conversion and internal alterations (Amended scheme to that approved under 17/03018/HSE) 22 Beech Tree Close	Granted

5. To consider any other planning issues:

CIL Examiner's Report. The clerk was asked to resend the CIL/S106 document from May 2017 to members of Planning Committee and any new councillors.

Deane Gate: work is progressing.

Appeals for 6 Rectory Road and 4 Pardown: no update

As it was Mrs. Gavin's last meeting the Planning Committee thanked her for all her hard work and support as a member of the committee, as Vice Chairman and more recently as Chairman.

6. Date of the next meeting was agreed to be Thursday 5th April 2018 if sufficient applications are received, otherwise it will be 19th April.