



Oakley and Deane Parish Council

Minutes of the meeting of the Planning Committee held on 5th September 2019

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

1. Apologies

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

2. **Minutes of the meeting held on 22 August**, 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

19/01641/RET 4 Ashley Gardens. Change of use from open space to residential with the erection of a 1.8m high fence. Neighbours expressed concerns about sight lines, and also the visual effect of the change of use. There are at present two objections registered on the Borough website. Members objected to the application:

Effect on neighbours: there is little open space in Ashley Gardens, and part of what was there has been removed as a result of the Brickells Yard development. The area that has been fenced was previously maintained by the neighbours and was grassed and planted with shrubs, whereas now it is a bare and uncultivated area which is much less aesthetically pleasing.

Appearance: the fencing is a mixture of old and new and is quite unsightly and out of keeping with the surroundings. Members asked if the fencing could be stained to make it more uniform in colour. Also, members asked if the area could be replanted with some low growing shrubs (subject to the issues re forward visibility splays).

Forward visibility splays: when the Highways plans for the new development were agreed, there was concern about the visibility from one 'side' to the other, and there are restrictive covenants in residents' deeds, limiting the height of any shrubs or planting so that visibility is not further affected. The siting of the fence further forward than previous could, in the opinion of members, affect visibility splays and members request that Highways are asked to comment on this aspect.

Precedent: Members are concerned that this will set a precedent especially as the application is retrospective.

19/02221/HSE 3 Folletts Close. Erection of detached garage. Members had no comments and no objections

19/02143/FUL Land to rear of 20 and 20A Hill Road. Erection of a two-bed dwelling with access onto Barn Lane. Members objected to the application:

Previous Application BDB 73487: this was refused by the Borough in 2011 for reasons that have not been addressed in this new application.

Access: access appears to be via the path that will be used by pedestrians and emergency vehicles for the Land West of Beech Tree Close development. How will the applicant get cars to the garage shown on the plans?

Appearance: the current overgrown garden need attention but the site is not suitable for another dwelling – the land available is too cramped and the result will be 'squeezed' in. The effect on neighbouring properties would

be to much reduce visibility and light, and the long and narrow shape of the proposed dwelling is out of character with surrounding properties.

Members request permission to speak in the event that this application is referred to DC.

4. The Committee noted the following decisions:

19/01810/HSE	Construction of first floor involving raising of the roof with dormer windows to the front and rear elevations and rooflight to rear. Erection of front and side Extension. 70 Pardown	Refused
19/01611/HSE	Erection of first floor side extension involving the raising of existing garage ridge with roof lights to the front and rear. 96 Oakley Lane	Granted

5. Other Planning Issues:

19/02134/ADV 32 Oakley Lane – members had discussed this at the meeting on 22 August and had raised no objections. At the time of the meeting on 5th Sept, there were 8 objections from members of the public, primarily around the internally light totem sign.

19/01906/FUL 32 Oakley Lane – members requested further information from the applicant. The agent contacted the clerk to confirm that clarification on the issues raised would be forthcoming. It was agreed that if there was no time extension given to members, that a decision as to whether to support the application, or to object, be taken by email communication.

6. Date of the next meeting was agreed to be **Wednesday 18 September 2019.**