



## Oakley and Deane Parish Council

### Minutes of the meeting of the Planning Committee held on 6<sup>th</sup> June 2019

**Present:** Mr. Hewitt (Chairman), Mr. Bullions, Dr. Johnstone and Mr. Paler.

#### 1. Apologies

Apologies were received from Mr. Bealing and Mrs. Smith, and from Mrs. Taylor (Borough Councillor).

**2. Election of Vice Chairman of the Planning Committee:** Mr. Paler proposed that Dr. Johnstone be elected as Vice chairman, and Mr. Bullions seconded. Dr Johnstone accepted the nomination, and it was approved unanimously.

**3. Minutes of the meeting held on 16th May,** 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.

#### 4. Planning Applications

**19/01219/HSE 4 Kintyre Close.** Two storey front extension and single storey rear extension. Members had no objections, but did make one comment: further to the issues of access raised by a neighbour, please can suitable access for a mobility scooter be ensured during the building stage.

**19/00603/RES Land at Park Farm, Station Road.** Reserved matters application ( phase 2) for details of the appearance, landscaping, layout and scale of the erection of 48 dwellings and provision of allotments, with associated internal roads, parking, landscaping, open space, play area and footpaths, pursuant to outline planning permission 17/02874/OUT. Members objected to the application:

- The development plans prepared and distributed by Wates showed that bungalows would be included and this was welcomed by the Parish Council and residents alike and accorded with Neighbourhood Plan Policies I and 2. 1 bedroom flats do not fit into the rural environment of the development. Policy EM 10 of the Local Plan states that development should 'promote the efficient use of land and achieve appropriate housing densities which respond to the local context..... and which take into account the urban, suburban or rural location of the site.'
- There is little opportunity for older residents wishing to downsize to smaller properties or for younger families to move into the area – one bedroom flats are not suitable for either group. Bungalows and maisonettes are more appropriate for the setting. If the developers feel that larger, detached bungalows would not be sufficiently profitable, could they not provide smaller (perhaps semi-detached or even terraced) bungalows?
- The original design of the houses was to reflect the properties in Station Road – these dwellings do not, and are very close together, again, not reflecting the surrounding area.
- Juliet balconies are included in plots 26,43 and 48. These appear to overlook the street and the members do not understand the inclusion of these balconies in these locations.
- Roof pitches are very high and would encourage subsequent planning applications for conversion to 3 storey dwellings. This is in contradiction to both the Neighbourhood Plan and the Village Design Statement, and a condition must be attached that no roof conversions can be allowed for at least 25 years. This should also include the garage roofs.
- The Tenure allocation puts all shared tenure and rented housing in 'blocks' – Wates promised that the site would be tenure blind and this is clearly not being adhered to.
- The allotment water trough is positioned at the far end of the plots, but needs to be moved to a more central position as use of hoses would not be allowed.
- Visitor parking remains inadequate.
- Members query how construction vehicles will access the site – it is not possible to come up Station Road due to the tight angle with the junction with Rectory Road, and the bridge in Station Road is very old and again, the angle to turn into the site is very tight?

- Members object strongly to the emergency access positioned at Arran Close : is it standard to have an emergency access for a site as small as this? This would remove all the parking for the property at 16 Arran Close and affect other properties in the vicinity. Members request that officers visit the site in the evenings to see how congested the area already is. Access for emergency vehicles will be impeded by the cars parked on both sides of the road.
- The footway and the bridge over the railway, both of which were included in our objections to the previous reserved matters application, have not been addressed. The Parish Council is very concerned about the safety of residents and having to walk along Station Road to access public transport, with no footbridge over the railway line, is extremely dangerous.
- The members strongly support the objections made by the Natural Basingstoke Group about loss of hedgerows. The hedgerows along FP 9 as well as those in Station Road are 'important' and must be recognized and treated as such.
- Should the application be referred to DC the Parish would like the opportunity to speak, and we will be contacting Jane Watson to request this.

#### 5. The Committee noted the following decisions:

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| 19/00352/RES | Reserved matters application (phase 1) for details of the appearance, landscaping, layout and scale of the construction of an access road, with associated drainage and landscaping, pursuant to outline planning permission 17/02874/OUT. Land at Park Farm | Granted |
| 19/00765/HSE | Proposed two storey rear extension. 84 Pardown   | Granted |
| 19/00767/HSE | Erection of car port to side of house. 4 Folletts Close  | Granted |
| 19/00065/HSE | Erection of single storey rear extension and raised roof to side. 4 Springfield  | Granted |
| 19/00673/HSE | Erection of log cabin and replacement fence.   | Granted |
| 19/00939/FUL | Erection of a single storey side extension for WC accommodation to village hall and external steps. East Oakley Village Hall   | Granted |

#### 6. To consider any other planning issues:

- East Oakley House:** Mr. Hewitt asked the clerk to chase the issue of the gates removed from East Oakley House that had still not been replaced.
- Windfall Development:** the clerk had emailed to other local clerks, and none had reported any issues with such development. Mr Hewitt and Mr Parry and the clerk have a meeting with the Borough Local and Neighbourhood planning team in July.
- Infrastructure:** Dr Johnstone commented that the lack of infrastructure in the village – lack of shops, public transport, availability of doctor's surgery etc means that further unplanned development is likely to cause severe difficulties for the residents. It was agreed that this issue should be at the forefront of any future objections to such development.

**7. Date of the next meeting was agreed to be Thursday 20<sup>th</sup> June 2019.**