



## Oakley and Deane Parish Council

### Minutes of the meeting of the Planning Committee held on 19th July

**Present:** Mr. Hewitt (Chairman), Mr. Bealing, Mr. Bullions and Ms. Tofts

#### 1. Apologies

Apologies were received from Mr. Law and from Mrs. Taylor (Borough Councillor).

2. **Minutes of the meeting held on 5<sup>th</sup> July**, 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 application was discussed – it had been decided at the meeting on 5<sup>th</sup> July that the Planning Committee would support the application but with conditions, and the discussion at this meeting was to agree those conditions:

**18/01810/FUL 32 Oakley Lane.** Redevelopment of car sales forecourt, showroom and car repair garage to provide a building to accommodate a Class A1 convenience store an associated access, parking landscaping and plant equipment.

The members do not object to the application but have the following comments/requests for conditions should the plan be approved. We will be asking for permission to speak should the application be referred to Development Control.

Environment:

- the oak tree to remain and be protected
- contamination reports to be carried out – it is acknowledged that there were petrol tanks at the site.
- water (supply and disposal) surveys to be carried out
- new noise survey carried out on the site itself rather than in the car park of Jolly Ollys.

Traffic:

- new report carried out between 08.30 and 09.30 and/or 14.45 and 15.45 during school term times.
- managed delivery hours (9.30am -7pm excluding school drop off and pick up times, as above)
- liaison with HCC re double yellow lines opposite the site so that lorries have the room to enter and exit the site
- clarification on how parking spaces could be 'roped off' for large lorry deliveries, if people park at the shop for extended periods
- confirmation required that only smaller delivery vehicles and not articulated lorries to be used

Other issues:

- opening/closing hours no earlier than 6am and no later than 10pm.
- adequate screening of the bed and breakfast premises who are direct neighbours to the proposed development.
- No staff parking to be allowed on site

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

17/02878/RES	Demolition of existing dwelling house and erection of 4 no.detached dwellings, with associated amenity space and parking. Creation of a new vehicle access and associated works and landscaping. 4 Pardown	Appeal dismissed
--------------	--	------------------

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

- a) **TPO36 – Ash Tree to the rear of The Willows.** While members were sympathetic to the problems the tree caused, they were reluctant to request the felling of a healthy tree. The clerk was asked to contact BDBC and confirm that should a request to crown lift and substantially reduce the size of the tree were to be proposed the Parish would look favourably and also asked if it could be included in other tree works resulting from the Beech Tree Close development.
- b) **Neighbourhood Plan Monitoring Criteria:** it was agreed that the proposed indicators be accepted and the clerk was asked to inform the Borough.
- c) **18/01394/FUL 17 Sainfoin Lane:** the clerk informed members that the Borough were recommending approval of the application and that the DC site visit would be on 3<sup>rd</sup> August (time to be confirmed). Mr. Hewitt confirmed he would not be able to attend but Ms. Tofts may be able to. The DC meeting is on 8<sup>th</sup> August and Mr. Hewitt will attend and will speak on behalf of the Parish.
- d) Meeting with MP: Mr. Hewitt informed members he would be meeting with Mr. Malthouse in Andover on 20<sup>th</sup> July and mentioned that he had spoken with both the schools and the GP practice. Mr. Hewitt will write a report of his meeting and circulate to all members.

**6. Date of the next meeting** was agreed to be Thursday 2<sup>nd</sup> August