



Oakley and Deane Parish Council

Minutes of the meeting of the Planning Committee held on 7th June

Present: Mrs. Blackman (Chairman), Mr. Bullions, Mr. Law and Mr. Leslie, and Mrs. Taylor (Borough Councillor). Two members of the public attended the meeting.

1. Apologies

Apologies were received from Mr. Bealing and from Mr. Hewitt..

2. Minutes of the meeting held on 17th 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.

3. Planning Applications

The following applications were discussed:

18/01394/FUL – 17 Sainfoin Lane. Erection of a detached two bedroom dwelling with associated works 17 Sainfoin Lane.

One neighbor expressed concerns about loss of privacy, about use of the bridleway, that assurances must be gained that in the future the pedestrian access cannot be turned into a vehicular access, and that there should be no further parking provided (other than the 3 communal areas currently on the plans).

The members objected to the application for the following reasons:

Access: access would be off bridleway 734. No recent planning application has been granted where access to a property is gained by using the bridleway (for example, the application BDB/70862 had a condition that access would be via Pardown and NOT Sainfoin Lane). Although the Access and Design statement refers to a potential development at Sainfoin Lane as agreed in the Neighbourhood Plan, no such application has been made yet and therefore no decision on how access could be gained has been agreed.

Overdevelopment: although the application is for a smaller dwelling than previously requested, it would still be intrusive and have a detrimental effect on the neighbouring properties, and the appearance of the dwelling would be out of keeping with other properties in the area. It would also set a precedent in that any property with a large garden (which many of the homes in the area do) would be able to erect a new dwelling.

Parking/vehicle access: although currently the plans show three parking spaces for the property, at no 17, realistically it is a considerable distance to the proposed dwelling and there must be a condition that no amendments could be made to make further parking available, or that the current pedestrian access be changed into a vehicular access.

Hedging: should the Borough approve the application, mature trees and hedges must be planted to screen neighbouring properties and compensate for the loss of privacy caused by the new dwelling.

The Parish Council request that a site visit be made so that the full impact of the application can be understood, and also, we have returned a Permission to Speak request should the application be referred to Development Control.

4. The Committee noted the following decisions:

17/00798/RES	Reserved matters application for details of appearance, pursuant to outline permission 14/00963/OUT for 85 dwellings, Land West of Beech Tree Close.	Granted
18/00870/LBC	Replacement of collapsed cob garden wall with brick and flint wall to match existing. Dell Farm Andover Road.	Granted

5. To consider any other planning issues:

- a) The clerk informed members there were no updates on the 4 Pardown appeal
- b) The clerk informed Mr. Law that she had contacted BDBC to query the retrospective application relating to the Beach Arms PH and restaurant, and that the PC comments were now on the website and the Planning Officer had confirmed a decision would be made shortly.
- c) Changes to Neighbourhood Plan: at the meeting with our MP in May, Mr. Malthouse mentioned that changes to an existing Neighbourhood Plan can be made at any time, and the clerk printed off the information from the gov.uk website and gave copies to all members of the Committee for them to decide on whether any such change is necessary.
- d) Beech Tree Close open space: the clerk has been contacted by the Borough and by the developers and both have agreed to keep her informed and involved in any decision making on the open space management.
- e) CIL proposals: NALC have circulated a survey asking for responses as to whether all Borough and District Councils should be mandated to adopt CIL rather than continue with S106, as the benefits for those local councils who have 'made' Neighbourhood Plans are then not passed down. Although BDBC are due to adopt CIL on 25th June, it was felt by all members that this was something that should be supported, and so it will be taken to full council meeting on June 14th.
- f) Minutes and responses for meeting 21st June: the clerk will attend the meeting and send responses and prepare and circulate minutes before her holiday on 22nd June. However, for all applications received after 21st June the Planning Committee will need to log on to the Planning Portal and contact the planning officer for each application to ask for an extension unless they want to hold a Planning Committee meeting on July 5th; if they do want a meeting they will need to circulate the agenda and hold the meeting at Newfound.

6. Date of the next meeting was agreed to be Thursday 18th June 2018 (subject to point 5 f above).