



Oakley and Deane Parish Council

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

Present: Mr. Hewitt (Chairman), Mr. Bealing and Mr. Bullions. 4 members of the public attended the meeting.

1. Apologies

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

2. **Minutes of the meeting held on 1st 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:

18/00233/HSE – 19 Highland Drive. Erection of two storey side extension, single storey rear extension and front porch roof. One member of the public spoke, commenting that the scale of the extension was out of keeping with the street scene and that neighbours were concerned that it would be setting a precedent if the application were approved. The new application was not sufficiently different from the previous one to remove the issues raised that caused the 2016 application to be refused. The resident was also concerned about the hornbeam tree in the garden of the property and potential damage to this amenity tree. Members OBJECT to the application on the following grounds:

- The application is very similar to the one refused in December 2016, with the main difference being the removal of the dormer windows; however, from the plans it would be easy to put in such windows at a later date.
- The scale is still excessive, and out of character with the street scene.
- There is still considerable overlooking of 16 and 18 Park Close.
- We understand that you have received neighbour comments objecting to the application.
- There is concern that this will set a precedent, and Oakley currently has a requirement for more 3 bedroom semidetached properties, not more 4 bed.
- There was in 2017 an application (refused) to fell the protected hornbeam tree in the garden of the property and there are concerns that the works may damage this tree and we would request that the Borough Tree Officers attend the property and report.

Should the application be granted, the Parish Council requests that a condition is placed on the approval that no dormer windows can be added later.

The Parish Council requests permission to speak, should the application be referred to Development Committee and has submitted this request to Jane Watson.

18/00276/HSE – 37 St Johns Road. Erection of a detached four bedroom house with integral garage, associated general storage facilities and alterations to existing vehicle access. The members had no objections but did make the following comment: all work vehicles need to be parked 'on site' and not obstruct the highway as the road is used by buses.

18/00269/ADV – 22 Oakley Lane. Display of 2 no. externally and internally illuminated fascia signs, 1 no internally illumined projecting signs and various non-illuminated signs. The members had no objections but did make the following comment: the replacement lighting should not be invasive or cause more light pollution to the surrounding properties.

4. The Committee noted the following decisions:

17/03932/LBC	Variation of condition 1 of planning approval 17/00777/ROC to substitute drawing numbers for plans to plots 1 to 4, for alterations. Leamington Court.	Granted
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5. To consider any other planning issues:

The clerk informed members there were no updates on the 4 Pardown or 6 Rectory Road appeals, nor on the Andover Road outline application. She informed members she had contacted BDBC for an update on the Beech Tree Close application.

6. Date of the next meeting was agreed to be Thursday 1st March 2018.