



## Oakley and Deane Parish Council

### Minutes of the meeting of the Planning Committee held on 21st February 2019

**Present:** Mr. Hewitt (Chairman), Mr. Bealing, Mr. Harding and Ms. Tofts. One member of the public attended the meeting

#### 1. Apologies

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

#### 2. Minutes of the meeting held on 7<sup>th</sup> 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

**18/03500/FUL: 6 Rectory Road.** Erection of rear extensions to provide ancillary retail floorspace and 4 no. residential units (net increase of 2 units) following the demolition of existing single storey extension and outbuildings. Reconfiguration of rear dormer window with pitched roof. Although the application was not re-consulted, there were amended plans submitted. One resident spoke, to say that the changes would not rectify the objections he had raised previously. There were more cycle spaces, and two of the parking spaces had been widened slightly. The members also confirmed that their previous objections were still valid: The previous application 16/03829/FUL was refused by the Borough Council and the subsequent appeal by the applicant was dismissed. The members do not see that this new application is significantly different from the previous one, indeed the inclusion of the roof lights will create even more overlooking issues.

**Land supply:** currently BDBC has sufficient land supply so that no 'extra' new dwellings outside of those schemes approved in the Oakley and Deane Neighbourhood Plan 2016 are necessary to keep the land supply at the required levels.

**Housing density:** nowhere else in Oakley is there such a density of population as there would be here, and this is a Conservation Area. There is no outside space and the upstairs flat would have little natural light.

**Design:** the NPPF recommends replacing poor design with better design, improving conditions where people live, work, travel and take leisure, and widening of choice for high quality homes. Members feel that this application does not achieve any of these recommendations.

**Conservation Area:** one of the two main reasons that the appeal against the last application was dismissed was the effect of the proposed development on the Church Oakley Conservation Area, particularly with its conflict with policies EM10 and EM11 of the BDBC Local Plan. Also, the dismissal commented on the failure of the application to make a positive contribution to local character and distinctiveness. Members feel that this new application still does not address either of these points.

**Yew Tree Cottage:** the other main issue highlighted in the dismissal was the adverse effect to the residents of Yew Tree Cottage (to the west of the property) and again, the members do not feel that sufficient changes have been made in the new application to address the points raised by the examiner. In members' opinion, there is still conflict with Local Plan Policy EM10 which seeks to protect the amenity of occupants of neighbouring land and buildings

**DSA:** the Design and Access Statement has not been updated, and mentions a bus route that no longer serves the area, and also refers to buses every 30 minutes when they are now hourly.

**Refuse bins:** are sited right on the boundary with 4 Rectory Road, causing nuisance, and would be much better sited at the delivery and storage area.

**Parking:** the area is already very busy, and parking is limited, both in Garrett Court and at the site itself and this will only get worse. With large vehicles delivering goods, there will not be sufficient parking for residents and parking on the road is unsafe – the site is very close to the corner of Oakley Lane.

**Bats:** there appear to be indicators that crevice dwelling bats are in residence and a Bat Migration Licence must be obtained should that be the case. Further surveys should be taken between May and September (with at least one between May and August).

**19/00395/HSE: 6 The Drive.** Erection of single storey side extension, conversion of garage to living accommodation with new pitched roof and replacement cladding to front elevation. Members had no comments and no objections.

**T/00045/19/TPO: 25 St Johns Road.** T2 Beech: crown lift by no more than 3m and crown reduction to a finished height of 19m. Members had no comments and no objections.

**T/00065/19/TCA: Laundry Cottage, Deane.** Tree works as per items within Arboricultural Survey report dated 2 December 2018. To include felling. Members had no comments and no objections.

**19/00314/LBC and 19/00313/HSE: East Oakley House.** Erection of additional wall at front of property to make smaller courtyard. Members objected to the application:

- The new wall will detract from the views of the property from the road; this is a heritage asset in a conservation area,
- The new wall will make the courtyard smaller: if there are issues about privacy this request should have been included in the original application for the development of the new properties,
- The proposed new gates will completely cut off the properties from the village, while the previous gates did not, and allowed view of the property from the area around the pond etc.
- Members request that the gates that were previously installed are replaced as this gave a more open view of the asset.

**17/00818/OUT: Outline Application for Manydown, all matters reserved except the primary means of vehicular access onto the A339, B3400 and Roman Road.** Members object to the application:

- Closing Roman Road is going to add significantly to journey times to and from Oakley and the towns and villages to the west,
- The predicted traffic flows appear to be vastly underestimated and do not consider the new developments further along to the west of Oakley,
- The predicted traffic timings are based on free flowing traffic, but this is unrealistic especially with so many turns off main street which will create waiting traffic,
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- There is mention in the documents about the Hampshire Traffic Modelling scheme but no details are provided,
- The intention should be to direct traffic away from the B3400 but this does not appear to be achieved in the current plans,
- Any roundabouts/crossroads have to be negotiable by Baker's recovery vehicles (the Redrow roundabout at Worting Road is the HCC agreed size and layout),
- There is an implicit assumption that residents will use public transport but the routes have to get them to where they want to go, and when they need to travel. It is likely that many of the residents will commute so they will need to get to the rail station early in the morning. If public transport is not in place from the onset, residents will get into a routine of driving. With the huge cuts in subsidies for travel, what is the guarantee that such routes will remain functional for any given period?

- There is much emphasis on cycling but realistically this is for leisure and occasional use – very few people cycle to work or to shop. Even if the development itself offers opportunities for safe cycling, main roads around the town do not.
- Trenchards Lane will become a rat run as more and more vehicles try to avoid the B3400: there are often problems with vehicles speeding, there are very sharp bends, the road is single carriageway with passing spaces and is not able to deal with the traffic as it is, let alone with a significant increase,
- Where will traffic from the Oakley Park development egress – on to the B3400 ( if so, will this be by roundabout or by a traffic-light controlled junction?) or be put onto the Main Street so that they have to do a tour of the development to get out?

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

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| 18/03666/HSE | Erection of Timber garage/store. 7<br>Barn Lane | Refused |
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**5. To consider any other planning issues:**

**Golf Course development:** the clerk had forwarded the invitation to the public meeting at the Golf Course on Friday March 1<sup>st</sup>.

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