



Oakley and Deane Parish Council

Minutes of the meeting of the Planning Committee held on 4th April 2019

Present: Mr. Law (Chairman), Mr. Bealing, Mr. Bullions and Mr. Harding

1. Apologies

Apologies were received from Mr. Hewitt and Ms. Tofts and from Mrs. Taylor (Borough Councillor).

2. **Minutes of the meeting held on 21st March**, 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

19/00736/HSE Laundry Cottage, Deane. Erection of four bay garage, comprising of two open parking bays, third closed bay and fourth bay as home office. Members had no comments and no objections.

19/00765/HSE 84 Pardown. Proposed two storey rear extension. Members had no comments and no objections.

19/00757/HSE 4 Folletts Close. Erection of car port to side of house. Members object to the application:

- The first application 14/03503/FUL for these dwellings was refused at appeal. This application included garages for the three larger properties as well as parking bays. One of the grounds of refusal was the size of the size and mass of these proposed dwellings.
- When the revised planning application 17/04240/FUL was submitted, the Parish objected on various grounds one of which was the lack of garages, which had been removed after the first application was refused.
- The Design and Access statement for 17/04240/FUL stated in 3.2.4 that the proposed parking accorded with standards (ie no garages were required).
- The 'car port' is a large, solid, brickbuilt structure and has the appearance of a garage without a door – it is much more substantial than a 'typical' example of a car port.
- The Parish has already objected to the application for 1 Folletts Close for construction of a car port.
- These properties are in a conservation area and as such any supplementary buildings should be limited in size and scope.

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.

- **19/00603/RES Land at Park Farm.** 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. The Members object to the application:
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- The development plans prepared and distributed by Wates showed that bungalows would be included: this was welcomed by the Parish Council and residents alike and accorded with Neighbourhood Plan Policies I and 2. One-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.

- The original design of the houses was to reflect the design of properties in Station Road. These dwellings do not, and are very densely packed, 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 why these balconies are included 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 so a condition must be attached that no roof conversions can be allowed for at least 25 years. This should also include garage roofs.
- The allotment water trough is positioned at the far end of the plots but needs to be moved to a more central position. Use of hoses will not be permitted so this will reduce the distance plot holders have to carry water. We have no response to our previous request for confirmation about who will manage the allotments.
- Visitor parking remains inadequate.
- Members object to the emergency access positioned from Arran Close. This would remove all the parking for the property at 16 Arran Close. Is it standard to have an emergency access for a site as small as this? In addition, using this emergency access will require vehicles to enter the village and drive through a large housing estate. A much faster and more direct route is via the B3400 and Station Road.
- The footway and the bridge over the railway were included in our objections to the previous reserved matters application and have not been addressed. The Parish Council is very concerned about the safety of residents walking along Station Road to access public transport and the community facilities at the junction of the B3400 Andover Road and Station Road. With no footbridge over the railway line this is extremely dangerous due to the narrow bridge and very poor sight lines.
- 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.
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4. The Committee noted the following decisions:

T/00113/19/TCA	Felling of trees Hawthorn Monterey Cypress, Leylandii and Turkey Oak. East Oakley House	Granted
T/00097/19/TCA	Felling of 2 Lawson Cypress and 7 apple trees. East Oakley House	Granted
19/00412/HSE	Erection of single storey rear extension 14 Kings Orchard.	Granted
T/00515/18/TPO	A1 Hornbeam: Prune to leave a finished height of 5m and crown radius of 3m. A2 Hornbeam: Prune to leave a finished height of 5m. B1 Larch: Crown thin by no more than 30%. 7 Aviemore Drive	Granted
T/00045/19/TPO	T2 Beech: Prune to leave the tree no smaller than 12m in height, with a canopy radius of no less than 6m. Crown raise to no higher than 2m above ground level over the garden only, and 6m over the centre of the adjacent highway. Final pruning cuts to be no greater than 100mm in diameter. 25 St Johns Road	Granted

5. To consider any other planning issues:

- **19/00421/FUL (4 Pardown) and 18/03500/FUL (6 Rectory Road)** were discussed at DC on 3rd April and Mr. Hewitt and Mr. Bealing attended and made objections on behalf of the Parish. Both applications were granted and the officer present commented that as the Borough regarded development outside of the Neighbourhood Plan, even where there was a 5 year Land Supply, as a 'windfall' it was not a valid objection to say that a Parish was meeting its targets. The members asked the clerk to prepare a letter to the Borough asking for clarification on this and to express their dissatisfaction with this approach.
- **Segregated Play areas:** the clerk printed off a story from the Guardian about the segregation of play areas in estates where both private and housing association/affordable housing was provided. The excuse given by the management company was that as one group did not pay the same service charge as others, they should not have the same rights to use certain areas. Many residents have raised with the clerk their dissatisfaction with having Park Farm "tenure blind" ie with social and private housing mixed. This segregation would not be possible if the estates previously mentioned had had tenure blind allocations, but it is a point that should be raised with the Borough to ensure that no such situations are currently or could happen in Basingstoke and Deane.

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6. Date of the next meeting was agreed to be Thursday 21st April 2019.