



Oakley and Deane Parish Council
Minutes of the meeting of the Planning Committee held on 11th January 2024 at Newfound Pavilion

Present: Cllr. Bullions (Chair), Cllr. Green, Cllr. Condliffe, Cllr Rowley
Mrs. Meyer (Deputy Clerk)
3 Members of the public

Due to Cllr Rowley coming back from a leave of absence the Cllrs voted for Cllr.Bullions to Chair the meeting.

39/P/23 Apologies
Apologies were received from Cllr. Chisnall and Cllr. Taylor (BDBC).

40/P/23 Report of meeting held on 7th September was noted during the Parish Council meeting on 15th December.

41/P/23 Declaration of Interest
Cllr Green declared an interest in application 23/03142/HSE due to it being a neighbouring property of his and will abstain from voting on this application.

42/P/23 Urgent planning matters
None

43/P/23 Applications

- a. **23/03012/FUL | Solar farm and associated development | Land At Hook Lane Malshanger Hampshire**
MOP1 objects to the application and spoke about the unique, rural location and had concerns about the cumulative effect of the erosion of the open countryside when the nearby development of Manydown is taken into account. Concerns about how and who will manage the biodiversity protection e.g. development cannot start whilst sky larks are nesting – who is accountable for making this sure this happens?

Cllr. Green proposed to object to this application with the comments below, Cllr. Bullions seconded and all hands agreed.

In principle the Parish Council support green energy initiatives, but have concerns over this application:

- Contrary to policy EM1 of Local Plan – the proposal is not sympathetic to the character and quality of the area, negative effect on views and scenic quality.
- Negatively effecting the vista to/from the adjacent AONB
- Concerns about how the biodiversity of the site will be effected.
- The substation and switchgear rooms will stand 3.7m high making them an intrusive mark on the landscape
- Highways concerns with local traffic being effected by large construction traffics using narrow country lanes & damage to the roads/hedgerows
- What are the plans for decommissioning the site? Are any elements of the panels recyclable?
- Could a more suitable site withing the borough be found that doesn't effect the open countryside?

- b. **23/03030/HSE | Erection of two storey, single storey and first floor extensions | 61 Oakley Lane Oakley Hampshire RG23 7JT**
Cllr. Bullions proposed no comments or objections, Cllr. Condliffe seconded and all hands agreed.
- c. **T/00551/23/TCA | 3 x Yew tress. Pruning work to bring the trees a more pleasant shape and removal of limbs touching buildings, as proposed tree work schedule. | East Oakley House Hill Road Oakley Hampshire RG23 7LH**
Cllr. Condliffe proposed to raise no objection, Cllr Green seconded and all hands agreed.
- d. **23/03142/HSE | Single-storey extension infill and rear extension. Garage conversion to habitable use. Porch extension. Roof alterations changing hip to gables. Complete cavity walls with insulation and render finish. | 42 Pardown Oakley Hampshire RG23 7DZ**
As per point 41/P/23 Cllr. Green abstained from this application.
Cllr. Condliffe proposed no comments or objections. Cllr. Bullions seconded and all hands agreed.
- e. **23/03167/HSE | Erection of a single storey rear extension and first floor side extension above existing single storey garage and playroom. New front porch. | 19 Matthews Way Oakley Hampshire RG23 7DQ**
Cllr. Bullions proposed no comments or objections. Cllr. Green seconded and all hands agreed.

44/P/23 Decisions

- a. **23/02666/TWRN | Cut back branches of 3 trees overhanging boundary fence (Approved work We will crown lift the lime tree to 6m height, and remove the tree next to the factory unit/over the drive) | 66 Lightsfield Oakley Basingstoke Hampshire RG23 7BY – TWRN Approve**
- b. **23/02543/FUL | Erection of 2m high gates (retrospective) and erection of 2m high fence | Land Adjacent To Northcote Paddock Sainfoin Lane Oakley Hampshire – Granted**
- c. **23/01405/FUL | Erection of a detached dwelling and new vehicle access (revised redline to approved scheme 22/02108/FUL) | 1 The Drive Oakley Hampshire RG23 7DA – Granted**
- d. **T/00517/23/TCA | Fell 1 Ash tree. | 1 Hill Road Oakley Basingstoke Hampshire RG23 7HR – Raise no objection**
- e. **23/02776/RET | Retrospective application for erection of garden room. | 2 Garrett Court Oakley Basingstoke Hampshire RG23 7EZ - Granted**

Date of next meeting – 01st February 2024, 7.30pm Newfound Pavilion