



Oakley and Deane Parish Council

Minutes of the meeting of the Planning Committee held on 6th July 2017

Present: Mrs. Gavin (Chairman), Mrs. Bettridge, Mr. Bullions, Mrs. Foster-Key, Mr. Law and Mrs. Taylor (Borough Councillor). 2 members of the public attended the meeting.

1. Apologies

Apologies were received from Mr. Hewitt

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

17/02181/FUL – Land opposite The Cottage, Rectory Road. Erection of single storey dwelling with detached ancillary outbuilding forming triple garage with first floor gym. Formation of new access and associated works. One member of the public voiced his objections to the application – because it is outside the settlement boundary and inside the Conservation Area, and fails to comply with SS6 of the Local Plan. It was not in the NP and would adversely affect landscape character. The style of the property is not in keeping with the character of Rectory Road. The members then discussed the application, and objected on the following grounds:

Location: The proposed property is outside the Settlement Boundary and in the Conservation Area* – contrary to the Neighbourhood Plan and the Local Plan, i.e.

Local Plan SS6 – New Housing in the countryside: Development Proposals for new housing outside the Settlement Policy Boundaries will only be permitted where they are:

- a) On 'previously developed' land; or
- b) For a rural exception site for affordable housing; or
- c) For the re-use of a redundant or disused permanent building; or
- d) For a replacement dwelling that is not temporary in nature or an extension to an existing property; or
- e) Small scale residential proposals of a scale or type that meet a locally agreed need;
- f) For a new dwelling linked to an existing and viable agricultural, forestry, horse breeding and training, livery or equivalent rural business; or
- g) Allocated for development in a Neighbourhood Plan which has been 'made' by Basingstoke and Deane Borough Council.

On the previous, withdrawn application 16/03436/FUL the Planning Policy response states " *The development proposal is located outside of any SPB and therefore within designated countryside. It has not been clearly and sufficiently demonstrated by the applicant that the proposal is of a scale and type that meets a locally agreed need and therefore the proposal fails to comply with SS6e.*"

*** the Design & Access Statement, section 8.6, wrongly states that the Beech Tree development is in the Conservation Area.**

Proposed dwelling – the new plans show that the main building is much smaller at 385 m² (previously 717 m²) with one outbuilding instead of two. The plans also state that due to the distance from the road and the hedging along the road that the building will now not be seen from the road. The Design and Access Statement states that there are no first floor windows overlooking Conway House but both bedrooms 3 and 4 have bay windows which partially overlook Conway House and the bathroom window faces directly on to the south east side. The application is for a 4-bed house which is not in line with the NP (Section 5.3.4.)

Highways – pre-application advice states that the Highway Officer would have in principle, no objection to a new access on Rectory Road. We would disagree with this particularly in regard to the many pedestrians in this part of Rectory Road. This area of Rectory Road is also a pinch point when two cars are passing and visibility is poor.

Landscape – the Landscape team's response to the previous application states 'The application is unacceptable for the following reasons: adverse impact on landscape character and visual amenity contrary to policy EM1 of the Adopted Local Plan' Although the scale of the new application is reduced the majority of issues and objections raised by the report are still applicable.

Village Design Statement (April 2004) - page 15 of the brochure – Development Guidelines – The Landscape Setting:

- Further housing and non-residential development should generally be kept within the present Oakley village boundaries and on land that has been previously built upon'.
- Planting of indigenous species in any new hedgerows should be encouraged and existing native trees, shrubs and hedgerows should be conserved.

Point 6.5 of the Design and Access Statement:

The Applicant is aware that the Neighbourhood Plan has allocated five sites to meet the local plan need of 'at least 150' dwellings. Given that the housing allocation of Oakley & Deane is a minimum requirement, it is appropriate to consider additional small scale and bespoke development, to meet the needs of other sectors of the housing market in East Oakley.

As we are aware, there is currently planning permission for 111 houses which fall into the categories of the NP and the LP. There are currently two more potential applications coming through: Park Farm 48 houses and Andover Road 16 houses. This proves that we are more than covering our total allocation of approximately 150 houses.

T/00182/17/TCA – Manor Farm House Deane. T1 Sycamore – raise lower crown to approx. 10m over barn west side to clear roof. Further crown reduction to match, leaving no less than 6 metres spread. No reduction in height but if you require height not less than 18 metres. T2 Yew – reduce by approx. 3m leaving 4m west side, leaving spread not less than 4 metres and height not less than 10 metres. Members had no comments and no objections.

17/01712/HSE – Kayden Fox Lane. Construction of 2 no. dormer windows within the roof space of the property along the front elevation. Members had no comments and no objections.

17/02075/HSE – 8 Kintyre Close. Erection of single storey rear extension and single storey front porch. Members had no comments and no objections.

17/01988/HSE – 17 St Johns Piece. Erection of single storey and first floor rear extensions and removal of chimney. Members had no comments and no objections.

4. The Committee noted the following decisions:

16/04443/FUL	Erecting a pair of semi-detached two storey dwellings with associated parking, turning and garden areas. Dell Farm.	Granted
17/00972/FUL	Erection of storage building for horticultural machinery, mower and log store following demolition of existing buildings. Well House Rectory Road	Granted
17/01584/LDPO	Certificate of Lawfulness for the proposed erection of a single storey rear extension and partial garage conversion. 3 Ash Tree Close	Granted
17/01479/TWRN	Prune two trees 35 Lightsfield	Borough Fund approved
17/00446/HSE	Erection of single storey rear extension following demolition of conservatory. Conversion of detached garage to habitable accommodation together with erection of single storey extension. 29 Lomond Close	Refused

5. To consider any other planning issues:

- a) **37 Highland Drive:** Mrs. Taylor informed members that the application would be heard at Committee in August and that the Parish would have the opportunity to speak.
- b) **Meeting with BDBC:** Mrs. Gavin informed members that she and the clerk had visited Lucy Page, who is responsible for the Andover Road application. Ms. Page assured them that the queries raised, particularly about the inconsistencies between the documents submitted, would be resolved shortly by the applicants.
- c) **The Park Farm proposals:** It is understood that Wates have done a pre-application assessment with BDBC and the issue of access and egress along Station Road was raised as a potential issue (particularly the narrowness of the road along with the poor visibility). Mrs. Taylor had previously raised the idea of a footpath that would enable residents to walk from the centre of the village to Beach Park and the allotments. Mr. Law suggested that a path from the new development to the Beach Arms would be a very useful addition and it was agreed to raise this with Rob Sims at BDBC.

6. Date of the next meeting was agreed to be 20th July 2017