



Oakley and Deane Parish Council

Minutes of the meeting of the Planning Committee held on 2nd August

Present: Mr. Hewitt (Chairman), Mr. Bealing, Mr. Bullions, Mr. Law and Ms. Tofts. Two members of the public attended the meeting.

Public session

A resident asked questions about the recent public display at Andover Road Village Hall, in relation to a proposed planning application at Oakley Hall. He asked why the Neighbourhood Plan's draft version, which stated that these would be retirement dwellings, was removed from the final version, and whether this could be appealed. The clerk explained that when the draft was reviewed by the external examiner, he proposed various changes, including the removal of all 'descriptive' parts of the policies – so the original policy 6.5 was changed to "30 dwellings". The changes proposed by the examiner had to be accepted, or the plan could not proceed to referendum, and the overriding concern at the time was to protect the village from further development before the plan was 'made'. There is no appeal, but if the Planning Committee wish to make material changes to the NP then there is a process for this, but it will need a new examination and referendum. The clerk informed the resident that there would be communication with residents via Link and other platforms, so everyone is aware of the reasons that the NP was changed. The resident thanked the members for their work in the village, and for using Link and social media to keep the village informed about what is going on.

The other resident who attended the meeting asked about the application for 17 Sainfoin Lane, and specifically about the announcement in the Basingstoke Gazette asking for information about ownership. The resident asked the clerk to contact BDBC to ask if they, or the applicant, had published the announcement. The resident also informed the members that the Agricultural Determination application (18/01884/AGPD) for Bulls Bushes had been approved and another grain store would be built behind the existing one – the clerk was advised by BDBC that as this was a legal determination there was no requirement for the PC to comment on the application.

1. Apologies

Apologies were received from Mrs. Taylor (Borough Councillor).

2. Minutes of the meeting held on 19th July, 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

18/01868/HSE 14a Oakley Lane: Erection of single storey rear extension. The members had no objections to the application, but wished to make the following comments:

- The copper beech tree must be preserved .
- Access is limited and parking space is restricted, and no deliveries should be made before 9.15 am or after 2.45 pm, to avoid the school drop off and collection times. Consideration for neighbouring properties must be shown at all times, as many of the surrounding properties have no garages or off street parking.

18/01956/ROC 31 The Drive: Variation of condition 2 of 16/03602/HSE to change the materials used from vertical tiling to Cedral cladding. Members had no comments and no objections.

18/02113/LBC Malshanger Sports and Social Club: Reroofing of 1930's asbestos cement portal frame building and associated works. Members had no comments and no objections.

4. The Committee noted the following decisions:

18/01068/FUL	Erection of a detached dwelling with associated car parking. 5 Andover Road	Granted
18/00984/LBC	Replacement of windows to dwelling. 2 Breach Farm House St Johns Road	Granted
18/01466/HSE	Demolition of existing conservatory and erection of a single storey side/rear extension and front porch. 32 Pack Lane	Granted

5. To consider any other planning issues:

- a) **TPO36 – Ash Tree to the rear of The Willows.** The clerk had no response from the Borough, and was asked to chase.
- b) **Neighbourhood Plan Plan Meeting:** Mr. Bealing attended on behalf of the Parish and will write a report for the Parish Council meeting on 9th August. He informed members that the meeting was well attended and that there were issues raised on adoption of CIL and diversion of S106 monies, with full details to be included in the written report.
- c) **18/01534/FUL: Sheardown Farm.** Mr. Law had sent an email to all members informing them that the application, which was supported by the PC, was being amended due to an objection raised by HCC Rights of Way team. The members agreed that they could not approve the amended application in advance but did feel that as Malshanger had been so supportive of rights of way on their land, that the clerk should contact the Planning Officer and make this comment.
- d) **18/01394/FUL 17 Sainfoin Lane:** the clerk informed members the application was not being discussed at DC in August, and that there would be the opportunity for further comments when the revised application is submitted (there was an error on with redlining on the original application).
- e) **17/00818/OUT Manydown Outline Application:** the clerk informed members that revised plans, affecting road junctions, had been submitted. The clerk had contacted Manydown to get hard copies of the Design And Access Statement as it is so large, and also hard copies of the relevant road junctions plans, which she will give to the Planning Committee. The response will be discussed at the Planning Meeting on 16th August.

6. Date of the next meeting was agreed to be Thursday 16th August