



Oakley and Deane Parish Council

Minutes of the meeting of the Planning Committee held on 19th October

Present: Mrs. Gavin (Chairman), Mrs. Bettridge, Mr. Bullions, Mrs. Foster-Key and Mr. Hewitt.

1. Apologies

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

2. **Minutes of the meeting held on 5th October** 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:

T/00384/17/TPO – 15 Croft Road. T1 Beech: crown lift and cut back overhanging branches. Members had no comments and no objections to the application.

17/03238/LDPO – 37 Highland Drive. Demolition of existing garage and erection of replacement garage. Whilst members understand they cannot formally object to the determination, they requested that the following comments be considered when reviewing the decision.

Previous History

This is now the third application for the demolition of an existing garage and erection of a replacement, the previous two being refused at DC (including one that was appealed to the Planning Inspectorate but dismissed). This building is very similar to the ones shown in the previous plans. The reasons for the dismissed appeal still stand: the building will be clearly visible from Highland Drive, the footprint is similar to the host building, it is dominant and incongruous and not in keeping with the area.

Size and Proximity to Boundary

One of the neighbours has confirmed with the BDBC Planning Department that the dimensions are: height 2.54m, length 5.7m and width 4.7m (it is not possible from the plans we have seen to determine the dimensions). The building will come within 2m of the boundary fence. If these figures are correct, this building would appear to exceed 50% of the total area of land around the original house, which contravenes Planning Portal Class E Permitted Development Note 5. Note 7 states that if a proposed building is within 2m of a boundary fence it cannot exceed 2.5m but this building appears to be 2.54m.

Use

This building could become living accommodation which would breach Planning Portal Class E Permitted Development Note 6.

Incomplete Application Form

The form states that details of drainage, hardstandings etc be clearly shown but this is not the case. There are no details supplied of how the existing garage would be demolished (it has a party wall with a neighbour).

4. The Committee noted the following decisions:

17/03018/HSE	Erection of single storey front/side and rear extension, bay window to rear and conversion of garage to living accommodation. 22 Beech Tree Close	Granted
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17/01285/HSE	Erection of double garage following demolition of existing single garage. 37 Highland Drive	Refused
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5. To consider any other planning issues:

- **4 Pardown:** Mrs. Bettridge showed members a drawing of the proposed properties, which had recently been added to the Planning Portal. It was agreed that Mrs. Gavin would attend the Viewing Committee on 27th October, and that Mrs. Gavin and Mrs. Bettridge would attend DC Committee on 1st November.
- **9 St Johns Road:** Mr. Bullions was asked to re-visit the site and compare to the application to see if there were variances to what had been proposed, now the building was erected. He will then report back to the meeting on November 2nd.

6. Date of the next meeting was agreed to be 2nd November