



Oakley and Deane Parish Council

Minutes of the meeting of the Planning Committee held on 01 June 2022 at Newfound Pavilion

Present: Mr. Rowley, Mr. Adams, Mr Bealing, Mr Bullions, Mrs Bedford (Clerk) and Mrs. Meyer (Deputy Clerk). 4 Members of the public attended.

1. Apologies

Apologies were received from Mrs. Taylor, Borough Councillor

- 2. Minutes of the meeting held on 19 May,** having been circulated to all members prior to the meeting were approved by the Committee and signed by the Chair as a true record of the meeting.

3. Applications

The Chair agreed to the 3rd application being moved up as it was of interest to Members of the Public attending.

22/01200/FUL | Erection of 2 no. semi-detached dwellings and new vehicular access, following demolition of existing dwelling. | 29 St Johns Road Oakley Hampshire RG23 7JW

Members object due to overdevelopment for the size of the plot which would also effect the street scene. The plans show a second floor, 'attic plan' with room for any office. The Oakley Village Design Statement comments 'The building above ground level should generally be constricted to two floors except where a landmark structure will add positively to the character of the Village'. The Members do not agree this is a landmark structure.

T/00202/22/TPO | Fell 1 Walnut. | 37 Medway Avenue Oakley Hampshire RG23 7DP

No objections are raised if the Borough consider the tree to be in poor health.

22/01226/HSE | Enclosure of existing porch, erection of a new porch, change a door to a window and a window to a pair of doors | Foxglove Cottage Hill Road Oakley Basingstoke Hampshire RG23 7HR

There were no objections or comments.

22/01191/RET | Erection of a single-storey outbuilding (Summer House) | 52 The Vale Oakley Hampshire RG23 7LD

The Committee question whether, due to the size/height and position of the outbuilding (close to boundary) it should have been a 'householder permission' application. According to the government guidance 'Permitted development rights for householders: technical guidance' E.1 (e) ii:

(e) the height of the building, enclosure or container would exceed -

(ii) 2.5 metres in the case of a building, enclosure or container within 2 metres of the boundary of the curtilage of the dwellinghouse

The floor plans show a higher height and a square footage of 36m²

The Members would like to see a condition added of 'not for habitation/no sleeping accommodation' under usage and confirmation that the outbuilding is constructed substantially from non-combustible materials.

4. The Committee noted the following decisions:

Planning Applications	Plans Submitted	Decision
22/00976/HSE	Erection of a single storey front extension 3 Springfield Oakley Basingstoke Hampshire RG23 7DR	Granted
T/00178/22/TCA	3 Yew trees: fell. Foxglove Cottage Hill Road Oakley Basingstoke Hampshire RG23 7HR	Raise no objection
22/00951/HSE	Convert Chalet bungalow into house by extending upwards, using a separating feature brick dentil detail and similar brick, to include re-using existing roof structure and balcony over existing rear bay window 84A Pardown Oakley RG23 7DZ	Refused
22/00262/LBC	Demolition of garage Oakley House Rectory Road Oakley Basingstoke Hampshire RG23 7ED	Granted
21/03227/HSE	Demolition and replacement of existing garage block and erection of a pool house and swimming pool Oakley House Rectory Road Oakley RG23 7ED	Granted

5. Other Planning Issues:

- a) Poets Meadow Case 153693 – update on S106 & S278 work from BDBC
 - Noted that green space is open
- b) Bewley/Canterbury Gardens allotments – legal paperwork is with Bewley’s legal team
- c) TPO/BDB/0691 tree preservation order - noted by Members
- d) Local Plan Key Dates & BDBC Meetings – Deputy Clerk issued the milestones as laid out by BDBC and dates/times of the next 2 meetings

6. Date of the next meeting was agreed to be **Thursday 30th June 2022**