



Oakley and Deane Parish Council

Minutes of the meeting of the Planning Committee held on 20 January 2022 at Newfound

Present: Mr. Adams (Chairman), Mr. Bullions, Mrs. McCullins, Mr. Rowley. Two members of the public attended the meeting.

1. Apologies

Apologies were received from Mr. Bealing, Mrs. Meyer and from Mrs. Taylor, Borough Councillor.

- 2. Minutes of the meeting held on 16th December,** 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. Applications

21/03633/FUL | Erection of 2 no.3 bed and 2 no.4 bed dwellings | Land adjacent to Sunbeam Cottage Rectory Road Oakley. Members objected to the application:

1. There are currently around 240 objections from local residents which demonstrates the strength of feeling about this application – not just from those direct neighbours affected. This does not reflect p78 of the NPPF where development should ‘enhance or maintain the vitality of this rural community’.
2. The Parish Council and other consultees have raised serious concerns about the access in both the previous application (16/01359/FUL) and the 2019 PIP (19/03108/PIP). These concerns have not diminished nor been resolved in this current application. The track is not wide enough or appropriate for the increase in traffic (not just in the building phase but ongoing). Rectory Road is an old road, not designed for the traffic using it already. Access to Rectory Road from the track is almost blind and an accident will happen – it is not a case of if but when. The road is used by walkers, people taking children to school, horse riders, and those on their way to the church and the St Leonard’s Centre.
3. The proposal to cut away the banks would involve losing ancient hedgerows but would not add to visibility for those exiting the track to the road. The traffic using Trenchards Lane (much increased due to developments in Station Road) will only exacerbate this.
4. The site is outside the Settlement Boundary and is in the conservation area. If the property known as Sunbeam Cottage must apply for planning permission to update an outbuilding to ensure it is in keeping with the conservation area, how can permission be given to new houses that will not reflect the neighbouring properties.
5. The neighbouring properties, whilst accessed from the track, have addresses on Rectory Road. This means that to build on this site would represent back land development as they would not be part of Rectory Road. Parish and Borough Councillors have objected to this in other applications.
6. The Biodiversity report requests further information on how a measurable net gain as a result of development will be achieved, otherwise they recommend refusal. No decision should be taken until and unless this information is provided. The site has not been under the plough for many years and so flora and fauna have flourished – this will mean the loss of their habitat.
7. The treatment plant is away from the new dwellings but very close to the existing Sunbeam Cottage – currently they enjoy peace and quiet from the site.
8. The types of dwellings proposed – three- and four-bedroom properties – are not needed in the village, as this need is met by the developments in Station Road (both at the site known as Canterbury Gardens and the 110 houses given planning permission in 2021).

9. There is some mention of 'local need' in the planning statement but 'local' in this instance is Basingstoke and Deane, not Oakley and Deane. Oakley has taken a huge amount of development with little infrastructure improvements, and we have exceeded our requirements agreed under both the Neighbourhood and Local plans. These dwellings will not make much inroad into the lack of a five-year land supply for BDBC but they will have a large impact on Oakley's conservation area. Local should refer to Oakley and Deane, as evidenced by the Local referendum undertaken before the submission of the Neighbourhood Plan.

21/03712/HSE and 21/03713/LBC | Proposed alterations to fenestration, replacement of concrete render and pointing, installation of French Drain and internal alterations. | East Oakley House, Hill Road, Oakley RG23 7LH

- Members had no comments or objections

21/03657/HSE | Erection of single storey rear extension. | 1 Laurel Close Oakley RG23 7LN

- Members had no comments or objections

21/03683/HSE | Erection of an extension to front porch 40 Kennet Way Oakley RG23 7AA

- Members had no comments or objections

4. The Committee noted the following decisions:

Planning Applications	Plans Submitted	Decision
T/00506/21/TPO	Norway Maple (T1) - Prune. 59 Highland Drive Oakley Basingstoke Hampshire RG23 7LY	Granted
21/03264/HSE	Erection of a single storey side/rear extension 7 Rectory Road Oakley RG23 7LJ	Granted
21/03179/HSE	Erection of a single storey rear extension with replacement of flat roofs at rear, side and front with sloping roofs 26 Croft Road Oakley RG23 7LA	Granted
21/03051/HSE	Conversion of part garage to living accommodation, single storey front extension to garage, new dormer window to side elevation and internal alterations 24 Foxmoor Close Oakley RG23 7BQ	Granted
21/02620/TENO	The installation of 1 no. 15m high monopole with 2 no. antenna, 2 no. dishes, 3 no. equipment cabinets and development ancillary thereto. Land South Of Pack Farm Off St Johns Road Oakley Hampshire	Refused

5. Other Planning Issues

- Poets Meadow Case 153693 – update on S106 & S278 works – Mr. Rowley has followed up and is awaiting further response.
- TPO/BDB/0691 – the clerk, under the S101 Delegation authority granted to her at the December meeting, informed the Borough Council that the Parish supports the temporary TPO. This decision was ratified at the meeting, all members voting by show of hands.
- Bewley/Canterbury Gardens allotments – site visit on 12th January attended by Mr. Harding and the clerk. Agreement on the outstanding issues was reached, and revised drawing submitted to BDBC.
- Monitoring Office referral – Members were informed that formal complaints to the Parish Council have been responded to. The Monitoring Officer has dismissed the complaints against individual councillors.

6. Date of the next meeting was agreed to be **3rd February 2022** at Newfound, 7.30pm