



## Oakley and Deane Parish Council

### Minutes of the meeting of the Planning Committee held on 17<sup>th</sup> May 2018

**Present:** Mr. Hewitt (Chairman), Mr. Bullions, Mr. Law and Mr. Leslie. One member of the public attended the meeting.

#### 1. Apologies

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

2. Appointment of Chairman of Planning Committee: Mr Law proposed, and Mr. Leslie seconded, that Mr. Hewitt be elected Chairman of the Planning Committee and all members agreed, and Mr. Hewitt accepted the role. It was agreed that the possible appointment of a Vice-Chairman of Planning be deferred.

3. **Minutes of the meeting held on 19th April**, 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.

#### 4. Planning Applications

The following applications were discussed:

**18/01068/FUL – 5 Andover Road.** Erection of detached dwelling with associated car parking.

Members objected to the application:

##### **Size of the dwelling**

The members feel the dwelling is too large, and as Oakley has a very large number of 4 bedroomed properties (as referred to in the Neighbourhood Plan 5.5.4), and would prefer a smaller property on the site.

##### **Access**

Members were concerned at the access to the properties, particularly when construction work was being undertaken, and note that neighbours have raised similar issues regarding access.

##### **Effects on neighbours and on the surrounding area**

The application 14/03249/FUL was refused, and the appeal dismissal highlighted two major concerns, namely the effect of the proposed development on the character and appearance of the surrounding area, and the effects on the living conditions of the occupants of the adjoining properties. Members acknowledge that the new application has attempted to reduce these issues, but feel that there are still concerns relating to both points that have not been fully addressed.

Members did not object in principle to further development on the site.

**17/00798/RES – Land West of Beech Tree Close.** Reserved matters application for details of appearance, pursuant to outline permission 14/00963/OUT for 85 dwellings – Amended Plans, House Types. Members objected to the application:

##### **Materials**

RENDER – the members are concerned that render needs regular maintenance and request that alternative materials, requiring less attention, should be substituted.

##### **Refuse Strategy**

Members are concerned about the distance some residents will have to take their bins for collection, and also, the proposal for a bin storage facility under the stairs in (for example) house type 2X2BF.

##### **Ventilation Provision**

Members were concerned about the reduction in size of the kitchen windows in house types B, C, G and H.

##### **Boundary Fencing**

Members object to the 1.2m fencing and proposed a 2m fence instead.

**18/01072/HSE – 1 Garden View, Rectory Road.** Erection of a boundary wall. Members had not objections and no comments regarding the application.

**5. The Committee noted the following decisions:**

18/00414/LBC	Replacement of windows in existing modern extension; single storey rear extension; side arch and gate. Sunbeam Cottage Rectory Road	Granted
18/00363/FUL	Conversion of dwelling to 2 no. dwellings 3 Lyde Close	Granted
18/00679/HSE	Single storey rear extension, garage conversion and front porch 56 Hunters Close	Granted
17/02874/OUT	Outline planning application for up to 48 new homes with all matters reserved except means of vehicular and pedestrian access. Park Farm Station Road.	Granted
18/00622/RET	Change of use from former veterinary surgery to a dwelling (retrospective) 20a Hill Road	Granted
16/03829/FUL	Demolition of existing single storey extension and outbuildings and construction of a two storey and single storey extension to the rear of the existing building to provide 4 residential units and ancillary fabric studio/storage area for existing retail use 6 Rectory Road	Appeal Dismissed

**6. To consider any other planning issues:**

The clerk informed members there were no updates on the 4 Pardown appeal, nor on the Andover Road outline application.

The clerk informed Mr. Law that she had contacted BDBC to query the retrospective application relating to the Beach Arms PH and restaurant, but had received no response to date.

**7. Date of the next meeting** was agreed to be Thursday 7<sup>th</sup> June 2018. Mr. Hewitt will not be present and the clerk was asked to request Mrs. Blackman (Chairman of the Parish Council) to preside at the meeting .