



Oakley and Deane Parish Council

Report from planning meeting held on 6th April 2023 between Mr Rowley and Mr Bullions. Mrs Beere (Clerk) was also present. Mrs Meyer (Deputy Parish Clerk) was audio dialled into the meeting. 6 members of the public (MOP) were present.

The agenda for the 6th April was issued on Friday 31st March, but at 7.30pm the meeting was not quorate and the meeting was closed.

1. Mrs Hayman and Mr Alymer were unable to attend the meeting.
2. The report from the meeting on the 16th March received no comments. It will be published on the Oakley & Deane Parish Council website.
3. Under S101 delegation (agreed on 8th September by the full Parish Council), the formal meeting was closed and an informal discussion session on applications followed. The below comments and recommendations will be decided by the Proper Officer (The Clerk) sent to Basingstoke and Deane Borough Council Case Officers:

22/03416/FUL | Change of use of land adjacent to property to Class Use C3-dwellinghouse and the erection of a single storey side/rear extension to form a single garage and workshop. Removal of a single tree and creation of new access with dropped kerb along Hunters Close | 59 Hunters Close Oakley Hampshire RG23 7BG

Under S101, this application is objected to due not in keeping with the current street scene and over development of the plot with the extra garage height. Queries were raised concerning parking and existing business use extending to new workshop, with no additional parking created.

4 MOP left the meeting.

23/00652/LDPO | Certificate of lawfulness for the proposed part garage conversion and internal alterations | 2 Anton Close Oakley Hampshire RG23 7AG

Under S101, there are no comments or objections to this application.

23/00801/GPDE | Erection of a single storey rear extension with external materials to match and installation of rooflight (permitted development notification) | 19 Foxmoor Close Oakley Hampshire RG23 7BQ

Under S101, there are no comments or objections to this application.

23/00749/HSE | Proposed Part Two Storey Rear Extension, Part First Floor Side Extension Above the Existing Garage, Side Extension to the Existing Garage and New Front Porch | 16 Avon Road Oakley Hampshire RG23 7DJ

Under S101, this application is objected to the extended garage corner encroaching on boundary as shown in approved plans from 2014. Proposed garage is too wide for the plot. The original 2014 plans that were previously approved were better suited to the plot due to the instep at the front of the property. The boundary line needs to be reviewed along with the onsite parking allocation. The Block and Roof plan is now incorrect as the hedgerows and 4m height mature trees no longer exist in the area, which changes the view and raises privacy concerns with neighbouring properties that should be consulted, if they haven't been already.

T/00121/23/TCA | T1 Yew: reduce height by 1.5m and reduce sides to leave a natural shape. T2 Holly: reduce by 2m and reduce upper sides to blend into the top of tree. T3 Yew: crown lift to 4.8m over road. T4 Yew: crown lift and remove branches touching the church to give a 2m clearance of church walls. G1: crown lift to 5m over boundary of White Cottage | St Leonards Church Rectory Road Oakley Basingstoke Hampshire RG23 7ED

Under S101 delegation, the Clerk agreed to raise no objection, noting that this application was put in by Oakley & Deane Parish Council.

The Clerk informed Mr Rowley and Mr Bullions of the latest planning decisions made by Basingstoke and Deane Borough Council.

Planning Applications	Plans Submitted	Decision
23/00037/HSE	Erection of single storey side extension and internal alterations 14 Croft Road Oakley Hampshire RG23 7LA	Granted
23/00226/HSE	Proposed garage extension 7 Rectory Road Oakley Hampshire RG23 7LJ	Granted
T/00003/23/TPO	T4 Ash: prune. 21 Sycamore Tree Road Oakley Basingstoke Hampshire RG23 7GB	Refused
19/02548/FUL	Erection of a pair of semi-detached dwellings and single garage following demolition of existing bungalow and garage. Alterations to existing access 2 Pardown Oakley RG23 7DY	Application Withdrawn

4. Neighbourhood Plan Task – review document to understand if it needs updating

a) Proposal to be drafted to verbally present at the May Council meeting, Mr Rowley will collate committee feedback and meet with the Clerk Tuesday 11th April.

5. To consider any other planning issues

a) Poets Meadow Development

- i. Enforcement Case 153693 – gate across access point
 - ii. Update on S106 & S278 works
- Update from BDBC Enforcement Officer was noted.

b) Informatives 22/01021/RES Station Rd – noted that HCC are willing to engage with the Parish Council on the scope of works once the contributions have been received.

c) Development Control Committee

- i. 29th March - 21/02286/FUL | Change of use of part of the land for the formation of a car parking area with fence enclosure and construction of hardstanding and laying of pipework to provide water to the site in connection with a proposed allotment use | Land North East Of Dell Farm Newfound Basingstoke

Parish Council sent in a written statement highlighting previous objection of overlooking/privacy due to the location of the proposed car park. Application was approved by the Development Control Committee.

- ii. 12th April, 6.30pm, Council Chamber – Deanes. Oakley & Deane applications:
 - 23/00032/FUL Temporary construction traffic access Manydown, West of Roman Road
 - 23/00033/FUL Temporary construction traffic access Manydown, North of Roman Way
 - 21/02589/OUT Land to Rear of 80 Pardown

6. Date of next meeting – 20th April