



Oakley and Deane Parish Council

Minutes of the meeting of the Planning Committee held on 1st June 2017

Present: Mrs. Gavin (Chairman), Mrs. Bettridge, Mr. Bullions, Mr. Hewitt, Mr. Law

1. Apologies

Apologies were received from Mrs. Foster-Key and Mrs. Taylor (Borough Councillor)

2. **Election of Chairman of Planning Committee:** Mr. Hewitt proposed, and Mrs. Bettridge seconded, that Mrs. Gavin be appointed as Chairman of the Planning Committee and all members agreed. Mrs. Gavin accepted the nomination.
3. **Election of Vice Chairman of Planning Committee:** Mrs. Bettridge proposed, and Mr. Law seconded, that Mr. Hewitt be appointed as Vice Chairman of the Planning Committee and all members agreed. Mr. Hewitt accepted the nomination.
4. **Minutes of the meeting held on 4th May** 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.

5. Planning Applications

The following applications were discussed:

17/01554/HSE – 12 Matthews Way. Construction of first floor to part of existing bungalow and pitched roof over existing flat roof. Members objected to the application for the following reasons:

- the plans are not in keeping with the street scene (the rest of the houses on that side of the road are all bungalows)
- should this be approved, it could then be very easily converted to a three storey dwelling which both the Neighbourhood Plan and the Village Design Statement specifically say should not be permitted
- members feel that the site would be overdeveloped
- one of the new windows would look directly into the neighbouring property
- there is in the Oakley and Deane Neighbourhood Plan a stated requirement for more small dwellings rather than increasing the number of larger homes

17/01514/HSE – 60 Highland Drive. Erection of two storey front extension, first floor side extension and single storey rear extension. Members had no comments and no objections.

6. The Committee noted the following decisions:

17/01251/HSE	Erection of single storey rear extension with pitched roof following demolition of existing (amended scheme to that approved under (16/00973/HSE) 14 Blackwater Close	Granted
17/01169/HSE	Installation of a dormer window 111 Lightsfield	Granted
17/00938/HSE	Erection of single storey side and rear extensions following demolition of existing garage 16 Upper Farm Road	Granted

17/00519/RES	Reserved matters application for details of appearance, pursuant to outline permission 14/00963/OUT for 85 dwellings (including affordable housing) with associated landscaping, open space, car parking and new vehicular and pedestrian access arrangements from Beech Tree Close and a new pedestrian link to Barn Lane	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	Refused
17/01054/HSE	Two storey front and side, single storey front and side extension, alterations to garage and rear conservatory 10 Croft Road	Granted
T/00071/17/TPO	T1. Hornbeam (Carpinus betulus) - fell. 19 Highland Drive	Refused
T/00118/17/TPO	Norway Maple: crown raise over driveway to give no more than 5m clearance above ground level. Prune as necessary to give no more than 1.5m clearance from the adjacent lamp column. The group of ash and hazel are not currently protected by this tree preservation order. The applicant is urged to contact the landowner to discuss appropriate works to all these trees	Granted

7. To consider any other planning issues:

- a) **Process where amended plans or new documents are uploaded when PC have made comments on an application:** Matthew Evans from BDBC has agreed to investigate why when amended plans are uploaded onto the website for existing applications that we have already responded to, we are not notified. If the clerk does not hear by end of w/c5 June she will ask Mrs. Taylor to assist.
 - b) **Beach Arms Lighting:** Mr. Laws has continued to chase this and the owners have now said **that they will not apply for retrospective planning permission until they are confident that** they have made all the required changes, but they have changed the lights to point away from the properties in Ivy Down Lane.
 - c) **37 Highland Drive:** Mrs. Taylor forwarded a mail from BDBC Planning Inspector stating that they were minded to approve, and she asked that the application be referred to Committee due to the objections from both the neighbours and the Parish Council. The Parish will speak at the meeting.
 - d) **17/00519/RES:** the Outline Application for Beech Tree Close was approved by BDBC, and one of the conditions the Parish asked for (that garages could not be converted to habitable accommodation) was included, but not about the 2m gap behind the existing houses, the roof heights, or the position of the footpath. We will continue to press for these when the full application is made.
 - e) **Mr. Law** asked the clerk to forward him details of the tree officers at BDBC, in relation to a query about the lime trees at the Deane Gate Inn.
8. **Date of the next meeting** was agreed to be 15th June 2017