



Oakley and Deane Parish Council

Minutes of the meeting of the Planning Committee held on 7th September 2023 at Newfound Pavilion

Present: Cllr. Bullions (Chair), Cllr. Green, Cllr. Condliffe
Mrs. Meyer (Deputy Clerk)
2 Members of the public

33/P/23 Apologies

Apologies were received from Cllr. Chisnall, Cllr. Hayman, Cllr. Rowley and Cllr. Taylor (BDBC).

34/P/23 Minutes for the meeting held on 3rd August 2023 having been circulated to all members prior to the meeting were agreed by the Committee.

35/P/23 Declaration of Interest

No declarations were made.

36/P/23 Urgent planning matters

Deputy Clerk informed the Committee that Cllr. Rowley and Cllr. Taylor were attending the Economic, Planning and Housing Committee meeting at the Borough that evening due to the 'Local Plan Update: next steps and spatial strategy' being on the agenda.

37/P/23 Applications

a. 23/02117/HSE | Erection of a two storey extension and alterations to dwelling | 10 Braemar Drive Oakley Hampshire RG23 7LX

The Parish Council object to this application due to overlooking and privacy issues for a neighbouring property. Currently the neighbouring property is not overlooked as there are no windows on that side of 10 Braemar Drive, however the proposals add two windows into an extension. The extension brings the property much closer to the neighbour so these windows would impact their privacy. It is noted that each room will have other windows in place so the windows in questions (South East master bedroom and en-suite bathroom) are not needed to let in light. There is no objection to the size of the extension. Cllr. Green proposed this response, Cllr. Condliffe seconded and all hands agreed.

b. 23/02059/HSE | Erection of a garage, garden room and construction of patio area | Northcote Paddock Pardown Oakley Basingstoke Hampshire RG23 7DY

Cllr. Condliffe proposed no comment or objection, Cllr. Green seconded and all hands agreed.

c. 23/01973/FUL | Construction of 2 no. gypsy and traveller pitches, both independently serviced with an amenity building, large trailer and touring caravan with parking and landscaping and engineering associated works | Land At Hounsome Fields Junction Of Winchester Road And Trenchard Lane Trenchards Lane Dummer Hampshire

The Parish Council object to this application and support Dummer Parish in their comments. Previously the Parish Council has objected to this application on the grounds of lack of inclusivity and integration for the travelling community as stated in the Local Plan Policy CN5 (g) and potential highway issues with the narrow, country access road. The Decision notice from Basingstoke and Deane Borough Council states reasons for refusal in 2021 included lack of community integration due to the site location being at the edge of the Hounsome Fields development, and the lack of access to the community due to the high fencing. This new application does little to satisfy these concerns as the fence is lowered by a few cm and adds in a gate at the rear of the development which will lead to a footpath into the main development. Cllr. Condliffe proposed this response, Cllr. Green seconded and all hands agreed.

- d. **T/00313/23/TPO | T1 Oak: prune. | 2 Boon Way Oakley Hampshire RG23 7BS**
Cllr. Bullions proposed to raise no objection. Cllr. Condliffe seconded and all hands agreed.

- e. **T/00333/23/TCA | Beech tree- fell to ground level | 7A Rectory Road Oakley Hampshire RG23 7LJ**
There were no supporting documents on the portal, but the Clerk spoke to the resident who informed the Parish Council a professional survey on the tree had been done and it was diseased. A site visit confirmed there was very little leaf coverage. Therefore the Parish Council raise no objection.
Cllr. Green proposed this response, Cllr. Bullions seconded and all hands agreed.

38/P/23 Decisions

- a. 23/01567/RET | Installation of Velux window in roofslope (700mm wide by 900mm long). | Bulls Bushes Farm, The Long Barn Track To Bulls Bushes Farm Oakley Hampshire RG23 7EB – Granted

- b. 23/01355/HSE | Demolition of existing attached utility room and removal of conservatory. Addition of new first floor and roof and alterations to external fenestration. | 12 Sainfoin Lane Oakley Hampshire RG23 7HZ – Granted

- c. 23/01626/HSE | Partial Conversion of existing garage, infill of first floor rear balcony and erection of a single storey rear extension following demolition of existing rear extensions. | 26 Pardown Oakley Hampshire RG23 7D – Granted

- d. 23/01681/HSE | Erection of single storey side extension and internal alterations (amendment to scheme approved under 23/00037/HSE) | 14 Croft Road Oakley Hampshire RG23 7LA – Granted

- e. 23/01541/HSE | Creation of a wrap around extension, loft conversion with front and rear dormers, and full height entrance hall, changes to the fenestration and internal works. | 7 Fox Lane Oakley Hampshire RG23 7BB –Granted

- f. 22/01993/HSE | Two storey side extension and alterations to existing dwelling | 1 Station Road Oakley Hampshire RG23 7EH – Granted

- g. 23/01699/HSE | Erection of a single storey front extension and extension to/replacement rear dormer and internal alterations | 31 The Vale Oakley Hampshire RG23 7LD – Granted

- h. 23/01684/FUL | The erection of two 4-bedroom houses, together with the formation of a new access, garages and associated landscaping | Land At Rectory Road Oakley Hampshire - Refused

Date of next meeting – 21st September 2023, Newfound Pavilion