



Oakley and Deane Parish Council

Minutes of the meeting of the Planning Committee held on 4th October 2018

Present: Mr. Law (Chairman), Mr. Bullions and Ms. Tofts. Two members of the public attended the meeting.

Public Session

The two members of the public who attended wished to speak about the application for 17 Sainfoin Lane. The most recent document added to the application was a response from Highways stating that visibility splays were now acceptable. The residents were concerned that this would allow BDBC to approve the application without any further discussion. The clerk explained the process to the residents, and also gave them her contact details so that when she is notified either of referral to DC, or that BDBC have refused the application, she can let them know. Owing to the number of objections received to the application, should the BDBC Planning Officer propose approval, the application would have to be referred to the Development Control Committee.

1. Apologies

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

2. Minutes of the meeting held on 6th September, 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. Election of Vice Chairman was deferred to next meeting as only three members were present.

4. New member of Planning Committee – Mr. Harding will be joining the Planning Committee with immediate effect, and all members welcomed him.

5. Planning Applications

18/02521/OUT: Cottage and Land, Andover Road. Outline application for demolition of existing cottage and the erection of up to 15 dwellings, with car parking for the village hall, with associated access (all matters reserved except for access)

This application is limited in scope to access and egress from the development. The members do not object in principle to the application: it was part of the agreed site allocations in the Neighbourhood Plan. However, the members do have serious concerns about highways and traffic issues.

This part of Station Road has a 60mph limit at present and the entrance/exit to the development will be moved further to the bridge (which is on a bend). It is already a difficult turn out of the Andover Road site and putting the exit even nearer the bridge will make it more dangerous as it will reduce sight lines still further. It is also hazardous for pedestrians trying to cross the road at that point.

Further, with the increased use of electric cars, it is not so easy to listen for oncoming traffic. With the increased vehicle flows to the Park Farm development (just on the other side of the bridge) the area will see a significant rise in car movements.

The members have suggested that a lower speed limit, along with change of priority on both sides of the bridge (ie stop or give way signs) could help to alleviate some of the issues.

Members appreciate that this application is purely concerned with access but would point out that there are still discrepancies between the Mason report and the overall design summary.

18/02633/LBC and 18/02632/HSE: 1 Manor Cottages, Rectory Road. Installation of extract fans to rear and side elevations and internal rewiring. Members had no objections and no comments

T/00347/18/TCA: The Forge Cottage, Oakley Lane. T1 Maple: reduce back to give no more than a 3m clearance from building. T2 Yew: reduce back to give no more than a 3m clearance from building. T3 Yew: reduce back to give no more than a 3m clearance from building. Members had no objections and no comments.

18/02651/HSE: Paddock View Sainfoin Lane. Proposed change of hipped roof to gable and rear dormer loft conversion with 4. no. roof lights of the front slope. Members had no objections and no comments.

T/00348/18/TCA: St Leonards Church Rectory Road. Fell 1 Ash Tree. Members had no objections and no comments.

18/02743/HSE: 62 Highland Drive. Erection of single storey rear extension. Members had no objections and no comments.

T/00353/18/TCA: Main Pond, Oakley Lane. 1 Willow: crown lift to no more than 3.5m, remove rubbing/crossing branches, prune to clear overhead services to give no more than 0.5m radial clearance. Remove deadwood as necessary. Members had no objections and no comments.

6. The Committee noted the following decisions:

18/01534/FUL	Construction of a steel portal framed building, including cladding to one side of existing building. Sheardown Farm, Malshanger	Granted
18/01576/FUL	Erection of a detached dwelling with associated access 40 Oakley Lane	Withdrawn
16/03881/OUT	Outline planning application for the erection of up to 16 dwellings and car parking for village hall following demolition of cottage including access. The Cottage & Land At Andover Road Village Hall Andover Road Oakley Basingstoke Hampshire RG23 7HA	Withdrawn (replaced with new application)
18/02032/HSE	Erection of a single storey front extension 33 Lightsfield	Granted
18/01868/HSE	Erection of single storey rear extension 14A Oakley Lane	Granted
18/02147/HSE	Erection of rear and side extension and extension of front porch 53 Oakley Lane	Granted

7. To consider any other planning issues:

- a) **Ash Tree at the Willows:** Mrs. Taylor has written to the Tree Officer to express concerns about a visit made by BDBC and the developer to the site, without either the resident, the Parish or Borough Councillors being informed.
- b) **Beech Tree at the Laurels:** no update.
- c) **51 Hill Road:** amended plans have been received, reducing the overall height by 1m and changing the flat roof to pitched. However, this does not constitute sufficient variation to change the members’ objections, and the clerk was asked to confirm this to the Borough.
- d) **17 Sainfoin Lane:** further objections have been received, and an updated Highways report is published.
- e) **32 Oakley Lane:** the most recent document submitted (Planning Policy) support the Parish’s view that the Co-op would not create loss of employment or unfair competition with the existing shops. There is as yet no decision as to whether this will be referred to Development Control but the Parish had requested the right to speak, should that happen.

8. Date of the next meeting was agreed to be Thursday 18th October

