



Oakley and Deane Parish Council
Minutes of the meeting of the Planning Committee held on 3rd August 2023 at Newfound Pavilion

Present: Cllr. Rowley (Chair), Cllr. Archer, Cllr. Bullions, Cllr. Chisnall, Cllr. Green
Mrs. Beere (Clerk), Mrs. Meyer (Deputy Clerk)
6 Members of the public

27/P/23 Apologies

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

28/P/23 Minutes for the meeting held on 20th July 2023 having been circulated to all members prior to the meeting were agreed by the Committee.

29/P/23 Declaration of Interest

No declarations were made.

30/P/23 Urgent planning matters

None raised.

31/P/23 Applications

- a. **23/01837/ROC | Variation of conditions 15 and 23 of 21/03304/FUL to change Tree Protection Plan and to amend wording on condition 23 to refer to condition 15 instead of condition 14. Variation of condition 1 to include drainage plans required pursuant to conditions 16 and 17 of 21/03304/FUL and discharge of condition 24 to ensure plot 1 is built to an accessible and acceptable standard | Land At 52 Pardown Oakley Basingstoke Hampshire RG23 7DZ**

1. Variation of Condition 15 - change Tree Protection Plan

Condition 15 as stated in the Approval Notice for 21/03304/FUL

Protective measures, including fencing, ground protection, supervision, working procedures and special engineering solutions shall be carried out in accordance with the Arboricultural Survey Implications Assessment and Arboricultural Method Statement (ref. RMT606-Rev A, dated 11th November 2022), the Tree Constraints Plan (ref. RMT606-TCP-Rev A, dated November 2022) and the Tree Protection Plan (labelled Tree constraints Plan ref. RMT606-TCP-Rev A, dated November 2022) as submitted by RMTTree Consultancy Ltd. Tree protection fencing and ground protection shall be erected prior to any site activity starting and maintained throughout the development. The development shall be carried out in complete accordance with the approved Method Statement.

REASON: To ensure that the trees to be retained are in a safe and healthy condition to the benefit of the local amenities and the enhancement of the development itself, in accordance with Policies EM1 and EM10 of the Basingstoke and Deane Local Plan 2011-2029.

Oakley & Deane Parish Council Planning Committee objects to this variation of condition.

- The changes proposed to the Tree Protection Plan B are against the legal protection the oak tree has through TPO/BDB/0691 as a protective fence would be removed
- The Arboricultural Survey carried out for 21/03304/FUL states, in reference to the Oak Tree (T6):

10.8 Due to the restricted space around tree T6, it will be necessary for tree protection to consist of a wooden box. This will prevent damage to the main stem and buttressing from construction vehicles entering the site.

10.21 Tree T6 is growing where the access meets Pardown Road and as such the access may be restrictive for large vehicles attempting to enter. If it is found to be impractical for large delivery vehicles to enter, then arrangement must be made for smaller delivery vehicles to enter the site.

- The *Arboricultural Survey* gives instructions of what must happen if large vehicles cannot pass in the space available
- The Basingstoke and Deane Borough Council Tree report for 21/03304/FUL refers to the hoarding around the Oak tree as common practice to protect trees
- No new information has been supplied as to why the protection of this tree should be removed

2. Variation of Condition 23 – amend wording to refer to condition 15 instead of 14

Condition 23 as stated in the Approval Notice for 21/03304/FUL

No development shall commence on each phase of development, as agreed under condition 3 of this permission, until a programme of professionally delivered arboricultural management, monitoring and reporting has been submitted to and approved in writing by the Local Planning Authority. The program shall include:

a) Details and provenance of the professional arboricultural presence on site, including their contact details, and how often they shall be present on site;

b) the submission of reports after each monitoring visit, to be submitted to the Local Planning Authority during the course of development. This programme of monitoring to start on the day that development commences on site. The reports shall include details of but is not restricted to e.g:

- *To demonstrate the extent of development that has occurred at the time of each visit,*
 - *That the approved tree protection fencing is installed as per the details agreed in condition 14 (correct to condition 15),*
 - *Any supervision of arboriculturally sensitive operations, and where the tree protection barriers may be moved or modified.*
 - *The report shall also include details of any observations that relate to the effectiveness of the barriers, and any observed or recorded breaches of the tree protection, whether under supervision or not.*
- A final 'verification report' shall be submitted for approval prior to the final occupation of the development, which shall summarise the monthly development reports and highlight any follow up actions or assessments required in arboricultural terms, including any mitigation or compensation measures that may result. This shall include timeframes for any such mitigation or compensation measures.*

REASON: To ensure that reasonable measures are taken to safeguard arboricultural assets in the interests of local amenity, to protect the status of the nearby AONB, to enhance the development itself, and ensure that mitigation or compensation measures are carried out as necessary following the completion of development. In accordance with the National Planning Policy Framework and Policy EM1 of the Basingstoke and Deane Local Plan 2011- 2029.

Oakley & Deane Parish Council Planning Committee has no comments or objections to this amendment.

Variation of Condition 1 to include drainage plans required pursuant to Conditions 16 and 17

Condition 16 as stated in the Approval Notice for 21/03304/FUL

No development on each phase, including any demolition works, soil moving, temporary access construction and/or widening, or storage of materials shall commence on site until a detailed services layout has been submitted and approved in writing by the Local Planning Authority. All services shall be included including gas, electricity, foul and fresh water, drainage and telecommunications. If a particular service is not required, a statement shall be included to that effect. The layout shall respect landscape and wildlife protection and mitigation measures and in particular, ensure that its implementation does not require installation or future maintenance excavations to be made within protection zones. The development and/or other operations shall be carried out and thereafter maintained in complete accordance with the approved service layout.

REASON: Details are required prior to commencement because insufficient information has been submitted with the application in this regard, to ensure the protection of identified tree, landscape and wildlife features/areas, in accordance with Policies EM1, EM4 and EM10 and of the Basingstoke and Deane Local Plan 2011-2029.

Oakley & Deane Parish Council Planning Committee objects to this variation of condition.

- The document 'Proposed Dwellings 6256117' on the planning portal only shows the electricity layout. Either more plans are required, or a statement to confirm the services are not needed.
- The proposed trench goes through the root protection area of the Oak tree which has a TPO. The Arboricultural Survey submitted for 21/03304/FUL states:
 - o 10.20 *The proposed layout of incoming services is not yet established but they should be installed outside root protection areas. If it is necessary for a trench to be dug through an RPA a specific method statement will be required which will need to specify that the trench will be hand dug and that care will be taken to preserve all roots encountered which are larger than 25 mm diameter.*
 - o 10.9 *It has been stated above, the RPA is a sacrosanct area of ground where encroachment by construction activities should be avoided wherever possible.*
- No method statement has been supplied as to how a trench could be hand dug to accommodate the utilities.
- The proposals do not ensure protection of the identified tree.

Condition 17 as stated in the Approval Notice for 21/03304/FUL

17 - No development shall commence on site until full details of surface water drainage treatment shall be submitted to and approved in writing by the Local Planning Authority.

REASON: Details are required as insufficient detail was submitted within the application in this regard, in accordance with Policy EM7 of the Basingstoke and Deane Local Plan 2011-2029.

Oakley & Deane Parish Council Planning Committee objects to this variation of condition.

- This condition refers to surface water drainage but the 'Proposed Drainage Plan' on the planning portal only refers to foul water drainage so unable to confirm if surface water drainage treatment is appropriate.

Discharge of Condition 24 to ensure plot 1 is built to an accessible and acceptable s

Condition 24 as stated in the Approval Notice for 21/03304/FUL

A minimum of one of the dwellings hereby approved shall be built to accessible and adaptable standards. No development above slab level shall commence on site until details of which properties property are is to be built to such standards are submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: Details are required in the absence of accompanying the planning submission, to ensure an appropriate co-ordinated high quality form of development and to enable people to stay in their homes as their needs change in accordance with Policy CN3 of the Basingstoke and Deane Local Plan 2011-2029

Oakley & Deane Parish Council Planning Committee objects to this condition discharge.

- Concern about whether more information is needed about accessibility and the build standard. The above condition states that the development is to be carried out using the 'approved details' but 'Statement for discharge condition 24 6257612' simply states:
'Dwelling on Plot 1 will be built to accessible and adaptable standard's.

Cllr. Rowley proposed the above response, Cllr. Archer seconded and all hands agreed.

4 members of the public left the meeting

- b. **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 7DY**

Cllr. Chisnall proposed no comment or objection, Cllr. Rowley seconded and all hands agreed.

1 member of the public left the meeting

- c. **23/01849/HSE | Erection of a single storey rear extension. | 38 The Drive Oakley Hampshire RG23 7BA**
Cllr. Bullions proposed no comment or objection. Cllr. Rowley seconded and all hands agreed.
- d. **T/00296/23/TPO | T1 Beech - tip reduce. T2 Red Oak - Crown reduce. T3 Ash - Fell. Dead | 15 Croft Road Oakley Hampshire RG23 7LA – Clerk**
Cllr. Chisnall proposed to raise no objection. Cllr. Rowley seconded and all hands agreed.

32/P/23 Decisions

- a. 23/01424/HSE | Erection of a two storey side and front extension to form an annex to the main dwelling | 6 Shepherds Walk Oakley Hampshire RG23 7BF – Granted
- b. T/00193/23/TPO | 1 Ash tree: prune. | 21 Sycamore Tree Road Oakley Basingstoke Hampshire RG23 7GB – Granted
- c. 23/01432/HSE | Proposed First Floor Extension that Includes Raising the Existing Roof. | Robin Cottage 11 St Johns Road Oakley Hampshire RG23 7DX – Granted
- d. 23/00885/FUL | Block Window and Door Replacement UPVC | Blocks 27-30, 31-34, 41-44, 45-48 Water Ridges Oakley Hampshire RG23 7JA – Granted

Date of next meeting – 7th September 2023, Newfound Pavilion