



Oakley and Deane Parish Council

Minutes of the meeting of the Planning Committee held on 19th January 2023 at Newfound Pavilion

Present: Mr. Rowley (Chair), Mr Aylmer, Mrs. Hayman, Mrs. Meyer (Deputy Clerk).

1. Apologies

Apologies were received from Mr. Bullions

2. Report from the meeting held on 15th December 2023 having been circulated to all members prior to the meeting was agreed by the Committee.

3. Applications

22/03415/HSE | Garage conversion into office space | 33 Church Acre Oakley Hampshire RG23 7GH

All Members agreed that there were no objections. The property has space to park 3 cars after the alterations, and the 1/3 of the garage left for storage could accommodate cycle storage.

23/00037/HSE | Erection of single storey side extension and internal alterations | 14 Croft Road Oakley Hampshire RG23 7LA

All Members agreed that there were no objections or comments.

T/00003/23/TPO | T4 Ash: prune. | 21 Sycamore Tree Road Oakley Basingstoke Hampshire RG23 7GB

All Members agreed to raise no objection to this tree work.

4. The Committee noted the following decisions:

Planning Applications	Plans Submitted	Decision
22/O2102/FUL	Demolition of existing dwelling and erection of replacement dwelling with associated access and parking. 42 Pack Lane Oakley Hampshire RG23 7BJ	Granted
22/O3080/HSE	Front Bay Window ground floor, dorma extended first floor, brick paved drive way and dropped kerb 56 Hunters Close Oakley Hampshire RG23 7BG	Granted
21/O3304/FUL	Erection of two detached dwellings with access, parking and landscaping (phased development) Land At 52 Pardown Oakley Basingstoke Hampshire RG23 7DZ	Granted
22/O1021/RES	Reserved matters application for the appearance, landscaping, layout and scale (pursuant to outline permission 20/00004/OUT) for the erection of 110 dwellings Land To East Of Station Road Oakley Hampshire	Granted

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

- a. Agreed to set a date for w/c 30th January 2023 to start review the document (Section 2 of working party's Terms of Reference).

6. To consider any other planning issues

- a. Poets Meadow Case 153693 – update on S106 & S278 works (Hill Road/Barn Lane). Trial holes have been dug at the location to understand the position of utilities.
- b. Footpath 9b – (Canterbury Gardens) –the upgrade by Hampshire Countryside Service will begin Monday 23rd January for approximately 2 weeks.
- c. Bewley/Canterbury Gardens allotments - Oakley & Deane Parish Council has requested some changes to legal documents from Bewley. Once solicitor has confirmed changes, and the nominal payment of £1 paid, transfer to ownership to Oakley and Deane Borough Council will be complete. The compostable toilet and noticeboard are in place. Keys to be given to ODPC once transfer of ownership is complete. An update from the solicitors has been requested.
- d. Review letter supplied by member of the public concerning a section of land next to footpath 9b – no action taken on this by the Parish Council, as the letter was sent to Cllr. Diane Taylor.
- e. Information gathering around supporting the informatives (Highways & Allotments) agreed at the Development Control Committee (DCC) 11th January 2023 on the approval of application 22/01021/RES Land at Station Road – relevant section of the DCC meeting can be reviewed here <https://www.youtube.com/watch?v=TKaagE4jpD0&t=6922s>
Deputy Clerk to draft a letter indicating support of these informatives and welcoming a meeting with relevant parties to discuss further.

As published on the Decision Notice for 22/01021/RES, the informatives are:

7. The applicant is recommended to consider comments made by Members of the council's Development Control Committee on 11 January 2023, regarding the use of Section 106 Contributions in relation to highways matters, which encouraged engagement with Hampshire County Council and the Borough Council to consider whether there are alternative means by which acceptable highways improvements related to the site could be delivered.

8. The applicant is recommended to consider comments made by Members of the council's Development Control Committee on 11 January 2023, regarding the use of s106 Contributions in relation to allotment provision, which encouraged engagement with Oakley and Deane Parish Council and the Borough Council to explore options for how such contributions could be utilised.

- f. Station Road & Community building – update. As there is no possibility of a Community Building at the Station Road development, this will be moved to the main Parish Council agenda.

7. Date of next meeting – 02nd February 2022