



Oakley and Deane Parish Council

Minutes of the meeting of the Planning Committee held on 02 December 2021 at Newfound

Present: Mr. Adams (Chairman), Mr. Bullions, Mrs. McCullins, Mr. Rowley, Mrs. Bedford (Clerk)
15 Members of the public

1. Apologies

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

2. Minutes of the meeting held on 18th November, 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. Acknowledgement of a new Councillor member to the Committee.

Mr. Adams proposed Mr Rowley and Mrs McCullins seconded. All Members agreed and Mr Rowley accepted.

4. Applications

21/03304/FUL | Erection of two detached dwellings with associated garaging, access, parking and landscaping (phased development) | Land At 52 Pardown Oakley Basingstoke Hampshire RG23 7DZ

- MoP 1 spoke to address personal comments made on the portal, family ownership, how heavy good vehicles currently manoeuvre around the Oak tree for delivery down the access drive, the historical unauthorised pruning of overhanging branches from beech trees
 - MoP 2 spoke about the neighbourhood settlement boundary, previous back land development had been rejected, concern about setting a precedent for building behind the houses in Pardown
 - MoP 3 spoke to say neighbours had been offered the opportunity to consult on the plans, the application should be considered as 'infill' as in the planning statement (currently 8 houses in Pardown could be considered 'back fill'), the houses would be nitrate neutral (reed bed), Oak tree should be looked after, the 2 new houses would free up 2 local 3 bedroom houses, high-quality build, construction traffic would be expected if a house was extended so no different to a self build
 - MoP 4 spoke about protecting the character of the area, the concern about setting a precedent for developing along the back of Pardown, concern about traffic access around the Oak Tree (protected roots area), believed beech trees in the application are not low value as stated in the report, parking is non-existent along Pardown with blind corners, concern about walkers if more and more of this type of development goes ahead. Oakley has a lots of new developments and doesn't believe there is a need for these 2 new houses
- The Members object to the application.

The Members are concerned that granting planning permission on this land would set precedent in that any property with a large plot (as is the case with many properties in Pardown) would be able to add new dwelling/s. This echoes the concerns the Members also raised for 21/02589/OUT. The plot is also outside the Oakley settlement boundary.

The Members also noted the planning history of the plot and adjacent plot mentioned in the applications planning statement. BDB/40125 (detached bungalow), BDB/40221 (house & garage) and BDB/24168 (2 houses) which were all refused by Basingstoke and Deane Borough Council. The

Members believe the reasons for these refusals still stand and should be carried forward to this application.

If this application is put forward to the Development Control Committee then the Parish Council requests permission to speak.

At this point in the meeting, all the Members of the Public left

Subsequent to this meeting, the applicants referred Oakley & Deane Parish Council to the monitoring office for code of conduct breaches and the complaint is currently on going.

T/00566/21/TPO | Copper beech: prune. | 7 Laurel Close Oakley Basingstoke Hampshire RG23 7LN

- Members had no comments or objections

5. The Committee noted the following decisions:

Planning Applications	Plans Submitted	Decision
21/02234/HSE	Erection of ground floor extension and first floor extension over existing accommodation, demolition of outbuilding and associated external works Well House Rectory Road Oakley RG23 7ED	Granted
21/02235/LBC	Erection of ground floor extension and first floor extension over existing accommodation, demolition of outbuilding and associated external works Well House Rectory Road Oakley RG23 7ED	Granted

6. Other Planning Issues

- a. Poets Meadow Case 153693 – update on S106 & S278 works – Mr Rowley and Mr Richards (Phillip Richards Principal Planning Officer - Compliance and Enforcement BDBC) did a site visit to review the issues
- b. 20/02162/OUT Land at Oakdown Farm A30 - Notification of appeal (21/00047/REF). Members were advised that all representations to be received by 16th December.
- c. Bewley/Canterbury Gardens allotments – there will be a site visit in January 2022 with representatives from BDBC, ODPC and Bewley

7. Date of the next meeting was agreed to be **16th December 2021** at Newfound, 7.30pm