



## Oakley and Deane Parish Council

### Minutes of the meeting of the Planning Committee held on 23 January 2020

**Present:** Dr. Johnstone (Chairman), Mr. Bealing and Mr. Bullions, and Mrs. Taylor (Borough Councillor). Four members of the public attended the meeting.

#### 1. Apologies

Apologies were received from Mr. Hewitt and Mrs. Smith.

2. **Minutes of the meeting held on 2<sup>nd</sup> January**, 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. Planning Applications

**20/00004/OUT Land East of Station Road Oakley.** Outline planning application for erection of up to 100 residential units (Class C3) with all matters reserved except for access. Two members of the public spoke on this application: the first stressed the unsuitability of Station Road and Rectory Road for the huge amount of extra traffic that would be generated, and also the lack of infrastructure in Oakley. The second resident concurred with those points but asked what the PC's strategy was to ensure that development outside the Neighbourhood Plan did not get approved by the Borough. The clerk replied that she had initiated an online petition, which currently has around 700 signatures and will be presented at the next BDBC meeting, and that Cllr Taylor and herself had met with residents and participated in the leaflet drop, and used social media to alert residents to the application so they can read it and make their views clear (either in support or opposition). The members then discussed the application.

The Parish Council wishes to **object** to the application:

**Neighbourhood Plan:** in 2016 95% of the residents who voted, voted for the Neighbourhood Plan for Oakley and Deane. This was the first such plan in the BDBC area, and took hours and hours of unpaid work by a dedicated group of volunteers. Oakley has already exceeded its allocation of housing under the NP and is scheduled to do by around 30% at the end of the plan period. Whilst residents appreciate that central government is increasing the amount of housing required, and that BDBC is currently unable to demonstrate a 5 year land supply, neither of those should ignore the fact that Oakley has seen huge increases in population in recent years, with no additional infrastructure (there are less shops here than 30 years ago), and this site is not appropriate for further development. The Government have said many times that planning is a local issue, and that they support Neighbourhood Plans, so such opportunistic applications should be refused.

**Road Safety and Previous Applications:** in 1987/88 an application for 150 dwellings on farm land at Station Road was refused, and at appeal the Inspector's report included the following issues raised by the Borough Council :

(it would) represent an undesirable intrusion into an area which is intended to be retained as a gap between Church Oakley Conservation Area and Oakley (stated in Hesketh Report, 1.1 1)  
The roads leading to and from the site are of inadequate capacity/width/alignment to accommodate safely the additional traffic which the proposed development would generate (ibid 1.1.8)  
The road leading to and from the site has a substandard junction with Rectory Road and the B3400 Andover road, which is inadequate to safely accommodate the additional traffic the proposed development would generate (ibid 1.1.9)

All of these issues are still extant.

**Site boundaries:** these have been changed since the public exhibition (made smaller) so the comments from those residents who were supportive of the open space provision cannot now be relied upon. Another public consultation with the revised boundaries should be carried out.

**Heritage Asset:** Church Oakley Conservation Area is a crucial part of the village identity. In the NPPF ( Chap 16), it states that " these assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so they can be enjoyed for their contribution to the quality of life of existing and future generations". From the 1960s to date, the vast majority of the huge amount of development Oakley has seen has all been away from the conservation area, thus preserving its character. This application, on the other hand, would create a significant impact on the historic environment in that it would be a negative strategy for the conservation and enjoyment of the historic environment. The Design and Access statement avers that 'there is no direct effect on the Conservation Area', but residents most definitely disagree, according to the objections lodged so far. The Historic Environment officer has raised concerns with regards to the application and the impact this would have upon the Church Oakley Conservation Area, and states that ' the proposal would likely result in harm to the setting of, and to the Conservation Area itself' ( from 19/02974/ENSC). It is vital to ensure that not just the buildings, but the context of the assets, are preserved. Also, with known Saxon and Norman activity in the area, archaeological considerations must include a trial dig as a minimum.

**Public support:** almost 750 residents have signed an on line petition against this development, which is a much higher proportion than completed the feedback forms at the public exhibition. At time of preparing this document almost 150 objections were lodged on the BDBC planning website against this application, and not one in favour. Most of the objections are concerned with road safety, and with lack of infrastructure. Nitrate Impacts on the Solent and Southampton Water Special Protection Area (SPA): Natural England have announced that they require further information on the impacts any new development may bring. BDBC confirmed (26 Nov 2019) that the council will not issue decisions for new residential development in the catchment areas where wastewater generated by the development could have a potential significant effect on the SPA. Oakley is included in this catchment area.

**Infrastructure:** Oakley has long experienced problems with traffic – it is an old village with historic roads designed to take carts and horses, not DPD vans and Ocado deliveries 18 hours a day. There have been numerous occasions recently when lorries going to the Canterbury Gardens development have caused huge problems in Rectory Road because the turn into Station Road is so tight, once, very sadly, when a funeral was taking place, causing significant distress to the family at such a difficult time. We have one general store, a butcher, a chemist and a café – three pubs if you count the Beach Arms. We do have a hair dressers, a beauty salon, a charity shop and two estate agents, but the general store cannot cope with the current population let alone another 250 people. People are not going to walk from this proposed development to the shops – it is too far and there are no pavements, so they will drive, making the roads even more congested and dangerous for cyclists and riders. There are no street lights in Rectory Road which makes it even worse. Oakley has expanded out of all recognition in the last 50 years, and its identity as a village and as a community is under significant threat from further, unwanted and unnecessary development. The Design and Access Statement mentions that there are 'several bus routes' between Oakley and Basingstoke, with 3 buses per hour. There are actually two routes, and both have one bus per hour on a Sunday, with one service ending at 16.30 and the other at 18.30. The DAS states that it is estimated that 90% of traffic will turn north towards the Andover Road – we would dispute that statement as much of the traffic will turn into the village at the junction with Rectory Road.

**Housing Design:** bungalows were an important part of the offering from the original application now known as Canterbury Gardens, and were designed to be at the lower end of the development shortening the distance to shops etc. It appears that bungalows are once again depicted, but as soon as Bewley Homes took the original site over, they removed them from the plans, so what guarantee is there that will not happen again? The bungalows are not in the same location, meaning a longer walk to the shops and bus stops. The house design Wates showed to the Parish Council initially was very attractive, and was immediately changed by Bewley Homes to be ' standard' – not at all in keeping with the rural feel of Station Road. Again, residents cannot make valid comments on whether they support the designs if they will be changed as soon as consent is granted.

**Open Spaces:** in the Planning Statement p 6.43 it states that Oakley has 'no parks'. This is not correct – BDBC has Kennet Way Park, St Johns Play area and Lightsfield play area. The Parish has Beach Park, Upper Farm Road play area and Avon Road play area. We also have Newfound Sports field and Peter Houseman Sports field, both of which are used for football and for cricket at Newfound. There are many footpaths and open spaces and there are opportunities for walking/riding/cycling etc close to hand. We do not need this development to provide open spaces.

**NPPF:** Planning Statement p 24, 6.49: Section 5 states 'that it is important that a sufficient amount and variety of land comes forward where it is needed (my italics). Planning policy should identify opportunities for villages to grow and thrive, especially where this would support local services. ' No service improvements are being proposed, just more houses and more traffic. Oakley does not need or want any further development of this scale.

**20/00033/HSE 14 Cadnam Close.** Erection of pitched roof to flat roofed garage. Members had no comments and no objections.

**20/000016/HSE 13 Cadnam Close.** Erection of a single storey rear extension with pitched roof over and replacing existing garage and porch flat roof and conversion of garage to provide additional living space/store room. Members had no comments and no objections.

**4. The Committee noted the following decisions:**

19/2974/ENSC	Request for a screening opinion for proposed development of 110 residential units. Land East of Station Road Oakley	Environment Statement not required.

**5. Other Planning Issues:**

**6. Date of the next meeting** was agreed to be **Thursday 6<sup>th</sup> February 2020**