



Oakley and Deane Parish Council

Minutes of the meeting of the Planning Committee held on 18th August 2022 at Newfound Pavilion

Present: Mr. Rowley (Chair), Mr. Adams (Vice Chair), Mr Aylmer, Mrs. Beere (Clerk), Mrs. Meyer (Deputy Clerk). Mrs Taylor, Borough Councillor. 4 Members of the public (MoP) attended

1. Apologies

Apologies were received from Mr Bealing and Mr. Bullions.

2. Minutes of the meeting held on 04th August having been circulated to all members prior to the meeting were approved by the Committee and signed by the Chair as a true record of the meeting.

3. Co-option - Bob Aylmer was co-opted onto the Planning Committee on 10th August under the S101 delegation that was agreed at the full Council meeting on July 14th 2022. Mr. Harding, Mr. Startin and Mr. Ellison supported the co-option and the Clerk approved the co-option.

4. Applications

The Chair agreed for application 22/01200/FUL to be moved up the agenda due to 2 MoP attending.

22/01200/FUL | Erection of 2 no. semi-detached dwellings and new vehicular access, following demolition of existing dwelling. | 29 St Johns Road Oakley Hampshire RG23 7JW

MoP1 asked if the developer was known in Oakley. Had concerns about the street scene, building semi-detached dwellings in a road of detached. Acknowledged height had been reduced but still higher than neighbouring properties.

All Members agreed to object to this application. The height of the build has been reduced, but still sits higher than neighbouring properties. Comments previously submitted still stand - overdevelopment for the size of the plot and change of street scene (Local Plan Policy Em10).

The Chair agreed for application 22/02108/FUL to be moved up the agenda due to 2 MoP attending.

22/02108/FUL | Erection of a detached dwelling and new vehicle access | 1 The Drive Oakley Hampshire RG23 7DA

All Members agreed to support this application in principle but raised concerns about the access to the plot which is very close to a road corner and crossing place. There have been accidents in this location in the past. The Parish Council would also request that construction vehicles are not parked on verges outside the property to keep sight lines clear. The Members queried whether there was enough depth from the house to the end of the garden (Design & Sustainability Supplementary Planning Document RA2 & RA3).

4 MoP left the meeting.

22/02228/FUL | Replacement of existing external flood lights to former globe style fittings to lampposts and alteration to operational timings | Beach Arms Hotel Andover Road Oakley RG23 7EP

All Members agreed in principle to this application if it means reducing light pollution and reducing the operational hours of the lights that currently effect adjacent neighbours. The Committee understand that the new style of lights will push the light down and out from the side of the light

globe. Lighting calculations and details of the operational hours are not available on the Planning Portal, and the Members would like these confirmed.

22/02229/HSE | Remodel and extend existing bungalow as two storey dwelling. Demolition of the existing garage outbuilding with associated internal and external works. 3 Bay Car Barn Outbuilding. | 90 Pardown Oakley Hampshire RG23 7DZ

All Members agreed that there were no objections to this application but would like signs warning other users of Pardown of heavy construction traffic be put up after Bakers.

T/00319/22/TCA | Fell 1 Apple tree. | White Cottage Rectory Road Oakley Basingstoke Hampshire RG23 7ED

All Members agreed to raise no objection.

22/02078/HSE | 2 storey rear extension. 2 metre front gate and front porch. | 14 St Johns Road Oakley Hampshire RG23 7DX

All Members agreed that there were no objections or comments to this application.

22/02102/FUL | Demolition of existing dwelling and erection of replacement dwelling with associated access and parking. | 42 Pack Lane Oakley Hampshire RG23 7BJ

All Members agreed that there were no objections or comments to this application.

5. The Committee noted the following decisions:

Planning Applications	Plans Submitted	Decision
22/01683/HSE	Conversion of existing Bungalow to House. New 1.2m gate to entrance. 7 Andover Road Oakley RG23 7HB	Granted

6. Other Planning Issues:

- a) Poets Meadow Case 153693 – update on S106 & S278
 - Roadworks taking place as part of the S278 works (Barn Lane / Barn Lane & Hill Road / Rectory Road). When completed Mr. Rowley will review and write to BDBC with any outstanding work.
- b) Bewley/Canterbury Gardens allotments
 - Bewley let down by key suppliers for water troughs, notice board and composting toilet. Mr. Harding has sent an email with alternatives for water troughs and composting toilets that were in stock.
- c) Station Road & Community Building:
 - Noted the application 22/02267/VLA | Variation of Section 106 agreement attached to 20/00004/OUT to enable the relocation of off-site Nitrate Mitigation Land | Land To East Of Station Road Oakley Hampshire that is supported by Natural England.
 - Noted that, as agreed at the Planning Committee meeting on 5th August, Mr Rowley emailed BDBC & Tetra Tech on 8th August informing them that Oakley & Deane Parish Council would like to be involved in any meetings between BDBC and the applicant or agent.
 - BDBC case officer has responded to the above email and Mr. Rowley will draft a reply that will be reviewed at the Parish Council meeting on September 8th.

7. Date of the next meeting was agreed to be **Thursday 15th September 2022**