



## Oakley and Deane Parish Council

### **Report from planning advisory meeting held on 2nd November 2023 Cllr. Chisnall, Cllr. Condliffe and Mrs Meyer (Deputy Clerk) were present.**

1. The agenda for the 2nd November was issued on Friday 27<sup>th</sup> October, but at 7.30pm the meeting was not quorate, and the meeting was closed.
2. Cllr. Bullions, Cllr. Green and Cllr. Rowley were unable to attend the meeting.

7 members of the public attended and the S101 delegation was explained and they had the opportunity to ask any questions.

3. The Report from the meeting on 21<sup>st</sup> September was received and approved at the Parish Council meeting on 12<sup>th</sup> October 2023

#### **4. Application recommendations made in consultation with at least 2 Members.**

Each recommendation will be passed to the Clerk who has delegated authority to make and send the Parish Council's decision to Basingstoke & Deane Borough Council under the S101 delegation of powers agreed by the Parish Council on 14<sup>th</sup> September 2023.

#### **23/02597/HSE | Proposed garage conversion, rear extension, internal alterations and new fence panels to the front garden | 23A Pack Lane Oakley Hampshire RG23 7BE**

Recommendations received from the Councillors present at the meeting to object to this application.

There are some issues that need to be addressed on this application.

- Garage extension - The Parish Council understands that there is a party wall effected by the conversion, and the neighbour has not been notified about the work which they should have been as a result of the Party Wall Act. The wall is only one brick thick so concerns about noise and would need reassurance that a ventilation system was being used to avoid moisture building in their property. The drainage is linked with the neighbouring property so would need more information about how this would be managed.
- Rear extension - the neighbours would lose a lot of natural light into their living areas. There is a potential loss of privacy with the design on the new windows in the living room. After this was discussed the applicant confirmed that they were not going to go ahead with the rear extension. Please could an updated application be made without the rear extension.
- Internal alternations - no objections (work has begun).
- New fence panels - no objections (work has begun)

The deeds of number 25 show the boundary line between 25 and 23a going straight from front to back, rather than the angle shown on the location plan provided with the application.

**23/02543/FUL | Erection of 2m high gates (retrospective) and erection of 2m high fence | Land Adjacent To Northcote Paddock Sainfoin Lane Oakley Hampshire**

Recommendations received from the Councillors present at the meeting to put forward no comments of objections to this application.

**23/02117/HSE | Erection of a two storey extension and alterations to dwelling | 10 Braemar Drive Oakley Hampshire RG23 7LX**

Recommendations received from the Councillors present at the meeting to put forward no comments of objections to this application.

**T/00424/23/TCA | We wish to remove (fell) the Norwegian Spruce Tree that is in front of the Annex**

Recommendation received from the Councillors present at the meeting to put forward raise no objection to this application. The Parish Council has been in contact with the applicant to thank them for their kind offer to donate the tree but there is already a long standing relationship with Malshanger Estate who generously donate a tree every year to Oakley.

**T/00460/23/TPO | Coppice woodland on a 15 year cycle. | Cow Down Copse Fox Lane Oakley Hampshire**

Recommendation received from the Councillors present at the meeting to put forward raise no objection to this application.

**T/00458/23/TCA | Laurel hedge to be reduced by 8ft leaving a finished height of approximately 10ft. Beech trees with height of approximately 16m to be reduced by 4.5m and sides by 4m, leaving a finished height of 11.5m with crown spreads of approximately 12m. | Barley Mow Public House 19 Oakley Lane Oakley Basingstoke Hampshire RG23 7JZ**

Recommendation received from the Councillors present at the meeting to put forward raise no objection to this application.

**T/00471/23/TPO | All tree works as per schedule and reduce G13 hedging by 50%. | 90 Pardown Oakley Basingstoke Hampshire RG23 7DZ**

Recommendation received from the Councillors present at the meeting to put forward raise no objection to this application.

**23/02666/TWRN | Cut back branches of 3 trees overhanging boundary fence | 66 Lightsfield Oakley Basingstoke Hampshire RG23 7BY**

Recommendation received from the Councillors present at the meeting to put forward raise no objection to this application.

**T/00472/23/TPO | T1 Hornbeam: prune. T2 Hornbeam: prune. T3 Pine: remove deadwood. | 7 Aviemore Drive Oakley Basingstoke Hampshire RG23 7EN**

Recommendation received from the Councillors present at the meeting to put forward raise no objection to this application.

## **5. Decisions - noted**

T/00333/23/TCA | Beech tree- fell to ground level | 7A Rectory Road Oakley Hampshire RG23 7LJ – Raise no objection

23/01849/HSE | Erection of a single storey rear extension. | 38 The Drive Oakley Hampshire RG23 7BA – Granted

23/01563/LBC | Re-thatching of the barn roof | East Oakley House Hill Road Oakley Basingstoke Hampshire RG23 7LH – Application Withdrawn

23/02059/HSE | Erection of a garage, garden room and construction of patio area | Northcote Paddock Pardown Oakley Basingstoke Hampshire RG23 7DY – Granted

23/02175/LBC | Alterations to former stables to form ancillary residential accommodation | Oakley House Rectory Road Oakley Hampshire RG23 7ED – Granted

22/02609/HSE | Alterations to former stables to form ancillary residential accommodation | Oakley House Rectory Road Oakley Hampshire RG23 7ED – Granted

23/02171/HSE | Widening of existing access, removal of 5 bar gate and replacement with sliding electric gate; erection of outbuilding | Foxlea 100 Oakley Lane Oakley Hampshire RG23 7JX - Granted

## **6. Date of next meeting**

23<sup>rd</sup> November, Newfound Pavilion but will be confirmed by the Deputy Clerk by the 17<sup>th</sup> November.