



## Oakley and Deane Parish Council

### Minutes of the meeting of the Planning Committee held on 03 February 2022 held via GoToMeeting

**Present:** Mr. Rowley (Chairman), Mr. Bealing, Mr. Bullions, Mrs. McCullins, Mrs. Taylor, Borough Councillor. Eight members of the public attended the meeting.

Mr Rowley was proposed by Mr. Bullions and seconded by Mrs. McCullins to Chair the meeting

#### 1. Apologies

Apologies were received from Mr. Adams

**2. Minutes of the meeting held on 20<sup>th</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. Applications

**21/03806/OUT** | Outline application for the construction of up to 32 new homes with upgraded access taken from Sainfoin Lane (all matters reserved except access) | Land At OS Ref 457858 149396 Sainfoin Lane Oakley Hampshire

- MoP 1 spoke: the date of publication of article 13 and the outline planning application were just before the Christmas period leading to a loss of time to respond. Shared photos of the proposed access to the site. Concern over car parking at the Doctor's surgery, loss of trees and the bridleway. Due to the number of houses being built in Oakley, the number of patients needing access to the surgery will increase. Objects to the application.
- MoP 2 spoke: the reasons for refusal of 19/01516/LDPO still stands. Approval of this application would open the real possibility of more building on Sainfoin Lane, as seen at Park Farm. Objects to the application.
- MoP 3 spoke: The Neighbourhood Plan has exceeded the 150 houses required. The housing situation in Oakley is not that same as when the village was consulted in 2014. Objects to the application.
- The Deputy Clerk read out a letter from MoP who was not able to attend the meeting, it raised the issue that the bridleway (734) extends the full length of Sainfoin Lane and is a valuable asset to the community. The letter is available on BDBC planning portal and objects to the application.
- Oakley & Deane Parish Council planning committee met last night to discuss this application. All Members objected to this outline application.

The Oakley & Deane Neighbourhood Plan identifies Sainfoin Lane as a possible housing site 'if the physical constraints could be overcome' (Section 6), however the Committee do not believe that this plan achieves this. The proposed access to the site will impact the essential service of the Doctor's surgery by removing car park spaces. The car park at the surgery is heavily used by staff and patients, which will only increase due to the number of new houses being built in Oakley. Goal 6 of the Neighbourhood plan is to improve healthcare service for the community, removing car park spaces for those that need them, goes against this.

The Committee note the planning history around the public right of way bridleway (734) and the refusal of application 19/01516/LDPO to install kerb along the eastern edge of Sainfoin Lane. The bridleway is well used by cyclists, walkers and horse riders and to alter this would have an impact on

the landscape of this part of Oakley, as well as increasing traffic in the centre of a village already very busy with vehicles.

The Neighbourhood Plan allocated land of approximately 150 dwellings, which to date, has been far succeeded due to the unplanned additional homes built on the land west of Beech Tree Close, and the additional 110 houses at Park Farm granted on appeal. Therefore the requirement to build on this site is removed.

Although the policies which are most important for determining the application may be deemed out-of-date due to the 5-year land supply issue, this does not mean they may be disregarded entirely. The adverse impacts of this application would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole. The committee do not believe this application should be approved.

Three members of the public left the meeting.

**21/03815/HSE** | Proposed conversion of Garage to habitable space with new roof and roof light. Proposed side timber frame store extension. Proposed new porch overhang and changes to fenestration. | 23 Kennet Way Oakley RG23 7AA

- Members had no comments or objections

**21/03834/FUL** | Erection of 1 no. 3 bed dwelling with creation of new driveway, car parking and landscaping and stopping up of existing driveway | Land To The Rear Of 4 Fox Lane Oakley Basingstoke Hampshire RG23 7BB

- The Clerk read out a letter from MoP who could not attend the meeting. The MoP objects to the application due to loss of privacy and the increase of pollution cause by the proposed driveway being very close to their house, and the parking bays close to their patio. They are concerned about the precedent of backfill development along Fox Lane. In addition to the contents of the letter, the MoP also wanted it noted that the siting of the telegraph pole would effect sightlines on egress. The letter is available on the BDBC portal.
- Oakley & Deane Parish Council planning committee met last night to discuss this application. All Members objected to this application. The Committee are concerned about the overlooking issues for neighbours to the side and behind the land. There is also the real concern of setting a precedent for back fill developments in Oakley, and the negative visual impact this would have on the village.

Two Members of the public left the meeting.

**21/02590/HSE** | Convert existing chalet style bungalow into a house by extending upwards | 84A Pardown Oakley RG23 7DZ

- Members had no comments or objections

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

<b>Planning Applications</b>	<b>Plans Submitted</b>	<b>Decision</b>
21/03486/HSE	Erection of a single storey garden room in a side garden, behind an existing garage.   6 Westbrook Close Oakley RG23 7HW	Granted
T/00566/21/TPO	Copper beech: prune.   7 Laurel Close Oakley Basingstoke Hampshire RG23 7LN	Granted
21/03657/HSE	Erection of single storey rear extension.   1 Laurel Close Oakley RG23 7LN	Granted

Cllr. Diane Taylor left the meeting.

## **5. Other Planning Issues**

- a. Poets Meadow Case 153693 – update on S106 & S278 works – no further updates. Meeting to be arranged by the Clerk with Mr. Rowley, Mrs Bedford, Mrs Meyer and Cllr Diane Taylor.
- b. Bewley/Canterbury Gardens allotments – no further updates
- c. Planning Report Template/letter used by Members – updated version to be sent to Members to comment on by the 10th February (this has been sent out by the Deputy Clerk)

One member of the public left the meeting.

- 6. Date of the next meeting** was agreed to be **17th February 2022** at Newfound, 7.30pm (depending on COVID regulations)