



## Oakley and Deane Parish Council

### Minutes of the meeting of the Planning Committee held on 19 August 2021 via Go TO Meeting

**Present:** Mr. Bealing, Mr. Adams, Mr. Bullions, Mrs McCullins, Mrs. Meyer (Deputy Clerk). Mrs Taylor (Borough Councillor), Mr. Harding (Parish Councillor)  
5 Members of the Public

#### 1. Apologies

None

2. **Minutes of the meeting held on 05 August**, 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

The Chairman agreed to the 3<sup>rd</sup> application being moved up as Members of the Public wished to speak. The Clerk ran through the protocols of a Planning Meeting for the benefit of the public.

**21/02286/FUL** | Change of use of part of the land for the formation of a car parking area with fence enclosure and construction of hardstanding and laying of pipework to provide water to the site in connection with a proposed allotment use | Land North East Of Dell Farm Newfound Basingstoke Hampshire RG23 7HE

Residents from Leamington Court objected to the application and voiced their concerns that they have already communicated to the Borough Council.

- Members object to this application as they believe it will have a serious impact on the residents of Leamington Court:

The current plans submitted (unchanged from the previous application) are inaccurate as in 2011 Leamington Court was commercial, but now it is residential with additional properties added to the location that do not appear on the submitted plans.

Concerns about overlooking and loss of privacy. The intended car park is approx. 1m from the boundary of some of the properties. The hedge that separates the properties from the intended car park location is only about 1m high which allows anyone using the car park direct sight into the gardens and properties. This application would have a marked negative visual impact for the residents of Leamington Court.

Access & traffic is an issue. Access/egress from and to the unadopted road has unclear sight lines when turning onto the very busy B3400. The volume of traffic could increase significantly resulting in queueing traffic on the highway. The road (confirmed by HCC as unadopted) leading from the B3400 to the proposed car park, belongs to the developer but, when the last property is sold (currently SSTC), will become the responsibility of the property owners of Leamington Court. They will pay a cost for the road. If more cars are using this unadopted road, then more wear and tear can be expected, increasing maintenance cost which the residents should not have to incur. It is not designed for volumes of traffic. The current agreement is that this unadopted road allows access only to Malshanger for farming, and there are no rights to public access. There are also concerns about

liability should an accident occur on the unadopted road – the residents are concerned this would fall under their Public Liability Insurance which would significantly increase their insurance costs.

As a condition of the Leamington Court development this road has no street lighting as it is in a bat conservation area. There are also no footpaths making it hazardous for walkers. As it stands, Leamington Court is very compact so additional vehicle movements would impose greatly on the area where children could be playing.

The reasons given for granting the application back in 2011 are now no longer valid: it would not, for example, preserve the landscape character and scenic quality, it would result in an undue detrimental impact on neighbouring properties, and it would, in the Members opinion, cause an adverse impact on highway safety.

The landscape and ecology will be affected. As mentioned, there is no street lighting in the area due to Bat conservation. There would be disruption to the varied wildlife seen in the area.

The levels of noise would change significantly for the residents. If the planned car park is used as first light/last light in the summer this would disturb residents who are situated very close to it.

The Planning Committee would request an alternative location being sought for this application.

It is understood that because of the number of objections recorded, if the application is recommended for approval by the Planning Officer, it will be referred to the Development Control Committee and the Parish Council would request permission to speak should that occur.

Members of the public and Mr. Harding left the meeting.

**21/02353/HSE** | Erection of part two storey, part first floor side/rear extension following demolition of attached garage | 2 Turnpike Way Oakley RG23 7BW

- Members had no comments or objections

**21/02387/LDPO** | Certificate of Lawfulness for the proposed erection of a single storey side extension and a single storey rear extension | 6 Lyde Close Oakley Basingstoke Hampshire RG23 7AW

- This application will be discussed on 2<sup>nd</sup> September to allow the Planning Committee to fully review and prepare a response.

**T/00379/21/TPO** | Beech (T1) Fell | 15 Croft Road Oakley RG23 7LA

- Members had no objections. As the tree has a TPO, a tree will need to be planted as a replacement.

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

Planning Applications	Plans Submitted	Decision
T/00226/21/TPO	T2 Ash: remove. T3 English Oak: remove.   14 Mull Close Oakley Basingstoke Hampshire RG23 7LQ	Granted

#### 5. Other Planning Issues

The Planning Committee was informed that the appeal (21/00015/REF) has been allowed so planning permission has been granted for 110 residential units on the land to the east of Station Road.

#### 6. Date of the next meeting was agreed to be 2<sup>nd</sup> September 2021 via Go To Meeting