



Oakley & Deane Parish Council

Minutes of the meeting of the Planning Committee held on 16th March 2017

Present: Mrs. Gavin (Chairman), Mrs. Bettridge, Mr. Bullions, Mr. Hewitt, Mr. Law
One member of the public attended the meeting.

1. Apologies

Apologies were received from Mrs. Taylor, Borough Councillor.

2. Minutes of the meeting held on 2nd March, 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

The following applications were discussed:

17/00519/RES – Land West of Beech Tree Close. Reserved matters application for details of appearance, pursuant to outline permission 14/00963/OUT for 85 dwellings (including affordable housing) with associated landscaping, open space, car parking and new vehicular and pedestrian access arrangements from Beech Tree Close, and a new pedestrian link to Barn Lane.

We have confirmed with BDBC previously that only matters of appearance and items like planting schedules are being considered in the application.

Land east between the development and the rear gardens of Beech Tree Close: this should be close board fencing right up to the rear gardens of Beech Tree Close, with no gap of 2m. The gap would, members believe, become a site for tipping, become overgrown, and would lead in time to disputes over its management. This also ensures that the trees (which are now subject to a temporary TPO which we have requested to make permanent) will be entirely within the gardens of the new houses.

Whilst we appreciate that the general layout of the site is as per the outline application, the members do object to the application for the following reasons:

Roof height of houses: The roof heights seem to account for up to 45% of the total height in some of the housing designs. Roof heights need to be reduced and a covenant should be put on the properties so that no dormers/conversion to 3 storey houses is allowed.

Front gardens: in line with both the Oakley and Deane Neighbourhood Plan and Village Design Statement, there should be no 'fencing in' of the front gardens (i.e. they remain open plan)

Parking: there should be a covenant in the deeds to say that garages cannot be converted to habitable accommodation, which would add further pressure to parking space.

Planting schedules - open space management: rather than a community orchard, which would take considerable management, members would prefer this be used as a community garden with flowering shrubs and hardy plants, with the addition of picnic benches and seats. This would need regular maintenance and confirmation is still required as to who is responsible for this.

Boundary to the

Refuse collection: plots 30-35 do not appear to have adequate space for refuse vehicles to turn.

FP 736: the footpath, which runs from Rectory Road to Bulls Bushes, will pass by the new estate, please amend the plans to include that a 'dog leg' be put in at the entrance to the new estate, to preserve some screening rather than just opening out onto the footpath directly.

Further comments/questions

Conditions Precedent: all the conditions mentioned in the Appeal Decision must be met as the Appeal Decision states ' some conditions require details to be submitted before development commences. This is necessary for conditions 10,12,13 and 16 because they relate to matters arising during constructions. It is necessary for conditions 2,6-9,14,15 and 17-23 because they relate to the design and layout of the development'.

Archaeological Mitigation: the County Archaeologist has stated ' I would note that no proposed archaeological mitigation has yet been submitted in relation to the archaeological condition and in general I would advise for such considerations to be addressed sooner rather than later, in case addressing archaeological issues raised involves delays '. Has this been done?

Affordable housing: is it possible for some of the affordable homes to be offered to people from Oakley who are on the housing list?

Access: confirmation is still required of the access from Barn Lane into the development, and also, confirmation re the emergency vehicle access - is it still intended to be by lockable drop bollards?

Traffic Calming between Barn Lane and Upper Farm Road: can this be reconsidered, as most traffic will use Upper Farm Road and then The Drive to leave the village to the north as this is a clearer route. Traffic coming out of Barn Lane will tend to be going to the centre of the village, or leaving the village to the south or west?

Utilities, drainage and highways etc.: even though we appreciate there is no public consultation, could the Parish Council be kept informed of decisions made please?

We have read the comments submitted by residents, and note that several of them reflect the issues we have raised above.

17/00447/RET - 66 St Johns Piece. Creation of a vehicular access (retrospective application).

Members had no comments and no objections to the application.

TPO/BDB/0636 – Temporary TPO re Land at Beech Tree Close. Members had no objections and supported the confirmation of the order to make it permanent.

4. The Committee noted the following decisions:

17/00243/HSE	Erection of a single storey rear link extension between existing house and pool and installation of photovoltaic panels on pool roof. 13 Pack Lane	Granted
17/00234/HSE	Erection of single storey side extension. 16 Turnpike Way	Granted

5. To consider any other planning issues:

a) **Paperless Planning** – the trial started on 13th February. The clerk has collected the projector from BDBC. At the moment there is still a significant delay in getting plans onto the website.

Public Participation at Planning Meetings- the clerk had circulated a document which she will laminate and give to members of the public attending future meetings. Mrs. Gavin will also send a copy of the document to Link to be published with the monthly Planning update, and the document will be put on the new ODPC website under Planning.

Land West of Beech Tree Close 17/00798/RES – on March 16th a new application was published on the BDBC website, which was a duplicate of the 17/00519/RES application with one difference (plots 14 and 15 were joined in 00519 and separate in 00798), and the Borough and the architects have confirmed that in all other matters the applications are exactly the same, so the members agreed to respond to the original application only.

Deane Gate Inn – Mr. Law informed members that the work on the Deane Gate was progressing.

Beach Arms Lighting – the retrospective application regarding the lighting has not yet been submitted to the Borough.

6. Date of the next meeting 6th April 2017