



Oakley & Deane Parish Council

Minutes of the meeting of the Planning Committee held on 5th January 2017

Present: Mrs. Gavin (Chairman), Mrs. Bettridge, Mr. Bullions, Mr. Hewitt, Mr. Hooker, Mr. Law
Two members of the public attended, both in relation to the Pardown application.

1. Apologies

Apologies were received from Mrs. Taylor (Borough Councillor).

2. Minutes of the meeting held on 15th December, 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:

16/04266/FUL – 4 Pardown. Erection of 6 no. 3 bedroom houses and associated landscaping. A resident spoke, reiterating his objections made when the application was raised in 2016, (but subsequently withdrawn). The appearance of the houses is not in keeping with surrounding properties, and because there are no heights shown on the plans it is not possible to estimate how tall the houses will be, but due to the highly pitched roofs it appears that they could be converted to further bedrooms. The proposed widening of the road width to 4.8m not sufficient especially as the vehicles entering and leaving Bakers can be so large. There is no indication that the provision of the footpath, agreed in 2008 on a previous application, will now be provided. A second resident then spoke, stating that she actually did not object to the style of the properties, but did object to the height and to the overlooking of the properties in Woodcroft. There are objections from other neighbours and residents that have been sent to the Planning Officer at BDBC. It also appears that work has been done recently to the site, including removal of trees and bushes, and of roof tiles, which has affected the bats that previously lived in the house that will be demolished to make way for these properties.

Members strongly objected to the application:

We are pleased to see that the new application includes road widening and improved sight lines but there is still not an area where pedestrians can wait if two vehicles are passing.

The plans are poor; it is very difficult to gauge heights and distances. The site is elevated and banked; looking at the pitch of the roofs, they could be too high and would loom over Woodcroft, behind the site, and the houses opposite in Pardown.

Some of the gardens do not have the minimum useable space.

Proposed use of brick and timber cladding: this is not in keeping with the street scene. A comment in the Design Statement says that the design is in keeping with the house at the top of Pardown; this is actually a barn in St Johns Road.

Parking: spaces are now at even more of a premium than the previous application as room has had to be made for bin storage.

Sewage: the proposal is to connect to the existing main sewer which is not there, it is at the top of the road. Most of the properties in Pardown have septic tanks. No 2 and the cottages opposite (1, 3, and 5) are connected to the main sewer. In order for these new properties to be connected, there would have to be a pumping station on-site as the sewage would need to be pumped up the hill.

Trees and hedges: application states that there are none on the site. There are/were hedges and a silver birch and some self-set sycamores (we believe you have been made aware by one of the neighbours of the work done recently on the site which involved removing some of the trees).

Rooflights: as commented by one resident – could this involve more bedrooms? The pitch of the roofs is very high and with the rooflights, there is the possibility to make these properties into five-bedroom properties. A third floor is not in line with the Neighbourhood Plan (S 10) or the Village Design Statement (P 19).

Access: lorries use this road regularly for Baker's Yard. Even though this application includes widening of the carriageway and improved sight lines, there is still room for concern. There is no room on the site for large vehicles to turn; this is an issue as these vehicles could not reverse on to the site from Pardown as it would be too dangerous and there are too many road constraints.

Refuse collection: communal bin collection has now been moved forward towards the road as the refuse collection lorry could not enter the site and turn round. All residents would have to push their bins to the communal area on bin collection day; this is not at all practical.

Photo in the Design and Access Statement: is very misleading – makes the site look very much bigger than it is.

Front balconies will all overlook the properties opposite; again these are not in keeping with the existing street scene.

We would truly like to see this site developed and were very happy with the application that was approved in May 2008; however, members strongly object to this application as it currently stands. I have requested that the Parish Council be given Permission to speak, should this be referred to Committee, and we understand that you have received objections to the application from neighbours and other residents.

Should this application be approved, we would like the following conditions to be applied:

Highway widening must be completed before construction starts on the site; this will help to mitigate the problems of construction traffic.

The garages must not be allowed to be converted to habitable accommodation as they are essential to the parking in this area.

No permission should be given for the roof areas to be converted to living accommodation as this would mean that the dwellings would become town houses (against Neighbourhood Plan and Village Design Statement)

16/04688/HSE – 11 Croft Road. Erection of outbuilding to form music room. The members had no comments and no objections

16/04615/FUL – 9 St Johns Road. Erection of replacement dwelling. The members had no comments and no objections.

T/00515/16/TCA – 10 Rectory Road. Fell 1 no crab apple, 1 no conifer and 1 no plum tree. Members had no comments and no objection

16/04463/HSE -19 Highland Drive. Erection of a two storey side extension, single storey rear extension, front porch loft and loft conversion to include rear dormers. The members do have objections to the application, I have returned the Permission to Speak form to Jane Watson, should the application be referred to Committee
The members objected on several points:

- the appearance of the property after the extension is not in keeping with the surrounding properties
- the proposed extension is extremely large
- although the extension is referred to as 'two storey' because of the inclusion of dormer windows, it becomes effectively three storey and as such, both the Village Design statement (P 19) and the Neighbourhood Plan (Section 10) state that building height should be restricted to two floors except where a landmark structure will add positively to the character of the village - and we do not believe this is the case in this application

16/04443/FUL – Dell Cottages Newfound. Erecting a pair of semi-detached two storey dwellings with associated parking turning and garden areas. Members had no comments and no objections.

16/04649/HSE – 14 St Johns Piece. Erection of a single storey side and rear extension. The members do have objections to the application - the dining room side of the plan is too close to the neighbour's boundary (in fact, on the plans it appears to exceed the applicant's boundary), and would create an adverse visual impact. We understand that the Borough have already received objections from neighbours. I have returned the Permission to Speak form to Jane Watson, should this be referred to Committee.

4. The Committee noted the following decisions:

16/03758/HSE	Erection of single storey rear extension, 73 Highland Drive	Granted
T/00409/16/TPO	Fell 1 no sycamore, 24 Park Close	Granted
16/04199/GPDE	Erection of a single storey rear extension (permitted development notification), 24 Hill Road	Granted
16/04062/HSE	Conversion of garage to habitable accommodation, 13 Itchen Close	Granted
T/00467/16/TCA	T1 ash – remove limb growing into apple trees T2 prunus – remove 8 Rectory Road	Granted
T/00487/16/TCA	T1 ash – fell T2 scots pine – fell T3 beech – crown lift to 3m. 7a Rectory Road	Granted

5. To consider any other planning issues:

Date of next meeting – 19th January 2017