



**Oakley and Deane Parish Council**  
**Minutes of the meeting of the Planning Committee held on 20<sup>th</sup> July 2023 at Newfound Pavilion**

**Present:** Cllr. Rowley (Chair), Cllr. Bullions, Cllr. Chisnall, Cllr. Condliffe, Cllr. Green, Cllr. Hayman  
Mrs. Meyer (Deputy Clerk)  
6 Members of the public

**21/P/23 Apologies**

Apologies were received from Cllr. Taylor (BDBC).

**22/P/23 Minutes for the meeting held on 06<sup>th</sup> July 2023** having been circulated to all members prior to the meeting were agreed by the Committee.

**23/P/23 Declaration of Interest**

No declarations were made.

**24/P/23 Urgent planning matters**

None raised.

**25/P/23 Applications**

**a. 23/01684/FUL | The erection of two 4-bedroom houses, together with the formation of a new access, garages and associated landscaping | St Leonards Field Rectory Road Oakley Hampshire**

MoP 1 spoke and raised concerns around road safety due to the congested nature of Rectory Road and increase in traffic since the building of the new developments. There are many occasions when large vehicles struggle to get down Rectory Road, which would affect emergency vehicles. Previous applications for building on land on Rectory Road have been refused by Basingstoke and Deane Borough Council in the past. The area is mentioned in the Domesday book and has many listed buildings, therefore it should be protected from development and not allow a precedent for building in the area.

MoP2 reiterated the road safety issues and concern that the new dwellings would look directly into their property. Noted that minor planning applications (eg fence panels) had been refused due to them being in a conservation area.

MoP3 spoke on behalf of St Leonards and raised highways safety issues, aware that when the Church is being used this can lead to bottle necks on the road.

Cllr. Condliffe proposed to object to the application, Cllr. Bullions seconded and all hands agreed.

1. Conservation area

The application is in a conservation area and outside the settlement boundary. The current application would demonstrably alter the street scene causing visual harm to the rural character of the location which is against policy EM10 of the Local Plan. Rectory Road consists of individual, large houses that all sit within generous plots of land. There are 17 listed buildings in this area.

The intrusive building of these new houses means that, first and foremost, the Conservation area is not being protected. It is noted that planning applications for more minor works in this area have not met requirements due to them being in a Conservation Area (for example application 21/01067/HSE for fencing panels). The Conservation Area Appraisal for Church Oakley states that 'the Local Authority has a statutory

duty to ensure that those elements that form its particular character or appearance should be preserved or enhanced, especially when considering planning applications'. This planning application does not enhance this special area of the village.

Further, two four bedroom houses in this plot would be considered an over development for the size of plot available and is contrary to the Oakley Village Design Statement (Landscape Setting) and Policy SS6 of the Local Plan. The application goes against the EM1 Local Plan policy as it is not sympathetic to the character of the area.

All the trees are protected due to being in a Conservation Area. One tree has been ear marked for removal to aid with the building works, but this tree is healthy (as noted in the tree report) and should not be removed. It is not clear what the plans for the hedgerow are: the Council are of the view that it adds to the character of the road, and therefore should remain.

2. Local need

The application does not meet the Oakley & Deane Neighbourhood Plan requirements for affordable or smaller houses to enable down scaling.

Oakley is inundated with family-sized new homes including 48 recently built at Church Acre (19/00603/RES), and the 110 at Oakley Grange (22/01021/RES) that are currently being built. This application for two four bedroom dwellings, therefore, is not required and is against Local Plan policy SS6 as there is no local need.

3. Highways - parking and increased risk to pedestrians

As this site is classed as Rural due to being outside the Settlement Boundary, the number of car park spaces for a 4 bedroom house is 3.25 (Parking Supplementary Planning Document 2018) which this plan does not offer.

The parking along Rectory Road is already beyond capacity. On road parking is used at all times of the day by dog walkers, visitors to the Church and burial ground, members of the U3A (for language classes at St Leonard's Centre), visitors to the Church Office and Parish Council Office (also at St Leonard's Centre), and parents delivering and collecting their children from St Leonards Preschool. If there is an event at the Church, large vehicles have struggled to get through, meaning emergency vehicles would also face this issue. As expected, traffic has increased since the new developments have been populated and it is worth remembering that there are no footpaths on this road. Hampshire County Council Highways has issued a standard response to this application but doesn't consider the reality of living on this road and the number of vehicles, cyclists, horse riders and walkers (including those with young children) that use it.

4. Flooding

Concern was also raised about the flooding that often occurs after heavy rain outside the entrance to Park Farm and how this would affect any new development.

The Parish Council rejects the comment in the Planning and Heritage Statement that the building of 110 houses on Station Rd means the area in which the application site is located will be further subsumed into the built up area and therefore is a reason to go ahead. In reality it means that the conservation area is in need of robust protection from the large amount of building work happening in the vicinity.

The Parish Council agrees that NPPF paragraph 11 is not applicable to this this application as it does not meet a need for the area, or benefits the environment, and reasons for rejection are met by paragraph 11.d:

(ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

If this application is referred to the Development Control Committee, the Parish Council requests permission to speak.

- b. 23/01681/HSE | Erection of single storey side extension and internal alterations (amendment to scheme approved under 23/00037/HSE) | 14 Croft Road Oakley Hampshire RG23 7LA**  
Cllr. Chisnall proposed no comments or objections. Cllr. Condliffe seconded and all hands agreed.
- c. 23/01567/RET | Installation of Velux window in roofslope (700mm wide by 900mm long). | Bulls Bushes Farm, The Long Barn Track To Bulls Bushes Farm Oakley Hampshire RG23 7EB**  
Cllr. Condliffe proposed no comments or objections. Cllr. Hayman seconded and all hands agreed.
- d. 23/01563/LBC | Re-thatching of the barn roof | East Oakley House Hill Road Oakley Basingstoke Hampshire RG23 7LH**  
Cllr. Hayman proposed no comments or objections. Cllr. Condliffe seconded and all hands agreed.
- e. 23/01541/HSE | Creation of a wrap around extension, loft conversion with front and rear dormers, and full height entrance hall, changes to the fenestration and internal works. | 7 Fox Lane Oakley Hampshire RG23 7BB**  
Cllr. Rowley proposed no comments or objections. Cllr. Chisnall seconded and all hands agreed.
- f. 23/01699/HSE | Erection of a single storey front extension and extension to/replacement rear dormer and internal alterations | 31 The Vale Oakley Hampshire RG23 7LD**  
Cllr. Bullions proposed no comments or objections. Cllr. Chisnall seconded and all hands agreed.

#### **26/P/23 Decisions**

- a. 23/01306/HSE | Erection of a single storey rear extension, two-storey side extension and conversion of loft to habitable space with replacement roof. | 78 Oakley Lane Oakley Hampshire RG23 7JX – Granted
- b. 23/01235/HSE | Erection of a single storey rear extension with external materials to match and installation of rooflight. | 19 Foxmoor Close Oakley Hampshire RG23 7BQ – Granted
- c. 23/01172/HSE | Erection of first floor side extension over garage, two storey front and single storey rear extensions with new balcony, internal alterations including conversion of existing garage, replacement of flat roof with pitched roof over remaining garage and new vehicular access. | 1 The Drive Oakley Hampshire RG23 7DA – Granted
- d. 23/00989/HSE | Erection of single storey rear/side extension and conversion of detached garage to granny annexe | Yew Tree Cottage Rectory Road Oakley Basingstoke Hampshire RG23 7LJ – Granted
- e. 22/03416/FUL | Change of use of land adjacent to property to Class Use C3-dwellinghouse and the erection of a single storey side/rear extension to form a single garage and workshop. Removal of a single tree and creation of new access with dropped kerb along Hunters Close | 59 Hunters Close Oakley Hampshire RG23 7BG – Refused
- f. 23/01370/HSE | Erection of single storey rear extension and a change of appearance to the bungalow with brick changing to render and white windows to grey. | 70 Lightsfield Oakley Hampshire RG23 7BY – Granted
- g. 23/01278/HSE | Single storey rear extension and change of materials to render to the existing property and extension and installation of flue for wood burner | 12 The Drive Oakley Hampshire RG23 7DA - Granted

**Date of next meeting** – 3<sup>rd</sup> August 2023, Newfound Pavilion