



Oakley and Deane Parish Council

Minutes of the meeting of the Planning Committee held on 21st December

Present: Mrs. Gavin (Chairman), Mrs. Bettridge, Mr. Bullions, Mr. Hewitt and Mr. Law. Ms. Tofts and Mr. Bealing also attended, as did Mrs. Taylor (Borough Councillor).

1. Apologies

Apologies were received from Mrs. Foster-Key

2. **Minutes of the meeting held on 16th November** 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:

17/03979/HSE – 29 The Drive. Erection of a two storey rear extension following demolition of conservatory. Members had no comments and no objections to the application.

17/03933/ROC – Leamington Court. Variation of condition 1 of planning approval 17/00777/ROC to substitute drawing numbers for plans to plots 1 to 4, for alterations. Members had no comments and no objections to the application.

17/03604/HSE – 1 Rectory Road. Erection of single storey extension to form entrance porch – amended plans to those previously reviewed. Members had no comments and no objections to the application.

4. The Committee noted the following decisions:

17/03377/HSE	Erection of two storey side extension 26 Lyde Close	Granted
T/00384/17/TPO	T1 Beech: Crown lift to no higher than 5m above ground level. Prune branches overhanging drive of 16 Croft Road to the property boundary. Prune to clear the dwelling at 15 Croft Road by no more than 1m.	Granted
17/03238/LDPO	Demolition of existing garage and erection of replacement garage 37 Highland Drive	Granted
17/03566/HSE	Erection of two storey side extension 13 Braemar Drive	Granted
17/03421/HSE	Erection of a part two storey, and part first floor rear extension 17 St Johns Piece	Granted
17/03420/HSE	Erection of a two storey rear extension 18 St Johns Piece	Granted

17/02646/HSE	Erection of garage with games room over. Leydown St Johns Road	Granted
17/03444/HSE	Erection of single storey rear extension and conversion and extension of garage to ancillary granny annexe 4 The Greenaways	Granted
17/03415/HSE	Erection of a first floor extension, involving raising of the roof with front and rear dormer windows. Erection of new side garage, single storey rear extension and front porch with canopy 5 St Johns Road	Granted

5. To consider any other planning issues:

- 17/03677/FUL – Land between Woodstock and Primrose Cottage (adjoining Parish).** As the response to the application had to be sent before the meeting, it was agreed at the 16th November meeting that Mr. Law and the clerk could issue the response and report back to the full Committee afterwards. The clerk sent the response as follows:
 'Oakley and Deane Parish Council Planning Committee objected to the previous application, 16/00041/FUL and reiterates the main issue raised there, which is *"We feel that this application is in breach of The Landscape and Biodiversity SPD (B&DBC 2008) that requires a minimum buffer to be left between new development and woodland. In this case the woodland [Haywood] is ancient woodland and designated as a SINC and therefore requires a high level of protection . . ."* No plans of the development have taken into account the 20m buffer requirement".

We also agree that the extra traffic etc will affect neighbours adversely, and also, that the site does not appear to fit the criteria of a brownfield site

We fully support Hannington Parish Council's objections to the development'.

- Appeal re 6 Rectory Road:** the clerk informed members that there was no requirement for the Parish Council to resubmit our previous objections to the application, as all previous communications were automatically included in the Borough's submission to the Planning Inspectorate.
- Chairmanship of the Planning Committee:** Mrs. Gavin had previously informed members that she will be standing down from the Parish Council at the end of March 2018 and that a new Chairman of the Planning Committee will be required from that date. However, to ensure a full handover, it was agreed that the new Chairman should take over as soon as possible. Mrs. Gavin proposed Mr. Hewitt be Chairman, and Mr. Law seconded the motion. Mr. Hewitt confirmed that he would stand if elected, and all members voted in favour.
- Membership of Planning Committee:** Mrs. Foster-Key had informed the clerk that she was standing down from the Planning Committee effective immediately, and the clerk informed members. Mr. Bealing agreed that he would like to join the Committee and the other members agreed to mentor him. As Mrs. Bettridge is also leaving at the end of December 2017, it will be emphasized in the advertisement for her replacement that an interest in Planning was desirable. Mrs. Gavin thanked Mrs. Bettridge for all her hard work as a member of the Planning Committee, and Mr. Law thanked Mrs. Gavin for all her work.
- Park Farm Development:** Mrs. Gavin asked Mrs. Taylor if there was any news on when the application would go to Committee, but Mrs. Taylor confirmed she had not been made aware of any dates but would inform the members as soon as she did.
- Deane Gate Inn:** Mr. Law informed members that work was progressing but that he had noted that slates were being put on the new roof, and the conditions stated that the roof had to match existing so has asked the Borough to investigate whether the 'old' roof, which is tiled, will be changed to slate. He will update members when he hears back from the Conservation Team.

6. Date of the next meeting was agreed to be Thursday 18th January 2018.