



## Oakley and Deane Parish Council

### Minutes of the meeting of the Planning Committee held on 21st September

**Present:** Mrs. Gavin (Chairman), Mrs. Bettridge, Mr. Bullions and Mrs. Taylor (Borough Councillor)

#### 1. Apologies

Apologies were received from Mr. Hewitt, Mr. Law and Mrs Foster-Key

2. **Minutes of the meeting held on 7<sup>th</sup> September** 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:

**17/02878/FUL – 4 Pardown.** Demolition of existing dwelling house and erection of 4 detached dwellings with associated amenity space and parking. Creation of a new vehicle access and associated works and landscaping. Members **objected** to this application for the following reasons:

We oppose the use of the rising bollards, because any vehicles that enter the site up to the bollards will then have to reverse back out onto Pardown, causing a hazard to other road users. It also means **only** the residents will be able to access off road parking, so if any deliveries etc. are to be made, all vehicles will have to park in Pardown, which will cause an obstruction, again another hazard to other road users. There is **no** provision for visitor parking on site and definitely not any parking in Pardown. All this amounts to a danger to road users and pedestrians as there is **no** pavement.

We also oppose the quantity of dwellings proposed. The original application in 2008 was for 3 buildings, 2 no. 4 bedroom dwellings and 1 pair of semi-detached 2 bedroom dwellings (12 bedrooms in total); this application has increased to 4 no. buildings and 16 bedrooms. There is also no provision for garages on site. The first application was far more aesthetically in keeping with the area, but still did not provide enough off road parking. If the developer reduced the size/amount of the buildings again, perhaps space could be provided for visitor parking and vehicles turning on site without affecting traffic flow in Pardown.

The aesthetic appearance of the proposed dwellings is totally out of keeping with dwellings within the vicinity, the building from which they drew inspiration is in fact a red brick and brown shiplap barn in another street. Houses in the area are of a mix of brick and render. The Oakley Village Design Statement refers to buildings in East Oakley being constructed from brick and block built cavity walls, carrying pitched roofs covered with interlocking tiles. Most windows are now plastic-framed double glazed units with matching doors. Dormers windows, gables and porches are a feature of many properties, the proposed dwellings do not have these features.

There were objections in the last planning application regarding foul drainage, this time there are no details of any drainage system in the application and the applicant has asked for this to be secured by way of a planning condition. This is totally **unacceptable**, all dwellings except 2 Pardown have Septic tanks and any means to try to connect to mains drainage, (which will need some sort of pumping facility on site), should be shown in advance and commented on.

The Parish Council and the residents of Oakley would very much like to see this site developed, but unfortunately we must **object** to this application as it stands at present regarding overdevelopment of the site and inadequate off road parking and turning area.

**17/02874/OUT – Land at Park Farm.** Outline planning application for up to 48 new homes with all matters reserved except means of vehicular and pedestrian access. Members agreed in principle but made the following comments:

- Access on to Station Road – we believe that this is too close to the railway bridge and could be unsafe. We would request that it is moved further south.
- Points 3.7.10 and 3.7.11 of the Transport Statement concern the width of the railway bridge plus photos taken to prove that there is sufficient passing space. We believe that this is not the case and would request that a footbridge be built alongside the railway bridge. This would also serve the proposed new development at the Andover Road end of Station Road.
- Flooding issues to the south of Station Road to be resolved before construction begins.
- Station Road to have a 30 mph speed limit.

In general, this outline application is in line with Policy 4 of the Neighbourhood Plan:

Site Specific Requirements states that development proposals will be supported if: a) Pedestrian access is provided to the Highland Drive estate. b) The development provides direct access to and where possible upgrades the adjacent footpath to the schools. c) Provides allotments as part of the development.

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

17/02336/FUL	Erection of a detached three bedroom dwelling with associated works. Land to the rear of 17 Sainfoin Lane.	Withdrawn
17/02181/FUL	Erection of single dwelling with detached ancillary outbuilding forming triple garage with first floor gym. Land opposite The Cottage, Rectory Road.	Refused
17/02606/HSE	Garage conversion and single storey front extension. 34 The Drive	Granted

**5. To consider any other planning issues: 37 Highland Drive** – this will be on the agenda of the Development Control Committee on Wednesday 4<sup>th</sup> October. The Parish will confirm its objection either in writing or by attending the meeting

**6. Date of the next meeting** was agreed to be 5<sup>th</sup> October.