



### **Oakley and Deane Parish Council**

#### **Minutes of the meeting of the Planning Advisory Committee held on 7<sup>TH</sup> March 2024 at Newfound Pavilion**

**Present:** Cllr. Rowley (Chair), Cllr. Bullions, Cllr. Condliffe, Cllr. Green  
Mrs. Meyer (Deputy Clerk)

**51/P/23 Apologies**  
None

**52/P/23 Minutes of previous meeting on 1<sup>st</sup> February were approved at the main Parish Council meeting on 8<sup>th</sup> February 2024**

**53/P/23 Declaration of Interest**  
None

**54/P/23 Urgent planning matters**  
None

#### **55/P/23 Applications**

- a. **24/00273/ROC | Variation of Condition 1 of 21/00002/FUL - (Erection of dwelling and associated site works, following demolition of garage and outbuilding.) - Allow extension to rear for plant roof and office/gym. Also add photovoltaic panels. | 7 St Johns Piece Oakley Hampshire RG23 7JQ**  
Cllr. Condliffe proposed to object to this application due to the site being overdeveloped with the additional extension. Cllr. Rowley seconded, and all hands agreed.
- b. **24/00262/LDPO | Certificate of lawfulness for the proposed erection of single storey rear extension | 20 Lyde Close Oakley Basingstoke Hampshire RG23 7AW**  
Cllr. Bullions proposed no objection to this application. The Parish Council query if it should be a householder application due to side and rear permitted development allowances. Cllr. Rowley seconded and all hand agreed.
- c. **24/00204/HSE | Erection of single storey rear extension and erection of detached timber framed garage with room over | 47 Hill Road Oakley Basingstoke Hampshire RG23 7JJ**  
Cllr. Condliffe proposed no comments or objections, Cllr. Green seconded and all hands agreed.
- d. **24/00408/HSE | Proposed single storey side extension | 3 Clerken Green Andover Road Oakley Hampshire RG23 7EP**  
Cllr. Green proposed no comments or objections, Cllr. Condliffe seconded and all hands agreed.
- e. **24/00396/HSE | Demolition of existing pool house and erection of a single storey rear extension | Homeland St Johns Road Oakley Basingstoke Hampshire RG23 7JN**  
Cllr. Bullions proposed no objections but highlighted that deliveries should be after 9am and reverse into the driveway due to the entrance being on a busy road corner. Cllr. Green seconded and all hands agreed.

#### **56/P/23 Decisions**

- a. **T/00005/24/TCA | A beech tree (marked 1, with branches outlined in red in photo) and a sycamore tree (marked 2, with branches outlined in blue in photo). Pruning lower branches to lift canopy in line with**

elms trees in the same row (level marked with green dotted photo) and restore light back into the garden.  
| Sunbeam Cottage Rectory Road Oakley Hampshire RG23 7LJ – Raise no objection

- b. T/00006/24/TCA | Pruning a yew tree because the branches are now in contact with the power lines to the house. The branches are placing a strain on the power lines that risk breaking them, especially during strong winds. The tree is marked in blue on the plan and the power lines in red. Having pruned the branches impacting the power lines, there is a need to prune on the opposite side to balance the tree - see photograph. | Sunbeam Cottage Rectory Road Oakley Hampshire RG23 7LJ – Raise no objection
- c. 24/00089/TWRN | Reduce height of 2 trees and cut back branches from property boundary. | 35 Lightsfield Oakley Basingstoke Hampshire RG23 7BL - TWRN Approve (Borough fund)
- d. 23/03142/HSE | Single-storey extension infill and rear extension. Garage conversion to habitable use. Porch extension. Roof alterations changing hip to gables. Complete cavity walls with insulation and render finish. | 42 Pardown Oakley Hampshire RG23 7DZ – Granted
- e. T/00550/23/TPO | 1 Ash: fell. | 21 Sycamore Tree Road Oakley Basingstoke Hampshire RG23 7GB – Refuse
- f. T/00060/24/TCA | T1 Lime tree: repollard to previous points. | Limetree Cottage 8 Rectory Road Oakley Basingstoke Hampshire RG23 7LJ – Raise no objection
- g. T/00460/23/TPO | Coppice woodland on a 15 year cycle. | Cow Down Copse Fox Lane Oakley Hampshire – Granted
- h. 23/03030/HSE | Erection of two storey, single storey and first floor extensions | 61 Oakley Lane Oakley Hampshire RG23 7JT – Granted

#### **57/P/23 Appeals**

- a. **To note and discuss if an additional response is required to this appeal - 23/00061/REF | The erection of two 4-bedroom houses, together with the formation of a new access, garages and associated landscaping | Land At Rectory Road Oakley Hampshire**

The Planning Advisory Committee agreed to add to the Parish Council's original objection with the following comments:

- The Parish Council stands by their previous objection and notes that due to the Local Plan being under Regulation 18, a 4 year land supply needs to be supplied by the Borough, and this currently stands at 4.6 (NPPF, December 2023 paragraph 226 and note 8).
- The 110 houses on Station Rd were granted upon appeal based on the Canterbury Gardens site, and this appeal uses the 110 houses as a reason to build. There has to be an end to this ill-thought reasoning.
- It is noted that the hedge in the application has been cut and reduced in height.
- Road safety concerns are very much front of mind for residents now that the extra traffic caused by the Station Rd application is becoming a reality.

**Next meeting scheduled for 21st March 2024 to be held at Newfound Pavilion – Deputy Clerk to confirm.**