



Oakley and Deane Parish Council

Minutes of the meeting of the Planning Committee held on 17th August 2017

Present: Mrs. Gavin (Chairman), Mrs. Bettridge, Mrs. Foster-Key, Mr. Hewitt and Mr. Law.

3 members of the public attended the meeting in relation to the application for Land to the Rear of 17 Sainfoin Lane.

1. Apologies

Apologies were received from Mr. Bullions and from Mrs. Taylor (Borough Councillor)

2. **Minutes of the meeting held on 20th July** 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:

17/02606/HSE – 34 The Drive. Garage conversion and single storey front extension. Members had no objections but made the following comments: members felt that the plans were not sufficiently clear to afford easy understanding of the relative size of the extension to neighbouring properties. The clerk was asked to also contact Sue Tarvit, Assistant Planning Manager, to bring this issue to her attention.

17/02506/HSE – 19 Lomond Close. Erection of single storey rear extension, erection/infill of porch and conversion of garage to habitable living space. Members had no comments and no objections.

17/02336/HSE – Land to the rear of 17 Sainfoin Lane. Erection of a detached three bedroom dwelling with associated works. Mrs. Bettridge expressed an interest in the application and did not participate in discussions or voting. One member of the public, who had already submitted objections to BDBC, expressed concern that granting this application would set a precedent, as others with larger plots who had submitted applications previously, and had been refused, would then re-apply. The traffic flows next to no 19 Sainfoin Lane would be significantly increased. The members then discussed the application. The members objected to the application on the following grounds:

- The site would be overdeveloped – the preapplication advice was related to a 'modest' dwelling but this is larger than that.
- Despite the fact that the site is in a dip, the building will be imposing and will affect views and vistas from properties in Petersfield and in Sainfoin Lane.
- Vehicle parking will be against the fence of one of the properties in Petersfield.
- Vehicle and pedestrian access is a major issue as this is a very narrow part of Sainfoin Lane. Any vehicle other than a small car would have great difficulty turning in and out of the site.
- The requirement for a new driveway to run alongside no 19 Sainfoin Lane will cause loss of privacy as there are windows that will overlook the proposed driveway.
- The only other property recently built along Sainfoin Lane had restrictions imposed that access and egress were through Baker's Yard and not via the lane itself. Previous applications for larger sites have been refused because Sainfoin Lane is a bridleway. If this application is passed, it could set a precedent for further individual properties along this narrow lane.
- There are 11 objections so far received from neighbours and other affected parties.

The clerk confirmed that the Parish would have permission to speak, should the application be referred to Committee.

4. The Committee noted the following decisions:

17/01712/HSE	Construction of 2 no dormer windows within the roof space of the property along the front elevation. Kayden, Fox Lane	Granted
17/02075/HSE	Erection of single storey rear extension and single storey front porch. 8 Kintyre Close	Granted
17/02172/LDPO	Certificate of Lawfulness for the proposed conversion of part garage to living accommodation. 15 Medway Avenue	Granted
17/01988/HSE	Erection of single storey and first floor rear extensions and removal of chimney. 17 St Johns Piece	Withdrawn
17/00777/ROC	Variation of Condition 1 of 15/00975/FUL to substitute drawing numbers of site plans and drawings for plots 5 and 11 to allow for changes to plot 11. Leamington Court, Andover Road	Granted

5. To consider any other planning issues:

- a) **Beach Arms Hotel:** Mr. Law asked the clerk to provide details of the planning officer for the application and he will then speak to BDBC to discuss if there are any mitigations that can be done to reduce the effect on the neighbouring properties.
- b) **Deane Gate Inn:** Mr. Law informed members that the work was progressing but that the original date of completion (September 2017) was not going to be achieved.
- c) **Training at BDBC:** the clerk informed members that she and Mrs. Bettridge would attend the training session on September 10th at the Council Offices.

6. Date of the next meeting was agreed to be 7th September