



## **Oakley and Deane Parish Council**

### **Minutes of the meeting of the Planning Advisory Committee held on 1<sup>st</sup> February 2024 at Newfound Pavilion**

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

**45/P/23 Apologies**  
None

**46/P/23 Minutes of previous meeting on 11th January were approved at the main Parish Council meeting on 18th January 2024.**

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

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

#### **49/P/23 Applications**

- a. **21/03806/OUT | Outline application for the construction of up to 32 new homes with upgraded access taken from Sainfoin Lane (all matters reserved except access) | Land At OS Ref 457858 149396 Sainfoin Lane Oakley Hampshire (Revised access arrangements and Walking, Cycling and Horse Riding assessment and review report)**

Cllr. Rowley proposed to object to this application based on the points below, Cllr. Condliffe seconded and all hands agreed.

The Parish Council stands by comments made previously on 7<sup>th</sup> February 2022, 24<sup>th</sup> October 2022 and 8<sup>th</sup> February 2023 that the development is unsuitable and unsustainable. The access arrangements are not suitable for the area. Despite the addition of the footpath, the revised plans do not address the constraints of the site. Section 6 of the Oakley & Deane Neighbourhood Plan states this site could be brought forward for development 'if the physical constraints could be overcome'. This revised access plan fails to do that.

In addition to previous comments, the Parish Council 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). Therefore the tilted balance argument is no longer in effect.

- b. **24/00153/HSE | Proposed single-storey rear extension and alterations including extending existing dropped kerb and hardstanding following the demolition of existing conservatory**

Cllr. Bullions proposed no objections or comments to this application, Cllr. Condliffe seconded and all hands agreed.

- c. **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 risks 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**

Cllr. Rowley proposed to raise no objection or comments to this application, Cllr. Green seconded and all hands agreed.

- d. **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**  
Cllr. Condliffe proposed to raise no objection or comments to this application, Cllr. Rowley seconded and all hands agreed.
- e. **T/00019/24/TPO | Prune and felling work as per schedule. | Glamis Close Oakley Hampshire RG23 7NQ**  
Cllr. Rowley proposed to raise no objection or comments to this application. Cllr. Condliffe seconded and all hands agreed.
- f. **24/00089/TWRN | Reduce height of 2 trees and cut back branches from property boundary. | 35 Lightsfield Oakley Basingstoke Hampshire RG23 7BL**  
Cllr. Condliffe proposed to raise no objection or comments to this application. Cllr. Rowley seconded and all hands agreed.
- g. **T/00060/24/TCA | T1 Lime tree: repollard to previous points. | Limetree Cottage 8 Rectory Road Oakley Basingstoke Hampshire RG23 7LJ**  
Cllr. Condliffe proposed to raise no objection or comments to this application. Cllr. Rowley seconded and all hands agreed.

#### **50/P/23 Decisions**

- a. **T/00551/23/TCA | 3 x Yew tress. Pruning work to bring the trees a more pleasant shape and removal of limbs touching buildings, as proposed tree work schedule. | East Oakley House Hill Road Oakley Hampshire RG23 7LH – Raise no objection.**
- b. **23/02839/LDPO | Certificate of lawfulness for the proposed operation for demolition of existing conservatory, construction of single storey rear extension | 20 Lomond Close Oakley Hampshire RG23 7NA – Granted.**
- c. **20/00756/FUL | Erection of 2 no. dwellings with associated parking | 90 Pardown Oakley RG23 7DZ - Granted.**

**Date of next meeting – 15th February 2024, 7.30pm Newfound Pavilion**