



## Oakley and Deane Parish Council

### Minutes of the meeting of the Planning Committee held on 30 September 2021 at Newfound

**Present:** Mr. Adams (Chairman), Mr. Bullions, Mr Harding, Mrs. Bedford (Clerk). 1 Member of the public.

#### 1. Apologies

Apologies were received from Mr. Bealing, Mrs. McCullins and from Mrs. Taylor, Borough Councillor.

- 2. Minutes of the meeting held on 16 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. Applications

**21/02082/HSE** | Erection of part single storey and part two storey rear extension | 47A Hill Road Oakley RG23 7JJ – Amended plans

- Members had no comments or objections, however a neighbour spoke to the Planning Committee Member and requested as much consideration as possible in terms of noise during the building stages.

**21/02482/RES** | Reserved matters application for the erection of 15 dwellings including appearance, landscaping, layout and scale (Pursuant to Outline Planning Application 18/02521/OUT) | Village Hall Cottage Andover Road Oakley Basingstoke Hampshire RG23 7HA

- The Members agree in principle to this application but safety concerns remain over highways as stated in the original objection (18/02521/OUT). The access arrangements approved at outline stage need to be reviewed, as this was before the 110 houses at Park Farm had been approved by the Planning Inspector. Again, Station Road (a narrow country road), and the narrow bridge will be subjected to more vehicle and pedestrian traffic, even more so with the additional 110 houses at Park Farm on top of the 48 houses at Canterbury Gardens. The site lines for egress/access to the Andover Rd site are limited and there is no footpath for pedestrians to safely cross the bridge or use Station Road. The application should only go ahead if proper consideration is given to the safety of all road users. The Members would like to see speed restrictions and road markings highlighting the narrowness of the road and that vehicles/horses/pedestrians/cyclists are likely to be coming over the curved bridge in the middle of the road.
- At the recent Wates appeal members of the public, the Parish Council, and Borough Council raised serious concerns about highway safety on Station Road and the bridge
- The Members would like confirmation that there will be continued unrestricted access to the allotments
- The Members note that plots 11/12/13/14 have a 3<sup>rd</sup> storey attic room, referred to as 2.5 storeys in the Design Access and Planning document. The Oakley Village Design Statement states, '*The building height above ground level should generally be restricted to town floors except where a landmark structure will add positively to the character of the Village*'. These houses are not considered landmark structures. The Members seek confirmation that the attic room will not become a full 3<sup>rd</sup> storey.

**21/02668/HSE** | Erection of first floor involving raising of the roof, and erection of front, side and rear extensions | 14 Barn Lane Oakley RG23 7HT

- The Member's decision on this application will be confirmed by October 6<sup>th</sup> to allow the Members time to prepare and review the report.

**21/02627/HSE** | Extension to the existing front dormer by approximately 2.4m in width to within 1m of the south eastern edge of the roof slope. | 61 Lightsfield Oakley RG23 7BY

- Members had no comments or objections

**21/02616/HSE** | Raising of garage roof | 84 Pardown Oakley Basingstoke Hampshire RG23 7DZ

- Members had no comments or objections

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

<b>Planning Applications</b>	<b>Plans Submitted</b>	<b>Decision</b>
21/02415/HSE	Conversion of the existing integral single garage and the erection of a single storey front / side extension. Internal alterations are required to suit the new layouts to include a new utility room, a new ground floor WC and a separate study room.   10 Meon Road Oakley RG23 7AL	Granted
21/02387/LDPO	Certificate of Lawfulness for the proposed erection of a single storey side extension and a single storey rear extension   6 Lyde Close Oakley Basingstoke Hampshire RG23 7AW	Granted
T/00337/21/TPO	Tree Species: Scots Pine: Prune.   30 Sycamore Tree Road Oakley Basingstoke RG23 7HT	Granted

#### **5. Other Planning Issues**

**20/01586/OUT** | Outline planning application for the development of a Continuing Care Retirement Community (Use Class C2) of up to 150 units of accommodation and associated community facilities (including spa/pool/gym and associated changing areas, treatment rooms, salon area, hobbies room, shop/coffee lounge, bar/cafe/dining area, kitchen, meeting rooms, reception/waiting area, offices, laundry and other associated ancillary space), access (including new vehicular and pedestrian access to the adjacent Oak Lodge Nursing Home), open space, landscaping, drainage measures and foul pumping station (all matters reserved except for the access into the site). | Land At Oakley Hall Oakley Basingstoke Hampshire.

- Mr Adams and the Clerk will attend the Development Control Committee on 6<sup>th</sup> October. Mr Adams will speak at the meeting.

**Allotments** – Parish Council is continuing to work with Bewley's on the allotment transfer

**6. Date of the next meeting** was agreed to be **21<sup>st</sup> October 2021** at Newfound, 7.30pm