



Oakley and Deane Parish Council

Minutes of the meeting of the Planning Committee held on 19 May 2022 at Newfound Pavilion

Present: Mr. Bealing, Mr. Adams, Mr Bullions, Mr. Rowley and Mrs. Meyer (Deputy Clerk). Planning Agent and 9 members of the public attended

1. Apologies

Apologies were received from Mrs McCullins, Mrs Bedford (Clerk) Mrs. Taylor, Borough Councillor

2. Election of Chair of Planning Committee

Mr. Rowley was proposed as Chairman for the coming year by Mr Adams and seconded by Mr. Bullions. Mr Rowley agreed to accept the nomination and all members voted in favour, Mr. Rowley accepted the role.

3. Election of Vice Chair of Planning Committee

Mr. Adams was proposed as Vice Chair for the coming year by Mr. Rowley and seconded by Mr. Bullions. Mr. Adams agreed to accept the nomination and all members voted in favour, Mr Adams accepted the role.

4. Minutes of the meeting held on 05 May, having been circulated to all members prior to the meeting were approved by the Committee and signed by the Vice Chair as a true record of the meeting.

5. Applications

22/01021/RES | Reserved matters application for the appearance, landscaping, layout and scale (pursuant to outline permission 20/00004/OUT) for the erection of 110 dwellings | Land To East Of Station Road Oakley Hampshire

The Agent to Miller Homes gave a brief overview of the application.

Mop 1 spoke about serious safety issues concerning Station Rd, the railways bridge and the T-Junction next to St Leonards. Also the increase in traffic will affect surround roads. Concern about loss of privacy & wildlife loss. The internal road layout is not suitable. The main road through Canterbury gardens has 3 90 degree bends, 2 are blind. Sending traffic for 110 houses through this route will only increase congestion in the estate, the road also runs past a play area raising safety issues for children playing there. When purchasing in Church Acre told trees & hedgerows would stay, there is a lot of wildlife in the area. Oakley has already accepted numbers over the Neighbourhood Plan. Local amenities over-subscribed.

Mop 2 agreed with Mop 1 and highlighted need to relook at the layout for the extra traffic going through Canterbury Gardens. Asked for a second access to be considered, or joining up for internal roads to make a safer route.

Mop 3 noted that the current road layout in Canterbury Gardens is very narrow with blind corners. Extra roads to access the bottom of the new development would help. When the allotments are open, there will be even more traffic. Highlighted the dangerous nature of the bridge. Unable to let children use Beach Park as it is too unsafe to cross the bridge.

Mop1 queried the soak away details for the new development as experienced very boggy gardens in Canterbury Gardens, even with the soak away. Agent explained there would be 2 soak aways for the new development which would be landscaped.

Comment read from Cllr. Diane Tylor 'I have great sympathy with the residents of Church Acre who have expressed concern over the road layout, and would like to see access routes to the new development that doesn't necessitate travel through the existing estate'

Members object to the application with comments on the access road, highways and transport, housing layout and affordable housing, sustainability and recreation/community facilities. The detailed response can be found on the [Parish Council Website](#), or on the Basingstoke & Deane Borough Council planning portal.

Deputy Clerk to request permission to speak if this application goes to Development Control Committee

T/00178/22/TCA | 3 Yew trees: fell. | Foxglove Cottage Hill Road Oakley Basingstoke Hampshire RG23 7HR

Raise no objection

22/01220/HSE | Erection of a single storey front extension | 72 Highland Drive Oakley Basingstoke Hampshire RG23 7LY

There were no objections or comments.

22/01201/HSE | Change to external wall material from brickwork to render | 4 Springfield Oakley Hampshire RG23 7DR

The Members note there are no neighbour comments and planning permission was given for rendering at the back of the house in 2019 (19/00065/HSE). There are no objections or comments.

22/01212/HSE | Proposed Single Storey Side & Rear Extension | 1 Folletts Close Oakley Hampshire RG23 7GE

There are no objections, but it is unclear how the boundary will be managed between the neighbouring property and the extension as it looks like hedgerows/trees would need to be removed for the build. The Members would like to ensure that any removal of hedgerows/trees is kept to a minimum.

6. The Committee noted the following decisions:

Planning Applications	Plans Submitted	Decision
22/00660/HSE	Replacement of existing hedge to boundary of property with 1.8 and 2m fencing 57 Oakley Lane Oakley Hampshire RG23 7JT	Granted
22/00705/HSE	Erection of a first floor side extension, single storey rear extension, internal alterations, replacement of front tile hanging with brickwork to match existing and alterations to fenestration. Truffles Station Road Oakley Basingstoke Hampshire RG23 7EH	Granted

7. Other Planning Issues:

- a) Poets Meadow Case 153693 – update on S106 & S278 work from BDBC
 - complete and open the open space – work is underway to level the kick-a-bout area and to ensure that the soil in the open space areas is suitable for seeding. Aim is for this to be completed within the next month or so. Planting of any trees to complete the area, will be carried out in the next planting season.

- removal of old metal gate halfway along the northernmost section of Rowan Tree Road (next to open space) - this will be removed on completion of the open space area.
- the western entrance to the public footpath - Foreman have completed up to the land boundary but need to finish off in a cleaner way as there is dangerous barbed wire embedded into the path currently. Need to contact HCC to complete the footpath to join the public footpath - work will be carried out in the next couple of weeks to tidy/straighten up the end of the footpath to the edge of our boundary. The barbed wire lies within the ditch, beyond our site boundary and belongs to the farmer, who owns the land and put up the barbed wire.
- the eastern entrance to Barn Lane, solid gate and fencing to be replaced with pedestrian/cycle access gate - this will be carried out in the next few weeks and as part of the S278 works mentioned below
- northeastern access point - pedestrian or emergency, still blocked but a resolution is due soon. BDBC hope to have the pedestrian/emergency access opened up within the next 3-4 weeks.

For all of the below 3 points, HCC, under the S278 agreement, have requested amendments to the drainage layout at the front of the development, that links with Beech Tree Close. As such, and until such times as the drainage is installed to HCC's approval, the basin and roads/footpaths mentioned above are unable to be completed. As soon as HCC approve the drainage, the roads/footpaths will be completed, the heras fencing will be removed and a knee rail and life buoy will be installed around the basin.

- remove heras fencing around drainage basin at front of development - replace with actual fencing and life buoy like at Station Road?
- complete pavement at entrance
- complete road at entrance

- b) Bewley/Canterbury Gardens allotments – legal paperwork is with both solicitors
- c) Review notes from the Housing Allocation Meeting hosted by Whitchurch – Chair to write a proposal to put to the Parish Council to support the use of a new methodology for working out housing numbers
- d) Local Plan Key Dates & BDBC Meetings – Deputy Clerk to look up relevant meetings and share dates with the Members

8. Date of the next meeting was agreed to be **Wednesday 1st June 2022**