



Oakley & Deane Parish Council

Minutes of the meeting of the Planning Committee held on 2nd March 2017

Present: Mrs. Gavin (Chairman), Mrs. Bettridge, Mr. Bullions, Mr. Hewitt, Mr. Law, Mrs. Taylor (Borough Councillor).

Four members of the public attended the meeting.

1. Apologies

All members were present at the meeting.

2. Minutes of the meeting held on 16th February, 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:

16/03829/FUL – 6 Rectory Road. Demolition of existing single storey extension and outbuildings and construction of a two storey and single storey extension to the rear of the existing building to provide 4 residential units (amended plans). Three members of the public came to the meeting to object to the plans. The first objection related to the operation of the commercial premises – although the amended plans did give more space than previous, it was less than currently available. The lease has expired and a new one will not be negotiated until the planning application is decided. The bin store is much too close the neighbouring properties. Frontage area needs renovation. Parking is still not sufficient. The second objection was concentrating on siting of the bin store, which being wooden will amplify sound and is out of keeping in a Conservation Area. Also there is a concern that waste may be blown over fences and on to crops etc., which grow against neighbouring walls. Members objected to the application: March 2017

Whilst we are cognoscente that the number of flats has been further reduced we still feel that parking is a major concern both for residents and for customers at the commercial premises, and that the position of the bin storage, so close to neighbouring properties in a conservation area, is problematic. It would be less of an issue if it were positioned adjacent to the north wall.

Should the plans be approved, we would request that all works were completed before September 2017 to minimise disruption of the business at their most busy time of year. We understand that you have received, or will receive, comments from neighbours.

17/00446/HSE - 29 Lomond Close. Erection of a single storey rear extension following demolition of conservatory. Conversion of detached garage to habitable accommodation together with erection of single storey extension. The applicant attended the meeting. The members had no objections and no comments.

17/00520/HSE – 15 Hill Road. Erection of detached garage with first floor accommodation. Erection of single storey side/rear extension and two storey rear extension. *While the members had no objections to the single storey side/rear extension, or the two storey rear extension, they did have objections to the erection of the detached garage - namely the choice of materials. The proposal for the garage is that it is built of wood, but it would be more in keeping for the immediate street scene, and for the area in general, if it were built of brick to match the cottage.*

The clerk will contact Jane Watson to request permission to speak at the Committee, should the plans be referred.

4. The Committee noted the following decisions:

16/04615/FUL	Erection of replacement dwelling 9 St Johns Road.	Granted
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5. To consider any other planning issues:

- a) **Paperless Planning** – the trial started on 13th February. The clerk has confirmed with BDBC that they will provide her with a projector, which will enable plans to be shown at meetings rather than passing round paper copies. There is a delay at the moment in getting the plans uploaded onto the website but the clerk will monitor this.
- b) **Land West of Beech Tree Close** – The plans relating to reserved matters (predominantly housing style, fencing, planting etc.) have been filed, and Mrs. Gavin, Mrs. Bettridge and the clerk have had an initial review. The plans will be discussed fully at the meeting on 16th March but it is important that residents understand that the previous application was granted at appeal, and that all that is on the agenda is the specific reserved matters.

6. Date of next meeting – 16th March 2017