



Oakley and Deane Parish Council

Minutes of the meeting of the Planning Committee held on 21st April 2022 at Newfound Pavilion

Present: Mr. Adams (Chairman), Mr. Bealing, Mr. Rowley and Mrs McCullins. Two members of the public attended.

1. Apologies

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

2. Minutes of the meeting held on 7 April 2022, 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

22/00977/HSE: Erection of a single garage. Darrington, 12 Andover Road. Members had no objections but did comment that the garage would be in front of the current building line and the LPA had rejected similar applications in Oakley in recent months.

22/00958/HSE: Erection of a single storey rear extension and single storey front extension.

Darrington, 12 Andover Road. A member of the public spoke to raise an objection about overlooking and loss of light, and shared photographs with the members showing the effect the rear extension would have (there were no objections to the front extension). Members **object** to the application (specifically the rear extension, the front extension is not objected to):

- it will cause direct and indirect overlooking to neighbouring property from both windows and doors
- the loss of light to the neighbouring property - the effect will mean their main room will look out onto a brick wall and lose almost all its current light (which was already reduced after the previous extension to no 12 some years ago under 14/02629/HSE)
- loss of privacy
- size and scale of the extension will increase the overall size of the bungalow significantly and members are concerned about potential overdevelopment.

22/00976/HSE: Erection of a single storey front extension. 3 Springfield. Members had no comments and no objections.

22/00951/HSE: Convert Chalet bungalow into house by extending upwards, using a separating feature rick dentil details and similar brick, to include re-using roof structure and balcony over existing rear bay window. 84a Pardown. The clerk read an objection submitted by a member of the public that has not yet been loaded onto the Planning Portal. Members **object** to the application as it refers to the inclusion of a full balcony, which was specifically excluded under the LPA's decision notice on the previous application 21/02590/HSE (under point 7).

Members support the previous application and the inclusion of a juliet balcony but feel that a full balcony would still cause loss of privacy and overlooking to neighbouring properties.

4. The Committee noted the following decisions:

Planning Applications	Plans Submitted	Decision
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5. Other Planning Issues

Poets Meadow Case 153693: re S106 and S278 works . A further query has been submitted by a resident about access /egress. Mr. Rowley has contacted BDBC and awaits a response.

Bewley/Canterbury Gardens allotments: draft lease sent to ODPC solicitor. Changes to plans being worked on by Bewley Homes.

Meeting with developers policy: at the April PC meeting the members voted to delegate authority to the Planning Committee in relation to the policy (which was agreed in full). It is proposed to meet with the Borough Council and then at the planning meeting on 5th May to agree an outline plan for the meeting with Wates and Miller Homes on 12th May.

6. Date of the next meeting was agreed to be **Thursday 5th May 2022**