



Oakley and Deane Parish Council

Minutes of the meeting of the Planning Committee held on 02nd February 2023 at Newfound Pavilion

Present: Mr. Rowley (Chair), Mr Aylmer, Mrs. Hayman, Mrs. Meyer (Deputy Clerk). 3 members of the public.

1. Apologies

Apologies were received from Mr. Bullions

2. **Report from the meeting held on 19th January 2023** having been circulated to all members prior to the meeting was agreed by the Committee.

3. Applications

The Chair agreed for application 21/02286/FUL to be discussed first due to members of the public wishing to speak.

21/02286/FUL | Change of use of part of the land for the formation of a car parking area with fence enclosure and construction of hardstanding and laying of pipework to provide water to the site in connection with a proposed allotment use | Land North East Of Dell Farm Newfound Basingstoke Hampshire RG23 7HE

Member of the public represented residents of Leamington Court and raised concerns about the updated application.

- Properties have small gardens and low hedge, there will be a loss of privacy
- Increase in traffic and noise
- No footpath or lighting
- Original application put in when the buildings were used as offices, they are now all residential. Therefore the residents will be effected in the evenings and weekends.
- What is the 20m buffer – grass? Meadow? Trees? How would it be maintained?
- Nothing to prevent any member of the public coming into the area raising safety concerns.
- Ownership of the access road is in the process of being moved to a management company run by the residents.

All members voted to object to this revised application as objections raised in August 2021 still stand. The buffer zone does not solve the loss of privacy and overlooking for the neighbouring properties. The Parish Council request permission to speak if this application goes to the Development Control Committee

2 members of the public left the meeting.

21/03806/OUT | 5minOutline 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

The members reviewed the amended shared space plan and all voted to object, and stand by comments made in February 2022, available on the Basingstoke and Deane Planning Portal.

The shared space plan raises safety concerns for the residents using this popular bridleway. It is also noted that the Doctor's surgery parking provision is still showing some spaces as 'double parked' which Watership Down Health has flagged will have a 'negative impact on our ability to provide care for patients' (Comments made on behalf of Watership Down Health 24.01.22 available on the Basingstoke & Deane Council Planning Portal). Goal 6 of the Oakley & Deane Neighbourhood Plan is 'to improve the healthcare services of the community' and this application is not meeting this goal. There should be enhancements to the Doctors surgery, or at the very least it must not be impacted.

Whilst this application is in outline only, it has been made clear to us that certain conditions and/or S106 legal agreements must be secured at this stage, should the application be recommended for approval. It is concerning that the S106 proformas are missing responses and this must be addressed prior to such an agreement being made.

Should this application move to reserved matters any proposed access arrangements need a permanent condition that access is limited for use by this application only and will not be made available for any further planning applications on neighbouring land. This site must not be used to set a precedent for future development in neighbouring open countryside.

The proposed new development must include at least 40% sheltered accommodation for the elderly in the form of bungalows (Neighbourhood Plan, Policy 4), and all the bungalows should have a condition that they cannot, subsequently, be converted into multi-storey houses. As sheltered homes any future reserved matters should include information on how these will be managed. There should also be a mix of dwellings, 90% with less than 4 bedrooms, and of this 90%, 40 to 50% should have two bedrooms or less (Policy 2 of neighbourhood Plan). Starter homes should also be provided per policy requirements as the Planning Policy team have advised. These requirements should be conditioned and/or included in an S106 agreement as appropriate.

Policy 9 of the Neighbourhood Plan states that developments are encouraged to incorporate native woodlands or natural green spaces. The bio-diversity (Policy10) of the Neighbourhood plan states any biodiversity compensatory measures should be within the Parish. Ideally these spaces should be an on-site benefit and easily accessible. An off-site allotment contribution, (Objective 7 of the Neighbourhood Plan) should be part of this planning application. Again these requirements should be conditioned and/or included in an S106 agreement as appropriate.

Whilst this site may be a neighbourhood plan site, which means the principle of development is allowed, the neighbourhood plan has far exceeded its requirements and so this development must only be allowed if the conditions in the Neighbourhood Plan are met in full, rather than this becoming yet another unsuitable development.

With that in mind, should this application be approved, Oakley & Deane Parish Council ask that the developers meet with the Parish Council on a regular basis to ensure the reserved matters application is designed in a way that is suitable for the community, prior to submission.

If this application is referred to the Development Control Committee, the Parish Council request permission to speak.

Last member of the public left the meeting.

23/00187/HSE | Erection of Pool House and swimming pool (revised siting and design from previous approval ref:21/03227/HSE) | Oakley House Rectory Road Oakley Hampshire RG23 7ED

All Members agreed that there were no objections or comments.

4. The Committee noted the following decisions:

| Planning Applications | Plans Submitted | Decision |
|------------------------------|---|-----------------|
| 22/03147/ADV | Display of non-illuminated static billboard at junction of station road and Church Acre (Retrospective) Land To East Of Station Road Oakley Hampshire | Granted |
| 22/00986/FUL | Erection of new dwelling and detached garage 4 Andover Road Oakley Hampshire RG23 7HB | Granted |

5. Neighbourhood Plan Task – review document to understand if it needs updating

- a. 1st February – first meeting held to begin reading through the document & making comments. Next meeting scheduled for 8th February.

6. To consider any other planning issues

- a. Poets Meadow Case 153693 – update on S106 & S278 works (Hill Road/Barn Lane) – no further update
- b. Footpath 9b – (Canterbury Gardens) – work complete. Resident’s email has been forwarded to the Countryside Project Manager.
- c. Bewley/Canterbury Gardens allotments - Oakley & Deane Parish Council has requested some changes to legal documents from Bewley. Once solicitor has confirmed changes, and the nominal payment of £1 paid, transfer to ownership to Oakley and Deane Borough Council will be complete. The compostable toilet and noticeboard are in place. Keys to be given to ODPC once transfer of ownership is complete. An update from the solicitors has been requested.
This allotment agenda point will be removed from the Planning agenda as it exists on the Parish Council main meeting agenda
- d. **Informatives 22/01021/RES Station Rd** - letter from Parish Council has been sent to Hampshire County Council, Basingstoke & Deane Borough Council, agent and developer of the Station Road site and the Case Officer expressing interest in meeting to discuss the informatives (Highways & Allotments) agreed at the Development Control Committee (DCC) 11th January 2023 – relevant section of the DCC meeting can be reviewed here <https://www.youtube.com/watch?v=TKaagE4jpD0&t=6922s>.
A follow-up email will be sent in March if no reply has been received
- e. **23/00032/FUL | Creation of temporary construction access from Roman Road in connection with the Manydown development site, including widening and alterations to existing highway, along with other associated works including drainage, landscaping and utilities works. | Land To The West Of Roman Road Basingstoke Hampshire** – Parish Council will comment on the application due to highways safety concerns of the positioning of the access point, and request confirmation how long these temporary access points will be used. The Parish Council will request to be a consultee on Manydown applications due to being a neighbouring Parish.
- f. **23/00033/FUL | Creation of temporary construction access from Roman Way in connection with the Manydown development site, including widening and alterations to existing highway, along with other associated works including drainage, landscaping and utilities works. | Land To The North Of Roman Way Basingstoke Hampshire** – Parish Council will comment on the application due to highways safety concerns of the positioning of the access point, and request confirmation how long these temporary access points will be used. The Parish Council will request to be a consultee on Manydown applications due to being a neighbouring Parish.
- g. **Development Control Committee (DCC)** - Applications being discussed on 8th February:

- I. **21/00002/FUL** | Erection of dwelling and associated site works, following demolition of garage and outbuilding | 7 St Johns Piece Oakley RG23 7JQ
- II. **19/02143/FUL** | Erection of a two-bed dwelling with access onto Barn Lane | Land To The Rear Of 20 And 20A Hill Road Oakley Hampshire – Deputy Clerk to attend this site visit and write a statement objecting to the application for the DCC

7. Date of next meeting - 16th February 2023