



Oakley & Deane Parish Council

Minutes of the meeting of the Planning Committee held on 6th April 2017

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

1. Apologies

Apologies were received from Mrs. Gavin and Mr. Law

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

17/00777/ROC – Leamington Court, Andover Road. Variation to Condition 1 of 15/00975/FUL to substitute drawing numbers of the site plan and drawings for plots 5 and 11 to allow for changes to plot 11. The members had no comments and no objections to the application.

T/00121/17/TCA – Laundry Cottage, Deane. T1 Hornbeam pollard down to main branch unions at 3.5-4m. T2 Walnut prune back second significant branch union approx. 5m from stem to reduce end weight to reduce stress on branch union at main stem. T3 Ash fell. The members had no comments and no objections to the application.

T/00071/17/TPO – 19 Highland Drive. T1 Hornbeam (Carpinus Betulus) fell. Members had no comments and no objections to the application.

4. The Committee noted the following decisions:

17/00407/HSE	Erection of single storey rear extension, front porch with pitched roof and conversion of garage to living accommodation. 61 Highland Drive	Granted
17/00394/HSE	Erection of single storey rear extension and front porch. 8 Kintyre Close	Granted
17/00267/HSE	Erection of single storey rear/side conservatory. 11 Stour Road	Granted
16/04688/HSE	Erection of outbuilding to form music room. 11 Croft Road	Granted

5. To consider any other planning issues:

- a) **Response to the Manydown Outline Application 17/00818/OUT.** The strategic planning working party met and discussed the application and all Planning Committee members reviewed the application. The members objected to the application:

The closure of Roman Road will be a huge mistake. The safety issues at Wellington Terrace are undoubtedly important but to close the access to the A339 will make the Main Street slow and congested, and add time to journeys from Oakley, Overton and Whitchurch to the hospital, to Chineham and Reading etc. Re the traffic control from the closed off Roman Road to Main Street

– it is not clear from the application how this will be managed. Traffic flows from Oakley, Overton and Whitchurch do not take into account all the new developments agreed in the Local Plan (a total of 870 new homes). The projected Main Street traffic flows appear to ignore all traffic from Oakley and Overton.

If Roman Road is closed, Main Street itself will be a barrier across the development and there is no realistic chance that people will walk or cycle along a road that will have to take all the HGVs (who are following the recommended route from the M3 to the B3400) that cannot come under the Worting Road bridge due to height restrictions, plus all the traffic from Oakley and Overton and other points west.

The proposed closure of Roman Road will make drivers use the rat run through Wootton St Lawrence to avoid using Main Street. This will create safety issues, because the Wootton Road has poor visibility, is very winding, and has no lighting.

Further issues, that while not the subject of this application are fundamental to the development and must be considered before any building commences.

Drainage/Sewage

Although this is, according to the application, a reserved matter, it cannot be left until building starts – this is a major infrastructure project and Thames Water have said they can accommodate only the first phase of building into the existing facilities. The issue is not only around treatment of waste, it also involves the pumping of the treated water back into the water system. The low water table at Ivy Down Lane, and indeed all around Deane, means that there is risk of flooding and this will only be exacerbated by the increased volume of water being pumped back into the system. To leave this unresolved will result in a piecemeal, suboptimal solution and it needs to be addressed at the outline stage, not left until later.

Pipeline

The proposed flyover/under is shown within the restricted area around the pipeline.

The clerk requested Permission for the Parish to speak should the application be referred to Committee.

- b) **12b Lomond Close** – a resident had informed the clerk that the materials being used for the extension were not as agreed in the application 16/00678/HSE and Mr. Bullions had gone to the property to investigate, but the works are not yet completed so he will go again before the next meeting on 20th April.
- c) **Delegation of Authority for the Clerk** – the clerk informed members that she had spoken with other clerks at the recent Parish Liaison meeting and their Planning Committees had delegated authority to the clerk to respond to tree works applications, to reduce the workload of the members. All members agreed that this proposal should be put to full council at the meeting on 13th April.
- d) **CIL** – the clerk summarized the presentation by Matthew Evans at the Parish Liaison Meeting about CIL, and that it would not be applicable to single dwellings, to self-build or affordable accommodation, and that it could not be applied retrospectively, so neither Manydown or Andover Road, should the Outline Applications be approved, could be liable for CIL (from which the Parish would receive 25% of the contributions directly).
- e) **Brickell's Yard** – members asked the clerk to confirm with BDBC that the recently erected 'Short Term Storage' sign at the entrance to Brickell's Yard did not constitute a change of use.

6. Date of the next meeting – 20th April 2017