



## Oakley and Deane Parish Council

### Minutes of the meeting of the Planning Committee held on 16 September 2021 at Newfound

**Present:** Mr. Adams (Chairman), Mr. Bullions, Mrs McCullins, Mrs. Bedford (Clerk). 10 Members of the public.

#### 1. Apologies

Apologies were received from Mr. Bealing and from Mrs. Taylor, Borough Councillor.

- 2. Minutes of the meeting held on 02 September,** 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

**21/02589/OUT** | Outline application for the erection of 1 no. dwelling and associated works | Land To Rear Of 80 Pardown Pardown Oakley Hampshire RG23 7DZ

- A Member of the Public spoke to object on other neighbours' behalf. Main areas of concerns were: no previous residential property on the site, the location plan constitutes countryside, site has a significant rise from Pardown Road so a 2 storey building would overbear neighbouring houses, does not meet a local need
- Further Member of the Pubic spoke briefly in support as the application would be upgrading Oakley's house stock and with a high quality property
- Members object to this application.

The Village Design Statement states '*Further housing and non-residential development should generally be kept within the present Oakley village boundaries and on land that has been previously built on*'. The proposed location has not been previously developed and sits outside of the Oakley settlement boundary.

The applicant's Design Statement refers to the topography of the location as 'mainly flat' , however the location is very steep. A two storey building would overlook and visually dominate a number of properties on Pardown causing a loss of privacy.

Policy SS6 states: *e) Small scale residential proposals of a scale and type that meet a locally agreed need provided.* The Oakley Neighbourhood Plan (5.3.4) identified this need as '*it is desirable to produce smaller, and therefore more affordable dwellings and provide dwellings for elderly residents wishing to downsize*'. There is not a need for large homes in Oakley.

There is a concern that the outlined size of the property is out of scale with the surrounding properties and therefore goes against *SS6 e) xi The development will respect and relate to the character, form and appearance of surrounding development, and respect the amenities of the residents of neighbouring properties*

There is a line of mature Beech Trees just outside the site's boundary which could face extensive route damage during the build. The Members understand that a TPO application has been made for these trees.

Pardown is a narrow country road and access/egress of the site is onto a narrow point of the lane, again raising issues on safety for other vehicle users, cyclist, horse riders and walkers that use this road.

Should Planning permission be granted it would set a precedent in that any property with a large garden (as many is the case with many properties in Pardown) would be able to build a new dwelling.

If this application goes to Development Control Committee, the Parish Council would request permission to speak.

As at the time of writing there are 19 objections and 4 supporting.

**21/02590/HSE** | Convert existing chalet style bungalow into a house by extending upwards | 84A Pardown Oakley RG23 7DZ

- A statement from the applicants was read out by the Clerk
- Members had no objections to this application but would like it noted that there were some neighbour objections to possible overlooking issues with new windows but the applicant had addressed those in the statement and had offered a compromise of obscure glass if required.

At this point in the meeting 8 Members of the Public left the meeting.

**21/02566/HSE** | Erection of part single storey and part first floor rear extension to form additional bedroom at first floor level and separate dining room on ground floor following removal of existing conservatory. Relocation of main side entrance to the new external side wall | 22 Andover Road Newfound RG23 7HH

- Members had no comments or objections

**21/02547/HSE** | Erection of a single storey side/rear extension and construction of new driveway and dropped kerb. | 59 Hunters Close Oakley RG23 7BG

- Members had no objections or objections

**4. The Committee noted the following decisions:**

| Planning Applications | Plans Submitted  | Decision |
|-----------------------|--|----------|
| 21/01412/HSE          | Alterations to fenestration on east, west and rear elevations, insertion of two rooflights, replacement of front step, installation of tile vents   East Oakley House Hill Road Oakley RG23 7LH                          | Granted  |
| 21/01413/LBC          | Alterations to fenestration on east, west and rear elevations, insertion of two rooflights, replacement of front step, installation of tile vents and internal alterations   East Oakley House Hill Road Oakley RG23 7LH | Granted  |
| 21/02353/HSE          | Erection of part two storey, part first floor side/rear extension following demolition of attached garage   2 Turnpike Way Oakley RG23 7BW   | Granted  |

**5. Other Planning Issues**

Mr. Adams, Clerk and Deputy Parish Clerk attended an online meeting with Mr. Andrew Rushmer for an update on the Local Plan. Mr. Adams, Clerk and Deputy Parish Clerk had the opportunity to raise the concerns Oakley has over the effect housing builds have on the village.

It was agreed that Planning Committee face to face meetings would continue to start at 7.30pm at Newfound.

**6. Date of the next meeting** was agreed to be **30<sup>th</sup> September 2021** at Newfound