



Oakley and Deane Parish Council
Minutes of the Planning Committee meeting held on 4th July 2024 at Newfound Pavilion

Present: Cllr. Green (Chair), Cllr. McAllister (Vice Chair), Cllr. Condliffe
Mrs. Meyer (Deputy Clerk)

10 Members of the public (MoP) present

33/P/24 Election of Vice Chair of the Planning Committee

Cllr. McAllister was voted in unanimously as Vice Chair of the Planning Committee

34/P/24 Apologies

Cllr. Bullions sent their apologies in advance

35/P/24 Minutes of previous meeting on 13th June were approved & signed by the Chair

36/P/24 Declaration of Interest

None

37/P/24 Urgent planning matters

None

38/P/24 Applications

a. 24/01242/HSE | Erection of a single storey rear extension and single storey front extension, conversion of garage to additional habitable space and pitched roof over garage. | 8 Ash Tree Close Oakley Hampshire RG23 7EE

MoP 1 raised issues around parking access from the turning point

MoP 2 mentioned a builder's covenant and lights

MoP 3 concerns over parking access and noise

MoP 4 stated covenant not part of planning process and applicant will remove the 2 parking spaces accessed from the turning point

Oakley & Deane Parish Council object to the proposed plan on the portal. There is no issue with the extension work, but the turning point should be accessible for all to use. The removal of the parking spaces accessed from the turning point, as discussed during the meeting, would be acceptable to the Parish Council.

6 MoP left the meeting.

b. 24/01358/FUL | Proposed change of use to dog exercise and training paddock and provision of access/parking | Land Opposite The Old Coach House (Formerly The Cottage) Rectory Road Oakley RG23 7LJ

MoP 5 – the applicant went through various concerns that had been raised: noise, environmental impact, highways and access.

MoP 6 – challenged the need to a dog exercise area, unacceptable business noise, biodiversity impact, access (different in levels of the road and field), queried size of rain shelter.

Oakley & Deane Parish Council object to this application as some areas need to be addressed. The location is in a conservation area, and whilst the Biodiversity report indicates a net gain, the removal of hedgerows would be against policy EM1 Landscape - proposals must respect and not be detrimental to the landscape including hedgerows. The Church Oakley Conservation Appraisal states that the hedgerows contribution to the character of the Conservation Area should not be underestimated and their significance is implicit in the Appraisal.

More information is required about the size of the shelter referred to in the planning, and confirmation about the number of people and dogs per session.

As this location is in a residential area, there is a concern about business noise, and the long duration of the proposed opening hours disturbing local residents. Lastly the access will be difficult due to the change of height between the field and road. Rectory Road is a very narrow and busy country lane, residents and possible users of this business should be able to use the road safely.

- c. **24/01296/HSE | Erection of a replacement outbuilding ancillary to Well House. | Well House Rectory Road Oakley Hampshire RG23 7ED**
No comments or objections to this application.
- d. **24/01288/HSE | Erection of a veranda to the rear of the property. | 38 The Drive Oakley Hampshire RG23 7BA**
No comments or objections to this application.
- e. **24/01396/HSE | Part conversion of existing detached garage to form a hobby room and replacement of existing garage window. | 81A Oakley Lane Oakley Hampshire RG23 7JT**
No comments or objections to this application.
- f. **T/00274/24/TCA | T1 Ash: dismantle and fell to ground level, onset dieback. | Manor Farm Deane Basingstoke Hampshire RG25 3AT**
No comments or objections to this application.

39/P/24 Decisions

- a. 24/01109/HSE | Erection of a single storey rear extension | 47 Hill Road Oakley Basingstoke Hampshire RG23 7JJ – Granted
- b. 24/00864/HSE | Erection of extension to detached garage to form carport to include re-roof of existing in slates | 47 Hill Road Oakley Basingstoke Hampshire RG23 7JJ – Granted
- c. 24/00884/ROC | Variation of condition 1 (approved plans) of 23/03011/HSE (Proposed first floor extension above existing garage) to allow alterations to roof form and removal of approved first floor side window. | 38 Oakley Lane Oakley Hampshire RG23 7JY – Granted
- d. T/00231/24/TCA | T1 Ash: fell (die back) | East Oakley House Hill Road Oakley Basingstoke Hampshire RG23 7LH – Raise no objection

Next meeting scheduled for 18^h July 2024 at Newfound Pavilion – Deputy Clerk to confirm.