

# OLD BASING & LYCHPIT PARISH COUNCIL MINUTES

## PLANNING & DEVELOPMENT COMMITTEE

<b>Meeting Date:</b>	Tuesday 9 <sup>th</sup> February 2021
<b>Location:</b>	<b>CONDUCTED REMOTELY, VIA VIDEO CONFERENCING, DUE TO CURRENT GOVERNMENT-RECOMMENDED WORKING CONDITIONS</b>
<b>Time:</b>	7.30 pm
<b>Members Present:</b>	Cllrs. P Bloyce, A Renwick, R Doust, D Whiter, A Jones, K Tuck, S Grassi
<b>Also Present:</b>	Kate Hope (Deputy Clerk) Two members of the public

Item No	Item
1.	<b>APOLOGIES FOR ABSENCE</b> Apologies were received from Cllr J Robinson.
2.	<b>CONFIRMATION OF MINUTES</b> The Minutes of the Planning & Development Committee Meeting held on Tuesday 12 <sup>th</sup> January 2021 were agreed as an accurate record of the events that took place.
3.	<b>DECLARATIONS OF INTEREST</b> None received.
4.	<b>PUBLIC PARTICIPATION SESSION</b> In these unprecedented times, Councillors and members of the public were kept safe by conducting this meeting remotely, via Zoom video conferencing. Members of the public were invited to join the video meeting, or to send any comments for the Committee's consideration regarding any of the items to be discussed via email in advance. Two members of the public joined the meeting, in relation to Agenda items 7.2 and 7.7.
5.	<b>CHAIRMAN'S COMMUNICATIONS</b> No communications were discussed.
6.	<b>DECISIONS REACHED BY THE BOROUGH ON PREVIOUS APPLICATIONS</b> <b>6.1</b> <a href="#">20/03290/LBC</a>   Replacement of 3 no. windows to front elevation, removal and replacement of external render, removal and replacement of internal plaster (retention of unauthorised works)   47 The Street Old Basing RG24 7BX. <i>Parish Council raised NO OBJECTIONS at meeting held on 12<sup>th</sup> January 2021.</i> GRANTED. <b>NOTED</b> <b>6.2</b> <a href="#">20/03076/HSE</a>   Erection of single storey front extension   Brook House Bartons Lane Old Basing Basingstoke Hampshire RG24 8AN. <i>Parish Council raised No OBJECTIONS at meeting held on 12<sup>th</sup> January 2021.</i> GRANTED. <b>NOTED</b> <b>6.3</b> <a href="#">20/03354/LDPO</a>   Certificate of lawfulness for the proposed erection of a single storey rear extension   16 Whitehead Close Lychpit Basingstoke Hampshire RG24 8SG. <i>Parish Council OBJECTED at meeting held on 12<sup>th</sup> January 2021.</i> GRANTED. <b>NOTED</b> <b>6.4</b> <a href="#">20/03171/HSE</a>   Demolition of existing wooden summerhouse and erection of replacement Oak framed summerhouse with adjoining

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	shelter and store   22 The Street Old Basing RG24 7BW. <i>Parish Council raised NO OBJECTIONS at meeting held on 15<sup>th</sup> December 2020.</i> GRANTED. <b>NOTED</b>
6.5	<a href="#">20/03296/HSE</a>   Erection of single storey side extension with Velux roof windows, single storey front/side extension for increased porch area, single storey rear extension with Velux roof windows. Installation of first floor front facing dormer and second floor rear facing dormer for loft conversion with Velux roof windows   88 Cowslip Bank Lychpit RG24 8RR. <i>Parish Council OBJECTED at meeting held on 12<sup>th</sup> January 2021.</i> GRANTED. <b>NOTED</b>
6.6	<a href="#">20/03183/HSE</a>   Erection of a single storey rear extension   39 Crabtree Way Old Basing Basingstoke Hampshire RG24 7AS. <i>Parish Council raised NO OBJECTIONS at meeting held on 15<sup>th</sup> December 2020.</i> GRANTED. <b>NOTED</b>
6.7	<a href="#">20/03308/GPDE</a>   Erection of single storey rear extension (permitted development notification)   Sunnyside 1 Little Basing Old Basing Basingstoke Hampshire RG24 8AX. <i>Parish Council OBJECTED at meeting held on 12<sup>th</sup> January 2021.</i> REFUSED. <b>NOTED – NEW APPLICATION UNDER ITEM 7.8</b>
6.8	<a href="#">20/03227/LBC</a>   Rebuilding of front and left walls to front porch to match existing   The Old Lodge Daneshill Drive Lychpit RG24 8AQ. <i>Parish Council raised NO OBJECTIONS at meeting held on 15<sup>th</sup> December 2020.</i> GRANTED. <b>NOTED</b>
6.9	<a href="#">T/00617/20/TCA</a>   1 X Silver Birch reduce by 7m as overhangs neighbours garden leaving a finished height of 9m with a spread of 4m. 1 X Holly Bush - remove as unsightly and low amenity value   11 Bexmoor Way Old Basing Basingstoke Hampshire RG24 7BL. <i>Parish Council referred to the Tree Officer at meeting held on 15<sup>th</sup> December 2020.</i> GRANTED. <b>NOTED</b>
6.10	<a href="#">T/00643/20/TCA</a>   S1 remove two front stems on first Conifer of the row. T2/T3 reduce 2 Apple trees by approx 2-2.5m leaving an approx finished height of 4.5-6m with a spread of 2.5-3.m.   5 Manor Lane Old Basing Basingstoke Hampshire RG24 7DG. <i>Parish Council referred to the Tree Officer at meeting held on 15<sup>th</sup> December 2020.</i> GRANTED. <b>NOTED</b>
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7.	<b>NEW APPLICATIONS</b>
7.1	<a href="#">20/03587/RES</a>   Reserved Matters Application pursuant to outline application 17/02846/OUT to consider appearance, landscaping, layout and scale in respect of the erection of 100 dwellings and associated car parking and infrastructure   Land At Swing Swang Lane Basingstoke Hampshire. <b>NO OBJECTIONS. However, Committee members expressed concern in relation to the ongoing ownership of public spaces within the development once the properties have all been sold (for example the ‘kick about’ open area and other green spaces) – assurances should be sought from Redrow Homes Plc that these spaces will be covered by a Section 52 or other appropriate covenant. It was also agreed that the number of different road surface treatments could possibly be reduced (currently tarmac, yellow brick pavers, black brick pavers and redish brick pavers) – fewer variations would be more aesthetically pleasing and in keeping with the nearby Conservation</b>

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	<p>Area. Members noted that the proposed pathway from the development site to Basing Road was included in the documentation and that it appears that Section 106 monies will cover the cost.</p>
7.2	<p><a href="#">21/00130/FUL</a>   Conversion of existing children's care home, with extensions, to provide 7 no. x 2 bed flats. Erection of 2 no. x 4 bed houses to north of existing building   Crossways Childrens Home 42 Milkingpen Lane Old Basing Basingstoke Hampshire RG24 7DL. <b>Standing Orders were suspended, so that one member of the public could speak to the Committee and express their opinions in relation to the application.</b></p> <p><b>OBJECTION.</b> The Committee expressed grave concerns regarding the implication of this development on local traffic. The Old Basing &amp; Lychpit Neighbourhood Plan states, <i>“The road layout in Old Basing is a radial network centred on Five Ways interchange. Much of the through traffic passes through Five Ways creating pressure and the creation of a number of rat runs. This puts pressure on the ability of the road network to accommodate any growth in traffic arising from housing development schemes on the outskirts of the village.”</i> The proposed site is located directly beside the junction this statement refers to and will undoubtedly exacerbate the problem, especially as it is also in such close proximity to two village schools with an already fragile parking situation. There will be approx. 15-18 vehicles parking within the development and, although waste collections have been proven to be possible within the application, no reference has been made to the viability of (likely multiple) other deliveries and utility vehicles visiting the proposed properties throughout the day. This area of Milkingpen Lane is already a crowded and heavily used zone and the traffic implications of this application are potentially catastrophic to the local community.</p> <p>Furthermore, the Committee feels that were this application be considered for approval despite the above concerns, the application has exceeded the appropriate density of dwellings and that the number of apartments should be reduced – by removing the extension to the original building – to five, in addition to the two detached properties, in order to avoid overdevelopment of the site as a whole (total of seven properties and NOT nine properties).</p>
7.3	<p><a href="#">20/03614/LDPO</a>   Certificate of lawfulness for the proposed use of land to site mobile home for use ancillary to the main dwelling   14 Park Lane Old Basing RG24 7HE. <b>NO OBJECTION – on the condition that the structure is of an entirely temporary nature and will be removed at the appropriate time.</b></p>
7.4	<p><a href="#">20/03613/HSE</a>   Erection of a timber single storey granny annexe for ancillary use to the main dwelling   14 Park Lane Old Basing RG24 7HE. <b>NO OBJECTION – on the condition that the structure is of an entirely temporary nature and will be removed at the appropriate time.</b></p>
7.5	<p><a href="#">21/00112/HSE</a>   Erection of single storey rear extension, and Conversion of loft to living accommodation with front, rear and side</p>

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	facing dormer windows   49 London Road Old Basing RG24 7JG. <b>NO OBJECTION.</b>
7.6	<a href="#">20/03543/HSE</a>   Erection of two storey extension and porch following demolition of existing single storey extension   27 Pyotts Hill Old Basing RG24 8AR. <b>NO OBJECTION.</b>
7.7	<a href="#">21/00097/HSE</a>   Erection of part two storey/ part first floor extension to North elevation   10 Little Basing Old Basing RG24 8AX. <b>Standing Orders were suspended, so that one member of the public could speak to the Committee and express their opinions in relation to the application. OBJECTION. Although Councillors understood the nature of the proposed works, they were concerned that the extent of the north facing proposed first floor extension would cause a significant additional overlooking issue into a neighbouring garden.</b>
7.8	<a href="#">21/00207/HSE</a>   Erection of single storey rear extension   Sunnyside 1 Little Basing Old Basing RG24 8AX. <b>OBJECTION. The Committee felt that these plans would overdevelop the property, which has already been substantially extended.</b>
7.9	<a href="#">20/02686/HSE</a>   Erection of replacement fence   Parkers Piece Crown Lane Old Basing Basingstoke Hampshire RG24 7DN. <b>NO OBJECTION.</b>
7.10	<a href="#">T/00020/21/TPO</a>   Walnut (T1): prune.   13 Paddock Fields Old Basing Basingstoke Hampshire RG24 7DB. <b>NO OBJECTION.</b>
7.11	<a href="#">21/00378/TWRN</a>   Cut 4 Rowan trees to 2m above ground level,   80 Basingfield Close Old Basing Basingstoke Hampshire RG24 7BQ. <b>OBJECTION. Rowan trees do not grow enough to pose a substantial problem in this location. A reasonable prune should be considered instead of such a serious reduction.</b>
7.12	<a href="#">T/00673/20/TPO</a>   Ash tree: repollard.   Old Milk Store Church Lane Old Basing RG24 7DJ. <b>NO OBJECTION.</b>
<b>8.</b>	<b>MISCELLANEOUS</b>
8.1	To acknowledge adoption of Old Basing Conservation Area Appraisal as a Supplementary Planning Document, as confirmed by BDBC on 27 <sup>th</sup> January 2021. <b>NOTED.</b>
8.2	To acknowledge receipt of the Parish and Town Council briefing note on housing land supply matters, from Basingstoke & Deane’s Planning Policy team (email dated 28 <sup>th</sup> January 2021). <b>NOTED.</b>
<b>MEETING ENDED AT: 20:51</b>	

SIGNED.....

DATED.....