

OLD BASING & LYCHPIT PARISH COUNCIL MINUTES

PLANNING & DEVELOPMENT COMMITTEE

Meeting Date:	Tuesday 14 th September 2021
Location:	The Pavilion, The Recreation Ground, Old Basing
Time:	7.30 pm
Members Present:	Cllrs. P Bloyce, A Renwick, R Doust, A Jones, K Tuck, S Grassi
Members Absent:	Cllr D Whiter
Also Present:	Kate Hope (Deputy Clerk), Cllr Sven Godesen (Basing & Upton Grey)

Item No	Item
1.	APOLOGIES FOR ABSENCE Apologies were received from Cllr D Whiter, for medical reasons.
2.	CONFIRMATION OF MINUTES The Minutes of the Planning & Development Committee Meeting held on Tuesday 24 th August 2021 were agreed as an accurate record of the events that took place.
3.	DECLARATIONS OF INTEREST None received.
4.	PUBLIC PARTICIPATION SESSION Cllr Sven Godesen (Basing & Upton Grey Ward) attended, to observe.
5.	CHAIRMAN'S COMMUNICATIONS 5.1 The Chairman read an email received from Sue Tarvitt (Assistant Planning Manager, BDBC) in which an apology was offered to the Parish Council for a number of applications which had not been sent for Statutory Consultee comments. The department provided its assurances for an improved service in future. 5.2 A report has been added to the BDBC planning portal in relation to application <i>20/03130/FUL Construction of temporary access road to enable construction of Basingstoke Motorway Service Area (Land At M3 Junction 6 From Junction 5 Off Slip) Land At M3 Junction 6 From Junction 5 Off Slip Basingstoke Hampshire</i> and Committee members were encouraged to review the document.
6.	DECISIONS REACHED BY THE PLANNING AUTHORITY 6.1 21/02487/LBC Insertion of flue to rear elevation 68 The Street Old Basing Basingstoke Hampshire RG24 7BY. <i>Parish Council raised NO OBJECTIONS at meeting held on 10th August 2021.</i> GRANTED. NOTED. 6.2 21/02278/HSE Erection of oak framed garden room following demolition of existing rear conservatory Monument Lodge 30B Pyotts Hill Old Basing RG24 8AP. <i>Parish Council raised NO OBJECTION at meeting held on 10th August 2021.</i> GRANTED. NOTED. 6.3 21/02291/ROC Variation of condition 1 of 21/00853/HSE to allow for different garage design 7 Newnham Lane Old Basing Basingstoke Hampshire RG24 7AT. <i>The Parish Council did not discuss this application, due to a system error on the Planning Authority Portal.</i> GRANTED. NOTED.

OLD BASING & LYCHPIT PARISH COUNCIL MINUTES

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6.4	T/00388/21/TCA 1- Plum tree crown reduction from approximately 12 meters to approximately 10 meters in height 2- conifer tree reduced in height from approximately 14 meters to approximately 10 meters 1 Manor Court Manor Lane Old Basing RG24 7AE. <i>Parish Council raised NO OBJECTIONS at meeting held on 10th August 2021.</i> GRANTED. NOTED.
7.	NEW APPLICATIONS
7.1	21/02507/HSE Proposed double storey rear extension. 3 The Dell Old Basing RG24 7EQ. NO OBJECTION.
7.2	21/02502/OUT Outline planning application for the erection of 1 no. dwelling with all matters reserved except layout. Land Adjacent 1A Pyotts Hill Old Basing Hampshire. OBJECTION for the following reasons; <ul style="list-style-type: none">- concerns regarding further development,- clarity required regarding the curtilage of the proposed property and grounds,- the negative impact on the conservation area,- the negative impact on the the buffer zone/strategic gap,- the loss of significant views as stated within the Neighbourhood Plan,- the loss of important local landscape and character of the area and the environmental impact on the area (no mention of 10% gain biodiversity?),- the loss of “custom and practice” concessionary/permissive footpath to the Millfield,- adverse effect on the Millfield LNR,- concern regarding the proximity of the proposed property to electrical cables and sub-station and the electromagnetic field surrounding them,- adverse effect on the neighbouring national habitat network,- adverse effect on the neighbouring deciduous woodland- the entire proposed property is in a “Drinking water safeguard Zone” where action to address water contamination will be targeted.- It is a nitrate vulnerable zone- the site is within a “Higher Level Stewardship theme”- It is a lapwing and Redshank priority habitat.
7.3	21/02743/TENO Erection of 15.0 metre high Phase 8 Monopole C/W wrapround Cabinet at base and associated ancillary works Land At Great Binfields Road Great Binfields Road Lychpit Hampshire. NO OBJECTION, but if an alternative site could be considered in order to satisfy the many objections from neighbouring residents, the Parish Council would be grateful.
7.4	21/02663/HSE Erection of a first floor extension, involving raising of the roof with front and rear dormer windows. Alterations to the roof of existing single storey garage and constrict in of new garage at the front 133 Cavalier Road Old Basing RG24 7ES. OBJECTION, due to the bulk/height and overdevelopment of the site, which would irreparably alter the street scene and set a precedent in an area of lower-level building.

**OLD BASING & LYCHPIT PARISH COUNCIL
MINUTES**

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	<p>7.5 21/02595/FUL Erection of a 3 bedroom two storey dwelling with associated access and parking following demolition of garage 31 Byfleet Avenue Old Basing RG24 7HD. OBJECTION, as this proposal runs 2m forward of the building line, is out of keeping with the area, would cause overcrowding and upset the rhythm of the street scene. Councillors were also concerned about the loss of amenity for neighbouring property/properties.</p> <p>7.6 21/02593/ROC Variation of condition 1 of 20/02954/FUL to amend the approved plans for 2 no. detached dwellings Land At Wildwood Farm Newnham Lane Old Basing Hampshire. The Parish Council's previous objections to this application still stand.</p>
8.	MISCELLANEOUS <p>8.1 To note resident's letter published in The Daily Telegraph on 26th August 2021, regarding chalk streams and development threats. NOTED – the Committee thanked the resident for his effort and time taken to write the letter.</p> <p>8.2 An update on the Economic Planning and Housing Committee meeting held on Thursday 2nd September 2021, at which Cllr P Bloyce spoke. A full report was given to the Parish Council at its meeting last week.</p> <p>8.3 To receive the Draft monitoring report for the Old Basing and Lychpit Neighbourhood Plan and agree a response to the Planning Policy Officer. Councillors were asked to review the document in advance of the next Committee meeting, at which a formal response will be discussed and agreed.</p>
MEETING CLOSED AT 20:30	

SIGNED..... DATE