

**OLD BASING & LYCHPIT PARISH COUNCIL
MINUTES**

PLANNING & DEVELOPMENT COMMITTEE

Meeting Date:	Tuesday 26 th October 2021
Location:	The Pavilion, The Recreation Ground, Old Basing
Time:	7.30 pm
Members Present:	Cllrs P. Bloyce, R. Doust, A. Renwick, D. Whiter, K. Tuck, S. Grassi, A. Jones.
Also Present:	Sandra Tuck (Clerk), Cllr M. Campbell

Item No	Item
1.	APOLOGIES FOR ABSENCE Apologies were received from Cllr Tuck who is on leave. The Chairman welcomed Cllr Campbell as an observer prior to joining the committee for future meetings.
2.	CONFIRMATION OF MINUTES The Minutes of the Planning & Development Committee Meeting held on Tuesday 12 th October 2021 were agreed as an accurate record of the events that took place.
3.	DECLARATIONS OF INTEREST Cllr Renwick declared a prejudicial interest in Item 7.7 – the applicant is a neighbour - and offered to leave the room if required – the Chairman confirmed this was not considered necessary. Cllr Doust declared an interest in item 7.10 – the applicant is known to Cllr Doust.
4.	PUBLIC PARTICIPATION SESSION No members of the public attended.
5.	CHAIRMAN'S COMMUNICATIONS The Chairman reported on a recent Canal Society site meeting in Old Basing regarding the permissive pathway along the canal bed at the rear of Cavalier Road. A document with information regarding the rules relating to footpaths and permissive pathways has been sent to the Clerk and is available for those Councillors interested. The Chairman tabled an email from the Borough Council regarding a proposed traffic regulation order relating to the introduction of additional parking controls on Great Binfields Road to manage school time parking. No objections were raised and the Clerk will notify the Borough Council of the Parish Council's support.
6.	DECISIONS REACHED BY THE PLANNING AUTHORITY 6.1 21/01252/HSE Conversion of existing garage to habitable space. Proposed new detached double garage and store area Long Meadow Newnham Lane Old Basing RG24 7AT. <i>Parish Council raised NO OBJECTIONS at meeting held on 25th May 2021.</i> GRANTED. NOTED.
7.	NEW APPLICATIONS 7.1 21/03208/AGPD Erection of Agricultural barn Wildwood Farm Newnham Lane Old Basing RG24 7AT DW reported - it would be difficult to prevent this building but that it would be quite tall and he would like more information regarding the cladding being used and would recommend a tree screen. Concern

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	<p>was also raised that this could be used to overturn the objection to a previous application for 9 houses. OBJECT on basis of protecting views from Newnham Lane along the Loddon Valley in contravention of the Neighbourhood Plan and request that the Borough’s Landscape people are consulted.</p>
7.2	<p>21/02876/HSE Erection of a single storey rear extension Culver House 1A Crown Lane Old Basing RG24 7DN AR reported - this appears to be a reasonable extension of dining area. NO OBJECTION</p>
7.3	<p>21/03117/HSE Erection of first floor, with dormer windows to the front and rear rooflight and two storey rear extension. Demolition of the existing garage and erection of a new detached single garage. 16 Linden Avenue Old Basing RG24 7HG AR reported – conversion from bungalow to 2 storey house. Other neighbouring properties have similar conversions and have set a precedent. NO OBJECTION.</p>
7.4	<p>21/03033/HSE Erection of two storey front extension and part two storey, part single storey rear extension 75 Cavalier Road Old Basing RG24 7ER DW reported – this is a large plot with most of extension being at the rear and minor changes to the front. It does not constitute an over-development and does not impinge on the canal bed. NO OBJECTION</p>
7.5	<p>21/03027/HSE Erection of single storey side and rear extensions with alterations to the roof and rooflights to the front and rear elevations 69 London Road Old Basing RG24 7JQ AJ reported – this is a large bungalow extension of almost 10% of the footprint. He queried the need for Velux windows in the roof as the pitch is too low for a roof extension. The open plan accommodation is a nice layout and the garden is large enough to accommodate. NO OBJECTION.</p>
7.6	<p>21/03127/HSE Erection of 2no. pitched roof dormers and insertion of 1no. roof light to front elevation 71 London Road Old Basing RG24 7JQ AJ reported – a previous application in April for 2 dormer windows in front had been granted of which the Parish Council were unaware. A later application was made to fill a gap at the rear which included the dormers but this raised a problem. This new application is not cause for concern but previous applications held in abeyance might if they were resurrected in the future. NO OBJECTION but clarification required as to whether this application replaces the previous applications and whether the Case Officer is aware of those applications.</p>
7.7	<p>21/03194/HSE Erection of part two storey, part first floor extension over garage, pitched roof to existing single storey front element and alterations 4 Almond Close Old Basing RG24 7DW AR had declared an interest in this application. RD reported – Concern was expressed that the garage only has a single brick wall supporting a proposed double extension above. He queried whether the garage will be demolished and re-built. There is a slight increase in the footprint of the house bordering on over-development.</p>

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	<p>NO OBJECTION subject to concerns being raised as to whether this constitutes an overdevelopment and that the garage extension complies with building regulations.</p>
7.8	<p>21/03068/LBC Internal alterations to commercial kitchen Bartons Mill Bartons Lane Old Basing Basingstoke Hampshire RG24 8AE PB reported – there are no external changes. NO COMMENT OR OBJECTION.</p>
7.9	<p>21/03054/ADV Display of V board advertisement and flags on flag poles Land At Swing Swang Lane Basingstoke Hampshire PB reported – only a temporary structure and usual practice. NO OBJECTION</p>
7.10	<p>21/03035/LDPO Certificate of Lawfulness for the proposed conversion of outbuilding to additional living accommodation 46 Ivar Gardens Lychpit RG24 8YD RD had declared an interest. SG reported – conversion of a run-down office in the garden into accommodation. This is on a large open corner spot next to trees & a footpath. Two double (garage doors) will be replaced making this self-contained living accommodation i.e. a granny annexe but the application states “additional living accommodation” implying an extension of an existing building. From the outside the only change would be the two double doors visible from the road leaving plenty of parking and garden space. NO OBJECTION subject to street scene not being adversely affected by replacing the two double doors.</p>
7.11	<p>T/00521/21/TCA T1. Fell and grind out stump of first conifer within hedge row due to poor form T2. Cut back to boundary line one silver birch over garage/shed - this will involve a maximum lateral reduction of 0.5m to maintain historic trim line 5 Manor Lane Old Basing RG24 7DG PB suggested NO OBJECTION subject to the Tree Officer’s opinion regarding the silver birch.</p>
8.	MISCELLANEOUS
8.1	<p>To agree to the Terms of Reference for the Planning Response Sub-Committee. The Chairman explained that Terms of Reference for sub-committees should be agreed by the governing committee. AGREED.</p>
8.2	<p>To agree that Cllr Renwick and Cllr Campbell may approach selected Consultant Town Planning experts on behalf of the Parish Council to discuss seeking future assistance regarding the Local Plan. The Chairman said that Cllrs Renwick & Campbell had requested permission to speak to possible consultants on an informal exploratory basis regarding the Local Plan. AR confirmed there is no commitment at this stage. A presentation to the committee would follow if it was considered worthwhile. AGREED.</p>
8.3	<p>To review information received by the Parish Council regarding Farnborough Airport Noise and agree how to proceed. This approach is only by the promoters of the scheme – there is currently no pressure group. Councillors were supportive of the proposal but agreed there is no capacity within the Parish Council to offer further input.</p>
8.4	<p>To consider correspondence received by a resident in relation to the progress of plans to build a new village Scout Hut and determine</p>

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	<p>whether the Parish Council should try to provide its support and, if so, what action to take.</p> <p>The correspondence had been circulated to Councillors in advance of the meeting. The Chairman suggested that as the letter was not considered private & confidential to the Parish Council a copy should be forwarded to Andy Molloy requesting his comments on some of the points raised. It was agreed the Parish Council should speak to Andy Molloy and should also contact the Borough Council to ask why it had not offered further support.</p> <p>At this stage the Parish Council is unable to offer financial support but may be able to offer CIL funding when this becomes available in the future. In the first instance Andy Molloy should clarify the points raised in the letter. Clerk to send the letter to Andy Molloy for comment prior to considering further once these are received.</p>
9.	Meeting closed at 8.30 pm.

SIGNED..... DATE