

OLD BASING & LYCHPIT PARISH COUNCIL
MINUTES
PLANNING AND DEVELOPMENT COMMITTEE

Meeting Date: Tuesday 8th February 2022
Location: Pavilion Tea Room, Recreation Ground, Old Basing
Time: 7.30 pm
Members Present: Cllrs P Bloyce, R Doust, D Whiter, A Renwick, K Tuck, S Grassi, M Campbell, A Jones
Also Present: Cllr Sven Godesen (Basing & Upton Grey Ward), Kate Hope (Deputy Clerk)

Item No	Item
1.	APOLOGIES FOR ABSENCE No apologies were received.
2.	CONFIRMATION OF MINUTES The Minutes of the Planning & Development Committee Meeting held on Tuesday 25 th January 2022 were agreed as an accurate record of the events that took place.
3.	DECLARATIONS OF INTEREST None received.
4.	PUBLIC PARTICIPATION SESSION No members of the public attended the meeting.
5.	CHAIRMAN'S COMMUNICATIONS 5.1 Cllr R Doust expressed concern regarding the newly installed telecommunications mast on Great Binfields Road being a bright yellow colour. The Deputy Clerk confirmed that the contractor responsible for its installation had clarified that the yellow colour is a primer coat and that the equipment will be finished in a grey paint as per the approved planning application.
6.	DECISIONS REACHED BY THE PLANNING AUTHORITY 6.1 21/03675/HSE Erection of a double garage 1A Byfleet Avenue Old Basing RG24 7HD. <i>Parish Council raised NO OBJECTIONS at meeting held on 25th January 2022.</i> GRANTED. NOTED. 6.2 20/03383/ROC Variation of condition 1 of 19/01005/HSE to allow amendments to the approved plans, including the removal of the existing garage and provision of integral garage 149 Cavalier Road Old Basing Basingstoke Hampshire RG24 7ET. <i>Parish Council raised NO OBJECTIONS at meeting held on 12th January 2022.</i> GRANTED. NOTED. 6.3 T/00644/21/TCA Oak (T1) - Crown reduce by c4m from 18m in height down to 14m. Pyotts Burh 32 Pyotts Hill Old Basing RG24 8AP. <i>Parish Council raised NO OBJECTIONS at meeting held on 12th January 2022.</i> RAISE NO OBJECTION. NOTED. 6.4 21/03385/HSE Erection of single storey front extension and first floor side and front extension with changes to fenestration. Demolition of existing garage Cambrian Newnham Lane Old Basing RG24 7AT. <i>Parish Council raised NO OBJECTIONS at meeting held on 14th December 2021.</i> GRANTED. NOTED. 6.5 21/02776/HSE Erection of rear extension, garage conversion and conversion of loft to living accommodation with hip to gable roof, rear dormer and rooflights 49 London Road Old Basing RG24 7JG.

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	<i>Parish Council raised NO OBJECTIONS at meeting held on 12th October 2021. GRANTED. NOTED.</i>
7.	NEW APPLICATIONS
7.1	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. Application is out of keeping with the local street scene and will cause overshadowing/overbearing impact to neighbouring properties. There will also be privacy/overlooking issues to neighbouring properties. The Committee felt that the plot would be overdeveloped if these plans were to be approved.
7.2	21/03863/FUL Demolition of existing buildings and redevelopment of the site with the erection of 7 no. dwellings Wildwood Farm Newnham Lane Old Basing RG24 7AT. OBJECTION. Cllr D Whiter had prepared a report for submission to the Local Planning Authority and Councillors agreed that it should be sent, along with comment that although the biodiversity survey/report was an improvement from previous application 20/03374/FUL, it still is not providing enough of a positive impact and needs more work to be of genuine benefit to the area in question.
7.3	22/00030/LBC / 22/00029/HSE Erection of a single storey rear extension 9 Milkingpen Lane Old Basing RG24 7DD. NO OBJECTION.
8.	MISCELLANEOUS
8.1	8.1.1 Upon the request of Councillors Cllrs P Bloyce, R Doust, K Tuck and M Campbell, to propose a special resolution to review the Parish Council's statutory consultee comments submitted to the Local Planning Authority for the following application; 21/03634/FUL Erection of a replacement 4 bed dwelling following demolition of existing bungalow and detached garage 27 Blenheim Road Old Basing RG24 7HW. <i>Parish Council raised NO OBJECTIONS at meeting held on 25th January 2022. Councillors unanimously agreed to review this application, given that a Neighbour Comment which had been inaccessible on 25th January 2022 was now available to view. This comment was acknowledged by the Committee, who agree that the bulk of the proposed dwelling will be significantly more imposing than the current building and affect the light at some times of the day in the neighbouring property. The Committee did not feel that privacy was likely to be an issue as the windows in question will be obscured and the balcony is a 'Juliette balcony' so not of concern. Two Councillors objected to the application, one Councillor abstained and five Councillors required the Deputy Clerk to request that the plans be reconsidered to respond to the neighbours' concerns with regards to loss of light/overshadowing.</i>
	8.1.2 Upon the request of Councillors Cllrs P Bloyce, R Doust, K Tuck and S Grassi, to propose a special resolution to review the Parish Council's statutory consultee comments submitted to the Local Planning Authority for the following application; 21/02412/FUL

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Proposed installation of an Energy Storage Development (Revised proposal to that granted under planning permission ref. 19/03097/FUL) | Land At OS Ref 465530 152602 Basing Road Old Basing Hampshire. *Parish Council raised NO OBJECTIONS at meeting held on 24th August 2021 but asked the Planning Authority to re-confirm that there is no danger of toxic material seepage into the local water course particularly given increasing climate changing and development threats.*

Councillors unanimously agreed to review this application and acknowledged that the significant differences between a previous application at the same site and this one had been overlooked at the meeting held on 24th August 2021.

Since the creation of the East Basingstoke Natural Environment Management Plan, the Committee feels that the importance of the Basing SINC has been reinforced.

To replace a piece of agricultural land with industrial (brownfield) land seems to be an inappropriate juxtaposition to such a treasured amenity for the Borough.

Putting such a facility within a crucial Strategic Gap (the importance of which the East Basingstoke Natural Environment Management Plan reinforces) does NOT stay in keeping with the rural nature of this area.

The new housing development will be substantially affected by the change of outlook caused by 19 large containers, which sit on sloping grounds facing the development that no tree cover will sufficiently disguise. Furthermore, there would likely be significant noise obtrusion to that development from this proposal.

The Committee also expressed concerns regarding the run-off from this proposed facility. The site sits only metres away from the River Loddon and, as it runs at a lower level to the proposed energy storage units, the River will receive any run-off which will flow straight into the water course. Councillors questioned where the sewerage of the toilet facility within the amenity cabin would go too – what does “other” mean?

It was also mentioned that various arson offences have historically occurred in the local area and the risk of such, particularly with such highly sensitive and flammable equipment, is of concern as is the limitation of fire engine access to the site.

- 8.2** To discuss a Highways Authority (HCC) application for double yellow lines to prevent parking around the junction at Great Binfields Road roundabout with Pyotts Copse, Hopton Garth and Ivar Gardens (BE36) and also at the junction of Great Binfields Road and Heron Park (BD36) and also at the junction of Great Binfields Road and Lutyens Close (BD36). **NOTED.**

MEETING ENDED AT: 20:38

SIGNED..... DATE