

**OLD BASING & LYCHPIT PARISH COUNCIL  
MINUTES**

**PLANNING & DEVELOPMENT COMMITTEE**

<b>Meeting Date:</b>	Tuesday 14 <sup>th</sup> June 2022
<b>Location:</b>	The Parish Office, The Recreation Ground, Old Basing
<b>Time:</b>	7.30 pm
<b>Members Present:</b>	Cllrs. R Doust, M Campbell, P Bloyce, K Tuck, D Whiter, S Grassi, C Butfoy
<b>Members Absent:</b>	Cllr G Moore
<b>Also Present:</b>	Kate Hope (Deputy Clerk), one member of the public

Item No	Item
1.	<b>APOLOGIES FOR ABSENCE</b> Apologies were received from Cllr G Moore.
2.	<b>CONFIRMATION OF MINUTES</b> The Minutes of the Planning & Development Committee Meeting held on Tuesday 24 <sup>th</sup> May 2022 were agreed as an accurate record of the events that took place.
3.	<b>DECLARATIONS OF INTEREST</b> No declarations were received.
4.	<b>PUBLIC PARTICIPATION SESSION</b> One member of the public attended, in relation to item 7.2.
5.	<b>CHAIRMAN'S COMMUNICATIONS</b> <b>5.1</b> An email was received from Redrow Homes Limited, in relation to; - the commencement of the Basing Road footpath, which will be completed by October 2022 when the first new dwelling at the Swing Swang Lane Development is occupied. - the cleaning of vehicle wheels upon departure from the development site, which is now being done by a wheel wash system and being monitored closely by the on-site Manager. <b>5.2</b> The Deputy Clerk reported on a telephone call from a member of the public who was concerned about the potential implications of the BDBC Consultation on the East Basingstoke Natural Environment Management Plan. Committee members agreed that a more 'joined up' biodiversity plan will be of benefit but agreed with the member of the public that as many responses from residents should be encouraged as possible. The Deputy Clerk was asked to add further information to the parish website and to promote the consultation on social media.
6.	<b>DECISIONS REACHED BY THE PLANNING AUTHORITY</b> <b>6.1</b> <a href="#">22/01023/LDPO</a>   Certificate of Lawfulness for the proposed loft conversion and rear extension   35 Crabtree Way Old Basing Hampshire RG24 7AS. <i>Parish Council raised NO OBJECTIONS at meeting held on 26<sup>th</sup> April 2022.</i> GRANTED. <b>NOTED.</b> <b>6.2</b> <a href="#">22/01008/HSE</a> / <a href="#">22/00966/LBC</a>   Erection of timber garden room and shed in rear garden, following removal of existing playhouse.   70 The Street Old Basing Hampshire RG24 7BY. <i>Parish Council raised NO OBJECTIONS at meeting held on 26<sup>th</sup> April 2022.</i> GRANTED. <b>NOTED.</b> <b>6.3</b> <a href="#">22/00931/HSE</a>   Rear Ground Floor Extension and Part Garage Conversion   81 Cavalier Road Old Basing Hampshire RG24 7ER. <i>Parish Council raised NO OBJECTIONS at meeting held on 12<sup>th</sup> April 2022.</i> GRANTED. <b>NOTED.</b> <b>6.4</b> 22/00021/RET   Installation of solar panels on flat roof   39 Blenheim Road Old Basing Basingstoke Hampshire RG24 7HP. <i>Parish</i>

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	<i>Council raised NO OBJECTIONS at meeting held on 12<sup>th</sup> April 2022. GRANTED. NOTED.</i>
<b>7.</b>	<b>NEW APPLICATIONS</b>
<b>7.1</b>	<a href="#">22/01327/RET</a>   Single storey flat roofed rear extension, side extension and loft conversion with dormers. (Alternative scheme to that approved under 21/00474/HSE to allow change in materials and cladding)   25 Bracken Bank Lychpit Hampshire RG24 8TQ. <b>NO OBJECTION, but members were concerned about the cladding which was not featured on the original design.</b>
<b>7.2</b>	<a href="#">22/01514/FUL</a>   Erection of a new apartment block to accommodate 2no. two-bed apartments   Crossways Childrens Home 42 Milkingpen Lane Old Basing Hampshire RG24 7DL. <b>Councillors expressed their serious OBJECTIONS with regards to the following aspects of this application.</b> <ul style="list-style-type: none"><li>- <b>Gross overdevelopment of the plot and total loss of the open character of this prominent intersection within the village. Having already seen too much development of the opposite corner of the junction (1A/1B Byfleet Avenue), the cumulative effect is eroding the character of the area.</b></li><li>- <b>Further loss of communal garden space, making this plot significantly out of keeping with the other, low density, dwellings in the neighbouring areas.</b></li><li>- <b>Likelihood of extensive traffic issues, particularly at peak times due to proximity of local schools (please note that the Transport Survey dated January 2021 was prepared for a previous application and does not relate specifically to this application and therefore cannot be assumed to contain accurate data).</b></li><li>- <b>Parking for four more cars will be required (in addition to the 18 cars already allowed for to accommodate the ‘existing’ dwellings) – how will this be achieved?</b></li><li>- <b>Loss of a significant and important mature tree (in addition to those already removed by the developer against the assurances of the original landscape plans) which is devastating for this corner of the village.</b></li></ul>
<b>7.3</b>	<a href="#">22/01497/FUL</a>   Installation of 8 no. 10m high columns and 12 no. LED Floodlights   The Tennis Club Riley Lane Old Basing Hampshire RG24 7DH. <b>The Committee noted that the Old Basing Tennis Club had discussed the possibility of having floodlights installed at the Facilities Management Meeting on 21<sup>st</sup> September 2021 and that a vote “in principle” for the proposal was taken and carried by 5 votes to 2 at that meeting.</b> <p><b>This committee voted unanimously to OBJECT to the planning application, for the following reasons.</b></p> <ul style="list-style-type: none"><li>- <b>The increased urbanisation of a rural recreation ground, in a village that strongly opposes street lighting. Urbanisation such as this would cause loss of the calm quality and natural peace and quiet that other users of the Recreation Ground appreciate.</b></li><li>- <b>The proposed light columns are 10m tall and, being very similar to telephone masts, it is worth noting that the Borough</b></li></ul>

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	<p>Council's Development Control Committee refused an erection of such a mast in the AONB on grounds of it blighting the landscape. Is this not a very similar issue, given the Tennis Club sits within the Conservation Area?</p> <ul style="list-style-type: none"><li>- No visible planning notice can be seen from public view.</li><li>- A bat survey should be conducted, and any concerns arising must be addressed accordingly.</li><li>- If other sports clubs request lighting at the Recreation Ground (MUGA, bowls, archery, cricket or football), how would such a demand be managed? This sets a worrying precedent.</li><li>- Has the strength/capacity of the power supply been tested to ensure its ability to support this proposal?</li><li>- Following a recent spate of vandalism around the Recreation Ground, the committee were not sure if lighting would encourage or discourage anti-social behaviour and pointed out that the lights would be vulnerable to vandalism themselves.</li><li>- Finally, the Committee would recommend that a curfew would be essential should the application be granted permission despite the above points.</li></ul>
7.4	<p><a href="#">22/01458/HSE</a> / <a href="#">22/01459/LBC</a>   Demolish part of southern boundary wall and replace with a closeboard fence   Basing Cottage 17 Milkingpen Lane Old Basing Hampshire RG24 7DD. <b>OBJECTION, due to negative impact on the local street scene, particularly in the heart of the Conservation Area and on the property of a listed building. Members suggested that the wall should be rebuilt, ideally using the original bricks where possible.</b></p>
7.5	<p><a href="#">22/01499/HSE</a>   Erection of single storey rear extension, first floor side extension over existing (altered) garage structure. Construction of 1.8m timber boundary fence to replace garage wall.   8 Priory Gardens Old Basing Hampshire RG24 7DS. <b>NO OBJECTIONS.</b></p>
7.6	<p><a href="#">22/01531/HSE</a>   Construction of first floor and single storey rear extension along with new access.   6 Park Avenue Old Basing Hampshire RG24 7HJ. <b>NO OBJECTIONS.</b></p>
7.7	<p><a href="#">22/01507/ROC</a>   Variation of conditon 3 of planning consent 21/03027/HSE (Erection of single storey side and rear extensions with alterations to the roof and rooflights to the front and rear elevations) to change the external material to the side and rear of the property from facing brickwork to render   69 London Road Old Basing Hampshire RG24 7JQ. <b>NO OBJECTIONS, although members would wish for any amendments to be carefully considered in order to retain the local street scene.</b></p>
7.8	<p><a href="#">T/00200/22/TCA</a>   Fell 1 Wild cherry. Cut back Leylandii to boundary.   48 The Street Old Basing Basingstoke Hampshire RG24 7BX. <b>REFER TO TREE OFFICER.</b></p>
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SIGNED..... DATE .....