



MINUTES

PLANNING AND DEVELOPMENT COMMITTEE

Meeting Date:	Tuesday 22 nd November 2022
Location:	The Parish Office, The Recreation Ground, Old Basing
Time:	7.30 pm
Members Present:	Cllrs. R Doust, M Campbell, P Bloyce, C Butfoy, S Grassi, G Moore, D Whiter
Members Absent:	Cllrs. F Maritan, K Tuck
Also Present:	Kate Hope (Deputy Clerk)

Item No	Item
1.	APOLOGIES FOR ABSENCE Cllr F Maritan apologised for not attending the meeting, due to being unwell. Cllr K Tuck also sent apologies as she had another conflicting meeting to attend at the same time.
2.	CONFIRMATION OF MINUTES The Minutes of the Planning & Development Committee Meeting held on Tuesday 8 th November 2022 were agreed to be a true reflection of the events which took place.
3.	DECLARATIONS OF INTEREST No interests were declared.
4.	PUBLIC PARTICIPATION SESSION No members of the public attended this meeting.
5.	CHAIRMAN'S COMMUNICATIONS 5.1 The Chairman advised that application 22/02201/HSE (for the proposed demolition of existing attached single storey utility room, double garage and single storey rear extension, erection of a two-storey side extension and single storey rear extension and re-positioning of entrance and porch) at 8 Paddock Fields, Old Basing will likely be going to the Development Control Committee at Basingstoke & Deane Borough Council and that the applicant is looking for wider support. The Parish Council submitted a response of objection to the Planning Authority on 24 th August 2022.
6.	DECISIONS REACHED BY THE PLANNING AUTHORITY 6.1 22/01844/FUL Erection of two dwellings with altered site access, following demolition of existing house and outbuildings 35 Pyotts Hill Old Basing Hampshire RG24 8AP. Parish Council raised NO OBJECTIONS at meeting held on 26 th July 2022. GRANTED. NOTED. Cllr Bloyce reported to have watched a recording of the Development Control Committee meeting on 9 th November 2022 online and observed that the applicant now has two approved permissions to select from. The DCC had noted that the application consisting of nine dwellings held a wider range of housing variety, even though it would have a greater impact on the local landscape. The Committee agreed that it would hope the seven dwelling proposal is chosen and developed. 6.2 21/03863/FUL Demolition of existing buildings and redevelopment of the site with the erection of 7 no. dwellings Wildwood Farm

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	Newnham Lane Old Basing RG24 7AT. <i>Parish Council</i> OBJECTED to application at meeting held on 8 th February 2022. GRANTED. NOTED.
6.3	T/00456/22/TCA T1 WILLOW - REPOLLARD T2 LIQUIDAMBER - CROWN REDUCE BY APPROXIMATELY 1-2M IN HEIGHT AND LATERAL SPREAD leaving an approx finished height 4-5m and spread 4-5m T3 ALDER - REMOVE DEADWOOD (exempt) 7 Paddock Fields Old Basing Hampshire RG24 7DB. <i>Parish Council raised</i> NO OBJECTIONS at meeting held on 8 th November 2022. GRANTED. NOTED.
6.4	T/00452/22/TCA Conifer - tree 1 in front garden. We plan to remove this tree completely. The work will be carried out by HGS Sherfield on Loddon. Leylandii - tree 2 in back garden. We plan to cut the tree to approximately half the size in line with the top of the hedge. The work will be carried out by HGS Sherfield on Loddon. Andway Cottage Pyotts Hill Old Basing Hampshire RG24 8AP. <i>Parish Council referred a decision to the TREE OFFICER</i> at meeting held on 8 th November 2022. GRANTED. NOTED.
6.5	T/00448/22/TCA T1 Alder - fell as dying. 6 Paddock Fields Old Basing Basingstoke Hampshire RG24 7DB. <i>Parish Council submitted</i> NO OBJECTIONS on 26 th October 2022. GRANTED. NOTED.
6.6	T/00436/22/TCA Ash tree: height reduction to leave the tree approx 11m tall and 5m wide. 16 Priory Gardens Old Basing Basingstoke Hampshire RG24 7DS. <i>Parish Council submitted</i> NO OBJECTIONS on 26 th October 2022. GRANTED. NOTED.
6.7	T/00418/22/TCA 5 x oak trees which the Parish Council's Grounds Contractor would like to crown lift to 3m off ground level. Sports Pavilion At Old Basing Recreation Ground The Street Old Basing Hampshire RG24 7DA. <i>No comments were provided in response to this application.</i> GRANTED. NOTED.
6.8	T/00412/22/TCA 4 large Conifer trees labelled 1-4 on the sketch plan. The plan is to remove them down to ground level . They are blocking significant amounts of light and are disrupting the driveway of Andway Cottage, two nearby fences and the shed of 3 Paynes Meadow. They appear to be the only conifer trees on 3 Paynes Meadow and Andway Cottage properties; other trees nearby on Pyotts Hill all appear to be deciduous so they seem out of place in comparison. See conifer tree photos document. 1 Hazel tree (tree 5) & 4 Beech trees - labelled 6-9 on the sketch plan. The plan is to remove them down to ground level. They are very close to the house, less than a meter, and are blocking significant amounts of light and overhanging the roof of Andway Cottage contributing to moss growth on the roof and blocked gutters. See Hazel and beech tree photos document. The work will be carried out by HGS Sherfield on Loddon. Andway Cottage Pyotts Hill Old Basing Hampshire RG24 8AP. <i>Parish Council referred a decision to the TREE OFFICER</i> on 26 th October 2022. GRANTED. NOTED.
	Cllr Campbell asked the Committee to consider future responses which are submitted more carefully, and reiterated the need to clarify the measurement of decision making within the Planning Authority. Cllr Bloyce emphasised that at the Development Control Committee on 9th November 2022, the Parish Council's comments were considered and

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	incorporated into the Conditions which were to be applied to the eventual permission. Cllr Butfoy also suggested that future comments are more carefully considered.
7.	NEW APPLICATIONS
7.1	22/02988/FUL Replacement spray booth enclosure to rear elevation of bodyshop Martins Of Basingstoke London Road Old Basing Hampshire RG24 7NZ. NO OBJECTION.
7.2	22/03035/HSE Single storey rear extension following demolition of existing conservatory and removal of side window and door 30 Brickfields Close Lychpit Hampshire RG24 8UX. NO OBJECTION.
7.3	22/03001/HSE Demolition of existing 2 car garage and construction of a replacement building comprising a 2 car garage and carport 7 Church Lane Old Basing Hampshire RG24 7DJ. NO OBJECTION.
7.4	22/02874/HSE Construction of wood fencing to front garden to replace existing hedge Yewtree Lodge Crown Lane Old Basing Hampshire RG24 7DN. OBJECTION (5 votes in favour of objecting, 2 votes of no objection), as the Conservation Area Plan discourages Committee members from approving fences in place of hedging within the Conservation Area.
7.5	22/03006/HSE Erection of two storey rear and single storey extensions, and alterations to internal layouts (revised scheme to that approved under 19/01432/HSE to include changes to proposed materials and finish and alterations to doors and windows) The House On The Corner 104 Belle Vue Road Old Basing Basingstoke Hampshire RG24 7JN. Councillors could not submit a conclusive response as the plans which form this application are NOT the same as those which were approved in the previous application referred to (19/01432/HSE). Please resubmit this application.
7.6	22/03037/LDPO Certificate of lawfulness for a proposed garage conversion 26 Inkpen Gardens Lychpit Hampshire RG24 8YQ. NO OBJECTION.
7.7	22/03098/LDPO Certificate of lawful development for the proposed conversion of loft and ground floor alterations 57 Linden Avenue Old Basing Hampshire RG24 7HS. NO OBJECTION.
7.8	T/00473/22/TCA Rear Garden - As recommended by arborist (Cedardale) - Reduce taller group of Leyland Cypress in top left corner of garden to approximately apex of roof. This will allow light to the rear garden. Reduce and reshape to previous reduction points retaining smaller growth at reduction points for shape one suppressed Ash (Fraxinus excelsior) within the group of Leyland Cypress - work discussed and agreed with neighbours (2 Burtons Gardens) as it will improve light to their garden too Orbien House 3 Burtons Gardens Old Basing Hampshire RG24 7AF. NO OBJECTION.
7.9	T/00508/22/TCA The tree is marked T1 on the plan "Burtons Gardens Tree position.pdf" . As advised by an arboricultural specialist, it is a Lawson Cypress (Chamaecyparis Lawsonia) near to the conservatories at 2, Burtons Gardens and 3, Burtons Gardens which has an overbearing effect on both properties. The specialist

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has proposed to fell the tree to approximately ground level. | 2
Burtons Gardens Old Basing Hampshire RG24 7AF. **NO OBJECTION.**

7.10 [T/00490/22/TCA](#) | Please refer to planning application
22/01911/HSE, approved on 1st September 2022 That application
gave permission to raise the height of the garage by 6 layers of
bricks. The garage is close to a cypress tree (see enclosed sketch plan
- tree in question marked no 1 on plan). T/00333/20/TCA, approved
on 2nd September 2020, permission was granted to prune back
branches on this tree to give separation pruning from the detached
garage. This application requests that permission be granted to
further prune back branches on this tree to allow for the increased
height of the garage should it be required. We would like to achieve
up to 3m separation between the tree and the building | Appledore
Church Lane Old Basing Hampshire RG24 7DJ. **REFER TO TREE
OFFICER.**

7.11 [T/00466/22/TCA](#) | T1 Ash to 10ft due to Ash dieback. | Browns Hall
Milkingpen Lane Old Basing Basingstoke Hampshire RG24 7DE.
REFER TO TREE OFFICER.

8. MISCELLANEOUS

8.1 Mapledurwell and Up Nately Parish Council has asked Old Basing &
Lychpit Parish Council to consider submitting comments in relation to
application [22/02416/FUL](#) | Extensions to Riverview House including
creation of an additional floor and a 3 storey rear extension to
provide 9 additional one bedroom flats | Riverview House London
Road Old Basing Hampshire RG24 7JL. **The Deputy Clerk was asked
to submit a comment to the Case Officer in support of
Mapledurwell & Up Nately Parish Council.**

8.2 To further discuss and agree a response to the Old Basing & Lychpit
Neighbourhood Plan Monitoring Report (deadline 23rd November
2022). **Councillors agreed to submit the drafted comments to the
Planning Authority.**

8.3 Councillors to propose any potential changes to the Neighbourhood
Plan 2015-2029, to form a discussion regarding when an updated
Neighbourhood Plan should be prepared and agree any next actions.
**Councillors agreed that further consideration is needed, most likely
in the formation of a working group to look at which aspects of the
Neighbourhood Plan require updating in the New Year. The
Borough Council's Local Plan update will need to progress before a
full review of the Neighbourhood Plan becomes entirely necessary,
and in the meantime it was felt that the Plan is generally still valid,
but that specific elements require amending.**

MEETING ENDED AT: 20:38

SIGNED..... DATE