



MINUTES

PLANNING AND DEVELOPMENT COMMITTEE

Meeting Date: Tuesday 10th January 2023
Location: The Parish Office, The Recreation Ground, Old Basing
Time: 7.30 pm
Members Present: Cllrs. R Doust, M Campbell, P Bloyce, C Butfoy, K Tuck, D Whiter
Members Absent: Cllrs. S Grassi, F Maritan, G Moore
Also Present: Kate Hope (Deputy Clerk), four members of the public

Item No	Item
1.	APOLOGIES FOR ABSENCE Apologies were received from Cllrs S Grassi and G Moore who were at a training course and Cllr F Maritan who had a conflicting meeting.
2.	CONFIRMATION OF MINUTES The Minutes of the Planning & Development Committee Meeting held on Tuesday 13 th December 2022 were agreed to be a true reflection of the events that took place, once the Deputy Clerk had made a minor amendment to item 5.1 to reflect that a training session had been held online rather than in person.
3.	DECLARATIONS OF INTEREST No declarations of interest were declared.
4.	PUBLIC PARTICIPATION SESSION Two members of the public attended the meeting, in relation to item 7.4 and two members of the public attended the meeting in relation to item 7.5
5.	CHAIRMAN'S COMMUNICATIONS No communications were shared.
6.	DECISIONS REACHED BY THE PLANNING AUTHORITY 6.1 22/02862/TENO Proposed telecommunications installation: Proposed 15.0m Phase 8 Monopole C/W wrapround Cabinet at base and associated ancillary works. Land At O/s Ref 465707 153431 Great Binfields Road Lychpit Hampshire. <i>Parish Council OBJECTED at meeting held on 8th November 2022. REFUSED. NOTED.</i> 6.2 22/02899/HSE Side ground floor extension, first floor extension over garage, new side door on side extension, new windows and side door in garage, internal alterations. 10 Norton Ride Lychpit Hampshire RG24 8SF. <i>Parish Council raised NO OBJECTIONS at meeting held on 8th November 2022. GRANTED. NOTED.</i>

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6.3	22/02214/HSE Conversion of a 3 bedroom bungalow to a two storey pitched roof 4 bedroom dwelling house. Demolition of existing detached single garage 9 Byfleet Avenue Old Basing Hampshire RG24 7HD. <i>Parish Council raised NO OBJECTIONS at meeting held on 23rd August 2022.</i> GRANTED. NOTED.
6.4	22/01828/HSE Erection of a garden room/office and installation of decking (retrospective) 11 Daneshill Court Lychpit Basingstoke Hampshire RG24 8AB. <i>Parish Council raised NO OBJECTIONS at meeting held on 23rd August 2022.</i> GRANTED. NOTED.
6.5	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. <i>Parish Council raised NO OBJECTIONS at meeting held on 22nd November 2022.</i> GRANTED. NOTED.
6.6	22/02802/LDPO Erection of shed/workshop 18 Belle Vue Road Old Basing Hampshire RG24 7JU. <i>Parish Council raised NO OBJECTIONS at meeting held on 8th November 2022.</i> GRANTED. NOTED.
6.7	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 (<i>Chamaecyparis Lawsonia</i>) near to the conservatories at 2, Burtons Gardens and 3, Burtons Gardens which has an overbearing effect on both properties. The specialist has proposed to fell the tree to approximately ground level. 2 Burtons Gardens Old Basing Hampshire RG24 7AF. <i>Parish Council raised NO OBJECTIONS at meeting held on 22nd November 2022.</i> RAISE NO OBJECTION. NOTED.
6.8	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. <i>Parish Council REFERRED TO TREE OFFICER at meeting held on 22nd November 2022.</i> RAISE NO OBJECTION. NOTED.
6.9	T/00473/22/TCA Rear Garden - As recommended by arborist (Cedardale) - Reduce taller group of Leyland Cypress in top left

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	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 (<i>Fraxinus excelsior</i>) 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. <i>Parish Council raised NO OBJECTIONS at meeting held on 22nd November 2022.</i> RAISE NO OBJECTION. NOTED.
6.10	T/00466/22/TCA T1 Ash fell to 10ft due to Ash dieback. Browns Farm Cottage Milkingpen Lane Old Basing Basingstoke Hampshire RG24 7DE. <i>Parish Council REFERRED TO TREE OFFICER at meeting held on 22nd November 2022.</i> RAISE NO OBJECTION. NOTED.
6.11	T/00365/22/TPO Tree no 1 - Lime: prune. Tree no 2 - Sycamore: prune. Tree no 3 - Sycamore: prune. Street Record Broadhurst Grove Lychpit Hampshire RG24 8SB. <i>Parish Council raised NO OBJECTION at meeting held on 28th September 2022.</i> GRANTED. NOTED.
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7.	NEW APPLICATIONS
7.1	22/03271/HSE Proposed single storey rear extension and first floor side extension. 5 Priory Gardens Old Basing Hampshire RG24 7DS. NO OBJECTION, but the Deputy Clerk was asked to request that the Case Officer carefully checks and ensures that the fenestrations proposed will match the existing like-for-like, particularly where the property is located within such a strong street scene, within a Conservation Area and where there is reference to such in the Old Basing & Lychpit Neighbourhood Plan.
7.2	22/03379/HSE Proposed Front Garage 27A Lingfield Close Old Basing RG24 7ED. NO OBJECTION.
7.3	22/03332/HSE Rebuild of the entire existing roof structure after fire damage, extension of roof line to accommodate a loft conversion with new rear facing gable end, the insertion of rear facing Juliet balconies, terrace and all associated works. Conversion of garage to studio 16 The Street Old Basing Hampshire RG24 7BW. NO OBJECTION.
7.4	22/03297/ROC Variation of conditions 1 and 3 of 22/00880/HSE to change to external materials, change fenestration details and reinstatement of patio with decking finish The Berries 133 Cavalier Road Old Basing Hampshire RG24 7ES. NO OBJECTION (Councillors voted; four raised no objections, one objected and one abstained from voting).
7.5	22/03411/AGPD Erection of an Agricultural barn at Wildwood Farm Newnham Lane Old Basing Hampshire RG24 7AT (<i>this is</i>

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	<p><i>an application for a determination only as to whether the proposed works constitute permitted development).</i> Although no comment is invited from Statutory Consultees for this application, Councillors asked the Deputy Clerk to submit the following comments to the Local Planning Authority; The Parish Council wishes to express its concerns regarding this application, for which no hardstanding or appropriate vehicular access is currently available. The proposed structure would be located considerably less than the required 400m from any Grade II Listed Properties as a listed barn is located within the Lower Mill Farm neighbouring property. Recent evidence of significant flooding in this local area would suggest that adding any further impermeable surface beyond that already installed upon the natural environment would cause substantially increased water run off which in turn will make Newnham Lane impassable for all traffic and likely affect other structures and dwellings in the area.</p>
8.	MISCELLANEOUS 8.1 To receive an Appeal Decision Notice from the Planning Inspectorate dated 15 th December 2022 (Appeal Ref: APP/H1705/W/22/3306690 - Land Adjacent 1A Pyotts Hill Old Basing Hampshire (21/02502/OUT)). NOTED. 8.2 To consider and agree to comments made by Borough Councillor Kate Tuck in response to the published Annual Monitoring Report of the Old Basing & Lychpit Parish Council's Neighbourhood Plan. NOTED. Councillors agreed with the comments made and wish to add the appropriate necessary rigidity to the Neighbourhood Plan in the updates proposed.
MEETING ENDED AT: 20.45	

SIGNED..... DATE