



MINUTES

PLANNING AND DEVELOPMENT COMMITTEE

Meeting Date:	Tuesday 28 th March 2023
Location:	The Parish Office, The Recreation Ground, Old Basing
Time:	7.30 pm
Members Present:	Councillors Murray Campbell, Peter Bloyce, Charlie Butfoy, Sheena Grassi, Francesca Maritan, Gillian Moore, Kate Tuck
Members Absent:	Councillor Roger Doust
Also Present:	Kate Hope (Deputy Clerk)

Item No	Item
1.	APOLOGIES FOR ABSENCE Apologies were received from Councillor Doust.
2.	Councillor Doust's resignation from the Planning & Development Committee was noted, with many thanks for his contribution to the Committee.
3.	ELECTION OF CHAIR AND VICE-CHAIR Councillor Campbell (nominated by Councillor Bloyce) was elected as Chair and Councillor Bloyce (nominated by Councillor Campbell) was elected as Vice-Chair.
4.	AMENDED TERMS OF REFERENCE The Chair explained to those present that the amended Terms of Reference had been drafted with the aim of improving the efficiency with which planning matters are dealt with by the Committee. He proposed that meetings could be reduced to one per month and that 'non-controversial' matters could be considered by the Chair and Vice-Chair (with the Deputy Clerk present), and decisions agreed with the rest of the Committee via email, before submission to the Local Planning Authority to save time at Committee meetings. Councillor Bloyce agreed with the proposal and added that a similar approach had worked very successfully in the past. Councillor Maritan had reservations regarding the public's expectation of the Planning & Development Committee's authority over applications and Councillor Butfoy and she suggested that members of the public who attend meetings should be reminded that they must also submit comments to the Local Planning Authority directly, as well as the Parish Council. The amended Terms of Reference for the Planning & Development Committee were unanimously agreed. The Deputy Clerk was asked to add a paragraph to future Agendas and Minutes which reminds readers that the Parish Council is acting as a Statutory Consultee and that Basingstoke & Deane Borough

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	Council makes final decisions on all planning applications and therefore all comments made to the Parish Council should be submitted to the planning portal for consideration by the Planning Authority.
5.	CONFIRMATION OF MINUTES The Minutes of the Planning & Development Committee Meeting held on Tuesday 14 th March 2022 were agreed to be an accurate reflection of the events which took place.
6.	DECLARATIONS OF INTEREST No declarations of interest were received.
7.	PLANNING RESPONSE The Minutes of the Planning Response Sub-Committee meeting held on 14 th March 2023 were agreed to be an accurate reflection of the events which took place.
8.	PUBLIC PARTICIPATION SESSION No members of the public were in attendance.
9.	CHAIRMAN'S COMMUNICATIONS No communications were received.
10.	DECISIONS REACHED BY THE PLANNING AUTHORITY 10.1 23/00332/HSE Amendments to approved REF: 22/01853/HSE. Proposed rendered front elevation and adjustment of approved bow to flush window. Amended roof from approved proposal 22/02518/HSE (Part retrospective) 127 Cavalier Road Old Basing Hampshire RG24 7ES. <i>Parish Council raised NO OBJECTIONS at meeting held on 28th February 2023.</i> GRANTED. NOTED.
11.	NEW APPLICATIONS 11.1 23/00460/FUL Demolition of existing agricultural building and replacement with a new agricultural building Doe Farm Newnham Lane Old Basing Hampshire RG24 7AT. OBJECTION , due to the negative impact that the proposed structure would have on the local landscape. The proposed structure would be exposed and out of character. Furthermore, the Committee noted that a new hard standing and new track would cause significant stress on drainage in the vicinity. The proposed barn would be located too close to the Gravelly Bottom Copse SINC and ancient woodland. The drawings of the barn were insufficient and difficult to decipher – it looked like there were windows down one side of the barn, which would be entirely inappropriate. 11.2 23/00647/FUL Change of use to first floor from Office (Use Class E) to a residential 2no bedroom flat (Use Class C3) with external changes to fenestration Eagle House 69 The Street Old Basing Hampshire RG24 7BY. NO OBJECTION . The Deputy Clerk was asked to clarify, further to a comment of objection raised by a neighbouring resident, whether the window in

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	<p>question can be seen out of from the stairwell and, if so, amend the application to install obscured glass on this window only?</p>
11.3	<p>23/00560/HSE Erection of external stairs to existing garage 44 Hatch Lane Old Basing Hampshire RG24 7EB. OBJECTION, due to loss of privacy and overlooking of neighbouring property. Members noted that a business is being run from this address and that the application should be amended to account for the change of class for this building. Councillors would like the Case Officer to clarify whether the glass doors which have been installed on one side are compliant with the categorization of this building as a ‘garage’ (no variations of conditions were submitted following the originally approved application to account for these).</p>
11.4	<p>23/00619/ROC Variation of condition 1 of Application Reference Number: 19/03097/FUL- Installation of energy storage development enclosed with 2.43 metre high fence. Revised technically designed installation layout. Basingstoke Power Generation Plant Basing Road Old Basing Basingstoke Hampshire RG24 7AL. OBJECTION. Further to previous objections submitted for this proposal (as referenced in the Parish Council’s response to an application for the same location, ref 21/02412/FUL), the Council objects to the inappropriate juxtaposition of this application to the East Basingstoke Natural Environment Management Plan and the crucial strategic gap which it represents in this green area with a rural nature. The Council also objected to the impact such a proposal would have on the new housing development which will see a dramatic change in outlook when faced with many large containers on sloping land that no tree cover will sufficiently disguise – and the noise obtrusion which will result. The Council expressed concerns regarding the run-off from this proposed facility especially. Run-off will flow straight into the water course.</p> <p>In addition to the above concerns, the new proposals appear to be significantly amended from that previously granted and the Councillors would wish to object to the following NEW issues;</p> <ul style="list-style-type: none">- The footprint of the site seems to have changed without explanation – why is the area now substantially larger than first suggested?- The fencing materials indicated in the new proposals are out of keeping and unsympathetic to the local area.- Five tall CCTV masts have been added to the proposal which were previously not included – these are intrusive and not appropriate to the local rural scene.- What is the ‘sump’ which is indicated on the new plans?

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	<p>In conclusion, these are not minor amendments and significantly change the previously granted plans, so the Council would ask that a new planning application is submitted so that the material changes can be considered appropriately.</p> <p>11.5 23/00597/VLA Variation of paragraph 14.5.5 of the Section 106 agreement attached to planning permission 17/02846/OUT to amend the trigger for the completion of the kickabout area from occupation of 50% of the dwellings to 75% of the dwellings Land At 465598 152817 Swing Swang Lane Basingstoke Hampshire. NO OBJECTION.</p>
12.	AMENDED APPLICATIONS
12.1	<p>23/00174/HSE Proposed Double-Storey Side and Single-Storey Rear Extensions and Porch that Includes the Demolition of Existing Garage, Conservatory and Porch. Cambrian Newnham Lane Old Basing Hampshire RG24 7AT. <i>Amended plans received, removing the first floor rear extension and extended the depth of the double-storey side/front extension slightly - the new drawings are very similar to the previously approved application (21/03385/HSE).</i> NO OBJECTION (6 votes of no objection, 1 vote of objection, due to loss of light/amenity for neighbouring property).</p>
13.	MISCELLANEOUS
13.1	<p>To agree Parish Council’s submission to Hampshire County Council in response to the Draft Guidance on Planning Obligations and Infrastructure Requirements. Some Councillors had read the relevant sections of the report. Councillor Bloyce had reviewed the section relating to Highways & Transport, and had determined that due to the impending release of Local Transport Plan 4, the relevant parts of the review would become obsolete and there was no need to submit a response. Councillor Tuck had reviewed the Countryside, Public Rights of Way & Green Infrastructure section (amongst others) and will submit a response as a Borough Councillor. Councillors did not feel that any further response was necessary.</p>
MEETING ENDED AT: 8.40pm	

SIGNED..... DATE