



MINUTES

PLANNING AND DEVELOPMENT COMMITTEE

Meeting Date: Tuesday 23rd May 2023
Location: The Parish Office, The Recreation Ground, Old Basing
Time: 7.30 pm
Members Present: Cllrs. Peter Bloyce, Kate Tuck, Charlie Butfoy, Murray Campbell, Gillian Moore, Sheena Grassi
Members Absent: None
Also Present: Kate Hope (Deputy Clerk)

Item No	Item
1.	TO ELECT A CHAIRMAN AND VICE-CHAIRMAN Cllr. Murray Campbell was elected as Chairman and Cllr. Charlie Butfoy was elected as Vice Chairman. Members were in unanimous agreement for both appointments.
2.	APOLOGIES FOR ABSENCE No apologies were recorded.
3.	CONFIRMATION OF MINUTES To confirm the Minutes of the Planning & Development Committee Meeting held on Tuesday 25 th April 2023.
4.	TO REVIEW AND AGREE THE TERMS OF REFERENCE FOR THE PLANNING & DEVELOPMENT COMMITTEE The Terms of Reference for the Planning & Development Committee were agreed unanimously.
5.	DECLARATIONS OF INTEREST No declarations of interest were made.
6.	PLANNING RESPONSE The Chair noted that Cllr Alan Renwick (Chair of the OBLEC working group) is no longer a member of this Committee. The Chair confirmed that he would keep in close communication with the OBLEC group and report back to this Committee on their behalf. A Heritage Report is in progress; a local expert has been identified to proofread the draft copy, which is due for completion in 2/3 weeks. A Zone of Visual Influence report is also being commissioned, which it is hoped that SOLVE will cover the costs of. The Chair will provide Cllr Peter Bloyce with further background information to support the need/content of the ZVI report for the SOLVE Committee to review.
7.	PUBLIC PARTICIPATION SESSION No members of the public attended the meeting.
8.	CHAIRMAN'S COMMUNICATIONS 8.1 Application 23/00067/HSE for a proposed double storey side extension to replace existing garage, proposed single storey rear extension and timber pergola structure at 93 Cavalier Road has been targeted for the next Development Control Committee meeting. Cllr Murray Campbell agreed to attend the meeting to represent the Parish Council's views to the Borough Councillors.

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8.2	There will be a Neighbourhood Plan Update meeting on 7 th June at the Parish Office. Cllr Campbell asked that the Deputy Clerk add a section to future agendas for any matters relating to the Neighbourhood Plan Update to be raised at this Committee.
8.3	The Chair noted that the Ecchinswell, Sydmonton and Bishops Green Neighbourhood Plan (2022-2039) and the updated Burghclere Neighbourhood Plan (2022-2029) (as modified 2022) were ‘made’ by Basingstoke & Deane Borough Council on 18 May 2023.
8.4	Members were given the opportunity to attend the SLCC Planning Summit in July 2023. The Chair and the Deputy Clerk will attend and inform Committee of any meaningful outcomes.
9.	DECISIONS REACHED BY THE PLANNING AUTHORITY
9.1	NOTICE OF EXEMPT WORK TO PROTECTED TREES Proposal: Fell 1 Diseased/dead/Dying Cherry tree AT 30 Milkingpen Lane, Old Basing, Basingstoke. NOTED.
9.2	23/00460/FUL Demolition of existing agricultural building and replacement with a new agricultural building Doe Farm Newnham Lane Old Basing Hampshire RG24 7AT. <i>Parish Council</i> OBJECTED at meeting held on 28 th March 2023. GRANTED. NOTED.
9.3	23/00341/HSE Conversion of loft to allow for additional living space including alterations to roof and construction of 4 no. dormers. Erection of a single storey front extension. Moor View Bartons Lane Old Basing Hampshire RG24 8AN. <i>Parish Council</i> raised NO OBJECTIONS at meeting held on 14 th March 2023. GRANTED. NOTED.
9.4	T/00140/23/TCA Removal of conifer hedge, replace with fencing, raised bed and pleached hornbeam trees. 5 Priory Gardens Old Basing Hampshire RG24 7DS. <i>Parish Council</i> referred a decision to the Tree Officer using delegated powers. GRANTED. NOTED.
10.	COMMENTS SUBMITTED TO PLANNING AUTHORITY SINCE LAST COMMITTEE MEETING
10.1	T/00153/23/TCA Address: 2, Priory Gardens, Old Basing, Basingstoke, RG24 7DS Tree Info Ref: T1 Species: Yew Existing Spread (m): 10, 10, 10, 10 Finished Spread (m): 8, 8, 8, 8 Existing Height: 11m Finished Height: 9m Crown Lift (m) - Finished Height above ground: 3m Maximum Pruning cut diameter: 50cm Other Work & Further Information: pruning of the Yew tree has not been done since at least 2018. Proposed Replacement tree species: NA Reason: Reduce spread and height of the Yew tree as it encroaches on neighbours back garden and overhangs the fence into an alleyway where cars are parked. 2 Priory Gardens Old Basing Hampshire RG24 7DS. <i>Parish Council</i> referred a decision to the Tree Officer. NOTED.
10.2	T/00159/23/TCA Tree works to include felling and coppicing. 2 Swingbridge Cottages Redbridge Lane Old Basing Hampshire RG24 7HB. <i>Parish Council</i> referred a decision to the Tree Officer. NOTED.
11.	AMENDED APPLICATIONS
11.1	23/00560/HSE Erection of an enclosed external stairs to existing garage. 44 Hatch Lane Old Basing Hampshire RG24 7EB (<i>Amended plans received showing that the staircase will be enclosed and repositioned.</i>) NO OBJECTION, but Councillors asked the Deputy Clerk to refer the Case Officer back to its previous comments

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	regarding the classification of the building and the use of glass along one wall.
12.	NEW APPLICATIONS
12.1	23/00896/FUL Erection of 1 no. dwelling with ancillary car parking and amenity space and other associated infrastructure following removal of existing menage Doe Farm Newnham Lane Old Basing Hampshire RG24 7AT. NO OBJECTION, but given that this is a biodiversity opportunity area, Councillors asked that the application work towards significantly more than a 10% biodiversity net gain when the work is completed.
12.2	23/01081/HSE Erection of two storey side and single story rear extensions, a conservatory and a new 2m high garden wall 6 Pyotts Hill Old Basing Hampshire RG24 8AR. OBJECTION, due to overdevelopment and inappropriate use of materials (in accordance with the Village Design Statement's Materials Guidelines #1), which will cause an adverse impact on the local street scene, where all surrounding properties have been rendered.
12.3	23/00913/HSE Single storey side extension 20 The Street Old Basing Hampshire RG24 7BW. NO OBJECTION.
12.4	23/00489/RET Erection of a carport The Bungalow 1A Lingfield Close Old Basing Basingstoke Hampshire RG24 7ED. OBJECTION, due to structure being out of keeping with local street scene.
12.5	23/01133/FUL Erection of 32 dwellings including affordable homes, demolition of Redlands House and associated buildings, vehicular access off the approved Phase 1 development, pedestrian links to Phases 1 and 2, open space, SuDS, underground foul pumping station, and associated landscaping including minor earthworks for drainage infrastructure (to be known as Phase 3). Land At Redlands Phase 3 Reading Road Sherfield-on-loddon Hampshire (<i>comments to be submitted as a neighbouring Parish</i>). OBJECTION. It was noted by Councillors that the application site is already classified as brownfield, due to existing buildings located upon it. Neighbouring 'Phase 2' site was objected to vehemently by all neighbouring parish councils, the Case Officer and the Development Control Committee, but the Inspectorate granted permission at appeal due to lack of a five year housing land supply. However, Councillors still find it necessary to object to the application, due to its extremely close proximity to the local Sewerage Treatment Works and the effects of the smell, which is often emitted from this plant into the wider area, being detrimental to any future potential residents' health and well-being, Councillors further explained that it cannot be helped that a Sewerage Treatment Works would emit foul odours, but that it cannot be plausible to build houses beside such a site knowing full-well that the smells will be a frequent issue for residents of those dwellings. On page 66 of the Air Quality and Odour Assessment, the image clearly demonstrates that over a third of the entire site will have more than 3 oue/m3, which is indicated as being 'at risk of odour impact', and that the risk of impact/complaint increases

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	<p>further still if the odour releases coincide with the wind blowing in the direction of the proposed dwellings. If particles should be contained within such odour releases are ingested by local residents, they are at further risk of health complications. The need for a pumping station within the development further concerned the Councillors, who feel that this is a clear indicator of the issues of developing this particular site - reminiscent of other problematic developments in the Ward which have experienced significant drainage issues following completion of build.</p>
MEETING ENDED AT: 8.25pm	

SIGNED..... DATE