



MINUTES

PLANNING AND DEVELOPMENT COMMITTEE

Meeting Date:	Tuesday 27 th June 2023
Location:	The Parish Office, The Recreation Ground, Old Basing
Time:	7.30 pm
Members Present:	Cllrs. Murray Campbell, Charlie Butfoy, Peter Bloyce, Sheena Grassi, Gillian Moore, Kate Tuck
Members Absent:	None
Also Present:	Kate Hope (Deputy Clerk), five members of the public (one of whom arrived at 19.50)

Item No	Item
1.	APOLOGIES FOR ABSENCE No apologies were received.
2.	CONFIRMATION OF MINUTES The Minutes of the Planning & Development Committee Meeting held on Tuesday 23 rd May 2023 were agreed to be a true representation of the events which took place. It was noted that, contradictorily to that stated in item 8.1, Councillor Murray Campbell did not attend the Development Control Committee meeting and Councillor Gillian Moore attended in his place, to represent the Parish Council.
3.	DECLARATIONS OF INTEREST No declarations of interest were received.
4.	PLANNING RESPONSE The Heritage Report is being finalized by the Planning Consultants. SOLVE have approved a VIS Report which will now be produced. All other documentation is complete and ready to submit in response to Regulation 18 when announced by the Borough Council. OBLEC are now working on some biodiversity reports to further enhance the collection of materials prepared.
5.	NEIGHBOURHOOD PLAN UPDATE Representatives of the Neighbourhood Plan Working Group have met with one potential Consultant and will be meeting another on 28 th June. The representatives will then recommend their preferred Consultancy Firm to the Full Parish Council at its next meeting. Working Group members are finalising their views on the objectives and policies, ready for the Consultants to begin preparing the update.
6.	PUBLIC PARTICIPATION SESSION Members of the public attended in relation to items 10.1 and 10.4 – their comments have been recorded under those respective items.
7.	CHAIRMAN'S COMMUNICATIONS No communications were reported.

**OLD BASING & LYCHPIT PARISH COUNCIL
MINUTES
PLANNING AND DEVELOPMENT COMMITTEE**

Item No	Item
8.	DECISIONS REACHED BY THE PLANNING AUTHORITY
8.1	23/00067/HSE Proposed double storey side extension to replace existing garage. Proposed single storey rear extension and timber pergola structure. 93 Cavalier Road Old Basing Hampshire RG24 7ER. <i>Parish Council OBJECTED at meeting held on 24th January 2023. GRANTED. NOTED.</i>
8.2	23/00560/HSE Erection of enclosed external stairs to existing garage. 44 Hatch Lane Old Basing Hampshire RG24 7EB. <i>Parish Council OBJECTED at meeting held on 28th March 2023, but raised NO OBJECTIONS to revised application at meeting held on 23rd May 2023. GRANTED. NOTED.</i>
8.3	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. <i>Parish Council raised NO OBJECTIONS at meeting held on 22nd November 2022. GRANTED. NOTED.</i>
8.4	23/00982/CONS Repairs Phase 2, East Boundary Wall to 16th Century Roadside Boundary Wall, Between Grange Farm and Sopers Row Case officer: Tim Felstead HCC Reference: HCC/2023/0217 Grange Farm The Street Old Basing Basingstoke Hampshire RG24 7BH. <i>Parish Council raised NO OBJECTIONS at meeting held on 25th April 2023. GRANTED. NOTED.</i>
8.5	T/00177/23/TCA Fell 1 Poplar (6 Sopers Row). Sopers Row The Street Old Basing Hampshire. <i>Parish Council referred a decision to the Tree Officer. RAISE NO OBJECTION. NOTED.</i>
8.6	T/00159/23/TCA Tree works to include felling and coppicing. 2 Swingbridge Cottages Redbridge Lane Old Basing Hampshire RG24 7HB. <i>Parish Council referred a decision to the Tree Officer. RAISE NO OBJECTION. NOTED.</i>
8.7	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 referred a decision to the Tree Officer. RAISE NO OBJECTION. NOTED.</i>
8.8	T/00194/23/TCA T1 Alder: Fell (dead). T2 Ash: Fell (advanced die-back)/ 8 Paddock Fields Old Basing Basingstoke Hampshire RG24 7DB. <i>Parish Council referred a decision to the Tree Officer. RAISE NO OBJECTION. NOTED.</i>
8.9	T/00182/23/TCA The tree is a Leyland Cypress (T1 on plan) that measures 10-12 meters high, 4 meters wide at the widest point. The first 6 meters of the trunk have no branches due to other surrounding trees (mainly Hawthorns). Due to other surrounding trees this looks out of place and grown to a height which is blocking sunlight to us and our neighbours (who have also asked for this tree

**OLD BASING & LYCHPIT PARISH COUNCIL
MINUTES
PLANNING AND DEVELOPMENT COMMITTEE**

Item No	Item
	to be reduced). As there are other surrounding trees the Leyland will not be replaced. 18 Priory Gardens Old Basing Hampshire RG24 7DS. <i>Parish Council referred a decision to the Tree Officer.</i> RAISE NO OBJECTION. NOTED.
8.10	T/00204/23/TCA T1: Silver Birch: reduce lowest limb extending over garden by a maximum of 1.5m T2 & T3 Plums: Crown lift to a maximum of 3m and reduce back lateral limbs on the Northern side over the summer house by a maximum of 2m. T4 Ash: Crown lift to a maximum of 3m Chapel View House 66A The Street Old Basing Hampshire RG24 7BY. <i>Parish Council referred a decision to the Tree Officer.</i> RAISE NO OBJECTION. NOTED.
8.11	T/00170/23/TCA 2 trees to be reduced and reshaped as per annotated photo 1 tree to be removed due to being confirmed as being dead. Chapel View House 66A The Street Old Basing Hampshire RG24 7BY. APPLICATION WITHDRAWN. NOTED.
9.	COMMENTS SUBMITTED TO PLANNING AUTHORITY SINCE LAST COMMITTEE MEETING
9.1	23/01372/ADV 1no. non-illuminated Totem sign with printed ACM fitted to 2no. 114mm dia grey steel posts. Land At 465598 152817 Swing Swang Lane Basingstoke Hampshire. NO OBJECTION. NOTED.
9.2	23/01217/LBC Variation of Condition 1 of 21/02992/LBC - Addition of a first-floor balcony including increasing size of an existing window opening. Change balcony vertical guarding for posts as detailed in submitted drawings. Lower Mill Newnham Lane Old Basing Hampshire RG24 7AT. NO OBJECTION. NOTED.
9.3	23/01458/HSE Erection of a first-floor extension, alterations to frontage and completion of single storey rear extension (Amendment to scheme granted under 20/03346/HSE) 52 Hatch Lane Old Basing Hampshire RG24 7EB. NO OBJECTION. NOTED.
9.4	23/01404/HSE Erection of a replacement conservatory 16 Broadhurst Grove Lychpit Hampshire RG24 8SB. NO OBJECTION. NOTED.
10.	NEW APPLICATIONS
10.1	23/01454/FUL Erection of 1 no. two bedroom dwelling to existing side garden of 10 Dewpond Walk 10 Dewpond Walk Lychpit Hampshire RG24 8RZ. Three members of the public voiced their concerns regarding this application, including explaining that the original developer had initially included two further dwellings at the end of the cul-de-sac, but had been unable to obtain permission to build them due to high pressure gas lines running under the plots. It was explained that there is a mains sewer located beneath the unadopted road which services these properties, to which any heavy goods vehicles will likely cause extensive damage due to its current condition. Further concerns were expressed with regards to how utilities will be fed to the proposed dwelling, how much irreversible damage could be done to the neighbouring tree line and local biodiversity, and that the break in the building line would upset the aesthetics of the local street scene. Councillors went on to discuss, and agree with, the points raised by the member of the public. Although there is a need for properties

**OLD BASING & LYCHPIT PARISH COUNCIL
MINUTES
PLANNING AND DEVELOPMENT COMMITTEE**

Item No	Item
	<p>such as this in the parish, it was agreed that this is not a suitable location for development.</p> <p>OBJECTION, due to overdevelopment, increase of traffic, and the infringement of privacy caused to neighbouring properties by the proposed new dwelling. Furthermore, any disturbance to the adjacent 'nature route' and its biodiversity would be exceptionally detrimental to the local environment.</p> <p>10.2 23/01260/HSE Erection of single storey side extension and first floor extension to existing garage and conversion to additional living space. 1 Dickens Lane Old Basing Basingstoke Hampshire RG24 7JB. NO OBJECTION.</p> <p>10.3 23/01375/HSE Erection of a garden room 50 Hatch Lane Old Basing Basingstoke Hampshire RG24 7EB. NO OBJECTION.</p> <p>10.4 23/01384/HSE First Floor rear extension with new pitched roof. 39 Blenheim Road Old Basing Hampshire. Two members of the public presented their opinions on this application to those present. The Deputy Clerk also read out a statement from a neighbouring resident who was unable to attend the meeting. Having discussed the history of this property, members agreed that they would submit their OBJECTION to these plans, as the proposals are too large for the plot and will cause significant overdevelopment, as well as a detrimental effect on neighbouring properties due to overlooking and loss of privacy.</p> <p>10.5 23/00014/HSE Erection of an outbuilding 14 The Street Old Basing Basingstoke Hampshire RG24 7BW. OBJECTION, due to the detrimental impact on the local street scene in such a significant part of the Conservation Area, which would be out of keeping with the aesthetics of the view from The Street as it stands. In line with Local Plan policy EM10.2, the Councillors did not feel that this proposal would respect the local environment and amenities of neighbouring properties in accordance with many of the stated principles.</p>
11.	MISCELLANEOUS ITEMS
11.1	To receive the draft Statement of Community Involvement (updated 2023) from Basingstoke & Deane Borough Council and agree on an appropriate response from the Parish Council to the Public Consultation (for submission before 21 st July 2023). Members thanked Councillor Gill Moore for preparing a draft response to the Consultation and agreed that Councillor Charlie Butfoy would review the wording and circulate a further version to the Committee. It was agreed that the Deputy Clerk could submit the response once Councillors had confirmed they were happy with the final version via email.
MEETING ENDED AT: 8.25pm	

SIGNED..... DATE