



## MINUTES

### PLANNING AND DEVELOPMENT COMMITTEE

<b>Meeting Date:</b>	Tuesday 22 <sup>nd</sup> August 2023
<b>Location:</b>	The Parish Office, The Recreation Ground, Old Basing
<b>Time:</b>	7.30 pm
<b>Members Present:</b>	Cllrs. Murray Campbell, Charlie Butfoy, Peter Bloyce, Sheena Grassi
<b>Members Absent:</b>	Cllr. Kate Tuck
<b>Also Present:</b>	Cllr. Roger Doust, Kate Hope (Deputy Clerk) and two members of the public.

Item No	Item
1.	<b>APOLOGIES FOR ABSENCE</b> Apologies were received from Cllr. Kate Tuck.
2.	<b>CONFIRMATION OF MINUTES</b> The Minutes of the Planning & Development Committee Meeting held on Tuesday 25 <sup>th</sup> July 2023 were agreed to be an accurate record of the events which took place.
3.	<b>DECLARATIONS OF INTEREST</b> No declarations of interest relevant to items on this Agenda were declared, however it was noted that Cllr. Butfoy had submitted a neighbour comment to the planning portal in relation to item 10.1, as a member of the public.
4.	<b>PLANNING RESPONSE</b> The Chairman reminded those present that Basingstoke & Deane Borough Council will be holding a meeting of the Economic, Planning and Housing Committee on Thursday 7 <sup>th</sup> September 2023 at 6.30pm. OBLEC intends to make a representation at this meeting and is working to encourage local residents to attend to reject extensive development planning in the countryside surrounding the parish.
5.	<b>NEIGHBOURHOOD PLAN UPDATE</b> <b>5.1</b> The appointment of ET Planning to support the Parish Council with the production of the updated Neighbourhood Plan for submission to the Borough Council, based on the recommendation of the Neighbourhood Plan Update working group, was agreed unanimously. <b>5.2</b> Those present noted receipt of the notes from the Neighbourhood Plan working group meetings held on: <b>5.2.1</b> 11 <sup>th</sup> January 2023 <b>5.2.2</b> 15 <sup>th</sup> February 2023 <b>5.2.3</b> 15 <sup>th</sup> March 2023 <b>5.2.4</b> 12 <sup>th</sup> April 2023 <b>5.2.5</b> 10 <sup>th</sup> May 2023 <b>5.2.6</b> 7 <sup>th</sup> June 2023 <b>5.2.7</b> 5 <sup>th</sup> July 2023 <b>5.2.8</b> 2 <sup>nd</sup> August 2023.

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6.	<p><b>PUBLIC PARTICIPATION SESSION</b> Two members of the public attended the meeting, in relation to item 10.2.</p>
7.	<p><b>CHAIRMAN’S COMMUNICATIONS</b> The Chairman noted that a trail of emails between the Clerk and a representative of Winslade Parish Meeting had been shared with the Committee members in advance of the meeting, in relation to item 10.2. Those present acknowledged receipt of this information.</p>
8.	<p><b>DECISIONS REACHED BY THE PLANNING AUTHORITY SINCE LAST MEETING</b> All decisions reached by Basingstoke &amp; Deane Borough Council on previous applications (appendix A) were noted by the Committee.</p>
9.	<p><b>TO AGREE COMMENTS SUBMITTED TO PLANNING AUTHORITY SINCE LAST COMMITTEE MEETING</b></p> <p>9.1 <a href="#">23/01800/HSE</a>   Construction of first floor extension.   59 Belle Vue Road Old Basing Hampshire RG24 7JW. NO OBJECTION. <b>NOTED.</b></p> <p>9.2 <a href="#">23/01838/HSE</a>   Ground floor rear and first floor side extension   4 The Mead Old Basing Hampshire RG24 7DT. NO OBJECTION. <b>NOTED.</b></p> <p>9.3 <a href="#">T/00300/23/TCA</a>   Fell 1 Ash tree.   3 Milkingpen Lane Old Basing Basingstoke Hampshire RG24 7DD. REFER TO TREE OFFICER. <b>NOTED.</b></p>
10.	<p><b>TO CONSIDER NEW APPLICATIONS RECEIVED SINCE LAST MEETING</b></p> <p>10.1 <a href="#">23/01768/RET</a>   Retrospective permission for change of use of parcel of land to the east of the host dwellinghouse to residential use and the retention of a 1.94m high fence located South of the Public Footpath   4 Little Binfields Chineham Hampshire RG24 8UA. <b>OBJECTION (unanimous), due to the negative impact of the change of use of the parcel of land and the 1.94m high fence on the street scene and the implications of such adjustments on local biodiversity. There was no evidence of a biodiversity statement to back up the claims that the proposals would have no impact on local biodiversity and in fact, it was felt that the high fence has created a total biodiversity barrier and marginalised the local habitat. The changes are in contravention of the Neighbourhood Plan and the Village Design Statement, which specifically states “the integrity of open spaces with particular biodiversity or environmental features should be retained” and “housing groups should be set within a framework based upon trees and hedgerows that form the boundaries of the site”. Lychpit was carefully designed to juxtapose housing with green space and the reclassification of such a significant – and prominent - pocket of vegetation is unacceptable.</b></p> <p>10.2 <a href="#">17/03487/FUL</a>   Construction of a new Motorway Service Area to comprise an amenity building, lodge, drive thru coffee unit, associated car, coach, motorcycle, caravan, HGV and abnormal load</p>

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	<p>parking, and a fuel filling station with retail shop, together with alterations to the adjoining roundabout on the M3 and slip roads to form an access point and works to the highway. Provision of landscaping, infrastructure and ancillary works   Land Adjacent To Junction 6 M3 Basingstoke Hampshire. <b>Two members of the public presented their objections to the proposals. One of those individuals represented Newnham Parish Council, who wish to support Old Basing &amp; Lychpit Parish Council in its efforts to prevent this application’s success.</b></p> <p><b>Those present unanimously agreed to OBJECT to the amended application, for those reasons previously provided to the Planning Authority. The Deputy Clerk requested that a final response statement was prepared after the meeting and agreed by all Committee members via email before submission, which was agreed as the best course of action.</b></p>
10.3	<p><a href="#">23/01919/FUL</a>   Proposed trackside wifi installation: 6m high street pole and ancillary works.   Land South Of Western Railways Track Near Water End Lane Water End Old Basing Hampshire. <b>NO OBJECTION, but Councillors have asked that the Case Officer considers disguising the masts as trees given the rural location of these erections.</b></p>
10.4	<p><a href="#">23/01916/FUL</a>   Proposed trackside wifi installation: 6m high pole and ancillary works   Land At OS Ref 467647 153184 (near Frog's Castle) Newnham Lane Old Basing Hampshire. <b>NO OBJECTION, but Councillors have asked that the Case Officer considers disguising the masts as trees given the rural location of these erections.</b></p>
10.5	<p><a href="#">23/01917/FUL</a>   Proposed trackside wifi installation: 6m high pole and ancillary works   Land North Of Hampshire Clinic Basing Road Old Basing Hampshire. <b>NO OBJECTION, but Councillors have asked that the Case Officer considers disguising the masts as trees given the rural location of these erections.</b></p>
10.6	<p><a href="#">23/01977/FUL</a>   Erection of 1 no. dwelling following demolition of existing dwelling and outbuildings.   35 Pyotts Hill Old Basing Hampshire RG24 8AP. <b>NO OBJECTION (three votes for not objecting, one vote to object), but the Deputy Clerk was asked to ensure that the Conservation Officer is asked to comment on the application as it sits within the Conservation Area.</b></p>
<b>MEETING ENDED AT 8.28pm</b>	

SIGNED..... DATE .....