



## MINUTES PLANNING AND DEVELOPMENT COMMITTEE

<b>Meeting Date:</b>	Tuesday 21 <sup>st</sup> May 2024
<b>Location:</b>	The Parish Office, The Recreation Ground, Old Basing
<b>Time:</b>	7.30pm
<b>Members Present:</b>	Cllrs. Murray Campbell, Peter Bloyce, Kate Tuck
<b>Members Absent:</b>	Cllrs. Alan Renwick, Roger Doust, Charlie Butfoy
<b>Also Present:</b>	Kate Hope (Deputy Clerk), four members of the public

Item No	Item
1.	<b>TO ELECT A CHAIRMAN AND VICE-CHAIRMAN</b> Cllr Charlie Butfoy was elected as Chair and Cllr Peter Bloyce was elected as Vice Chair. Those present were in unanimous agreement for both appointments.
2.	<b>APOLOGIES FOR ABSENCE</b> Apologies were <b>received</b> from Cllrs. Alan Renwick and Charlie Butfoy who were on holiday, and Cllr Roger Doust who had another commitment.
3.	<b>CONFIRMATION OF MINUTES</b> The minutes of the Planning & Development Committee meeting held on Tuesday 26 <sup>th</sup> March 2024 were <b>agreed</b> as a true representation of the events which took place.
4.	<b>TO REVIEW AND AGREE THE TERMS OF REFERENCE FOR THE PLANNING &amp; DEVELOPMENT COMMITTEE</b> The Terms of Reference were <b>agreed</b> and <b>adopted</b> .
5.	<b>DECLARATIONS OF INTEREST</b> No declarations of Interest were made.
6.	<b>PLANNING RESPONSE</b> <b>6.1</b> Notes from the OBLEC working group meeting held on 14 <sup>th</sup> March 2024 and 12 <sup>th</sup> April 2024 were <b>received</b> and <b>noted</b> . <b>6.2</b> Cllr Campbell reported that the OBLEC group remains in touch, but work is lighter until any further updates regarding the Local Plan are given. Having noted the excellent biodiversity work done by the OBLEC group, Cllr Tuck pointed out that the Parish Council should now be thinking about the impact of all of its decisions on the biodiversity of the area, given it has a statutory duty to do so (under the 2021 Environment Act).
7.	<b>NEIGHBOURHOOD PLAN UPDATE</b> <b>7.1</b> Notes from the Neighbourhood Plan working group meeting held on 17 <sup>th</sup> April 2024 were <b>received</b> and <b>noted</b> . <b>7.2</b> Cllr Campbell explained that a meeting with ET Planning has been postponed, but the Neighbourhood Plan working group will meet soon after that has been rescheduled and taken place. Work is in progress to prepare some new Local Green Space applications for consideration by the Borough Council.
8.	<b>PUBLIC PARTICIPATION SESSION</b> The members of public who attended wished to discuss item 12.1 and offered their opinions to those present on this matter.
9.	<b>CHAIRMAN'S COMMUNICATIONS</b> The Chair asked those present to consider an urgent tree application ( <a href="#">T/00238/24/TCA</a> ) which required a response due to the poor condition of the tree. Those present asked the Deputy Clerk to respond on the Council's behalf use delegated powers and refer a decision to the Tree Officer.
10.	<b>DECISIONS REACHED BY THE PLANNING AUTHORITY SINCE LAST MEETING</b>

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

Item No	Item
	All decisions reached by Basingstoke & Deane Borough Council on previous applications (appendix A) were <b>received</b> and <b>noted</b> .
<b>11.</b>	<b>COMMENTS SUBMITTED TO PLANNING AUTHORITY SINCE LAST COMMITTEE MEETING</b> All comments which have been submitted to Basingstoke & Deane Borough Council since the Planning & Development Committee Meeting held on 27 <sup>th</sup> February 2024 (appendix B) were <b>received</b> and <b>noted</b> .
<b>12.</b>	<b>TO CONSIDER NEW APPLICATIONS RECEIVED SINCE LAST MEETING</b>
<b>12.1</b>	<a href="#">24/00986/HSE</a>   Conversion of existing loft including removal of existing thatched roof and construction of new tiled roof.   7 The Topiary Lychpit Hampshire RG24 8YX. <b>Four members of the public presented their views on this application to the Committee. Committee members agreed that the Parish Council would respond to OBJECT to this application.</b> <i>Old Basing &amp; Lychpit’s Village Design Statement requires that “Any new development or extension to an existing property, residential or commercial, should blend in with the immediate surroundings in that particular part of the settlement. This should be in terms of design and form, scale and materials, and should harmonise with the original features and details of the existing properties and adjacent buildings.” (p16)</i> The proposed alterations will severely negatively impact the local character and rhythm of the award-winning Topiary development’s street scene – particularly the loss of the thatched roof which was referred to in the original design documentation (which states <i>“The entrance to the site – The Approach – is a significant section as it forms the crucial architectural bridge between The Topiary and the existing village of Old Basing. Visible from the main road, the houses are set side on to the development entrance road and feature hedgerows with hawthorn and appropriate plants giving an imposing “gateway” to the other homes beyond. Some of the largest houses are located here with some distinguished by the unusual yet distinctive feature of a traditional thatched roof”</i> ). This property is one of only two houses out of 85 which was designed with this sympathetic and important feature which must be retained. It was further agreed that the proposed alterations would be an overdevelopment of such a pivotal plot within The Topiary.
<b>12.2</b>	<a href="#">24/00850/FUL</a>   Proposed new condenser unit mounted on floor, Relocated existing 3x AC unit mounted on floor and new 2.4m high palisade fence with access gate.   Tesco Express Great Binfields Road Lychpit Hampshire RG24 8TF. <b>Committee members had no objection to the development plans in general, but asked the Deputy Clerk to request that the proposed industrial-style fencing is not used, in favour of a like-for-like replacement of wooden board fencing which would be much more appropriate in this residential location.</b>
<b>MEETING ENDED AT 8.15pm</b>	

SIGNED:.....

DATED:.....