

Minutes of the Planning and Development Committee meeting held on Tuesday the 10th July 7.30pm in the Pavilion Rooms

PRESENT: Cllr. Durman (Chairman) Cllr. Bloyce, Cllr. Fowler; Cllr. Millett

IN ATTENDANCE: Heather Mountford (Deputy Clerk)

1 APOLOGIES FOR ABSENCE.

1.1 Apologies for absence were received from Cllr. Waller.

2. TO CONFIRM THE MINUTES OF THE 12th JUNE.

2.1 The minutes were confirmed as a true and accurate account of events that took place.

3 TO RECEIVE DECLARATIONS OF INTEREST RELEVANT TO ITEMS ON THIS AGENDA.

3.1 None received.

4 PUBLIC PARTICIPATION

4.1 2 members of the public were present. Please see **7.6**.

5 TO RECEIVE ANY ITEMS THE CHAIRMAN WISHES TO LAY BEFORE THE COMMITTEE.

5.1 The chairman commented about the Parish Council decision for the planning committee to monitor any new developments in the Parish for the neighbourhood plan.

6 TO NOTE DECISIONS MADE OR INFORMATION ON APPLICATIONS FROM THE BOROUGH COUNCIL;

6.1 18/01323/HSE; 29 Blenheim Road; Increase roof height to provide additional accommodation at first floor. Single storey front and rear extensions. New porch (as per 17/04244/HSE approved) and single storey side extension to provide verandah. **Approved. Noted**

6.2 18/01232/HSE 2 Bexmoor Way; two storey front and rear extension. Replace single storey rear roof with Mono pitch roof and rooflights. Removal of conservatory. **Approved. Noted**

6.3 18/00712/LBC; The Courtyard at the Lychpit Centre; internal and external alterations associated with a change of use, including the installation of extractor fan with chimney. **Approved. Noted**

6.4 18/00612/FUL; The Courtyard at the Lychpit Centre; Change of use from D1 to A3 uses(café) with ancillary A1(shop) and A5 hot food takeaway uses, including the creation of outside seating area and the installation of extractor fan with chimney. **Approved. Noted.**

6.5 18/01395/HSE; 4 Loyalty Lane Demolition of existing conservatory and erection of single storey rear extension. **Approved. Noted**

7 NEW APPLICATIONS;

7.1 18/01602/RET&18/01603/LBC; Flat3 Old Barn, Church Lane; regularization of amended plans to approved scheme to allow alterations to rear garden room doors and roof lights. **No objection.**

- 7.2 18/01693/HSE; Lyde Mill, Newnham Lane; Erection of first floor extension to existing house and detached double garage. **No comments to make.**
- 7.3 18/01705/HSE; 20 Lingfield Close; conversion and part conversion of garages to living accommodation. **No objection.**
- 7.4 18/01721/HSE; 5 Bexmoor Way; Replacement of existing conservatory roof with replica tiled roof. **No objection.**
- 7.5 18/01627/HSE; 23 Park Lane; Erection of ground floor front and side extensions, and first floor front, side and rear extensions to form a two storey dwelling, and external alterations. **Objection.** No change to the original objections to the plans raised at the beginning of this year. These were as follows;
- 1) Overdevelopment of the site.
 - 2) Out of keeping with surrounding properties and therefore contrary to the village design statement and emerging neighbourhood plan.
 - 3) Loss of amenity to the neighbours, overshadowing and reducing the light to their property.
- 7.6 18/00732/HSE; 28 Priory Gardens; conversion of roof space to additional living accommodation involving extensions to the roof, dormer windows to the front and rear elevations. Amended application plans received changing dormer windows on front elevation to roof lights. Standing orders were suspended to allow members of the public to speak. Standing Orders were reopened and the committee resolved that the amendments will not have an effect on the original objections which still stand.
- They were as follows;
- 1) Not enough parking for an extra bedroom. The plans are inaccurate as they do not show an agreed ground floor extension.
 - 2) Out of keeping with the Street Scene
 - 3) Overshadowing and loss of amenity to the neighbouring property.
 - 4) Overdevelopment of the plot due to the sheer bulk of the proposed extension.
- 7.7 Land adjacent to Junction 6 M3 Basingstoke; Construction of a new Motorway Service Area to comprise an amenity building, lodge, drive through coffee unit, associated car, coach, motorcycle, caravan, HGV and abnormal load parking, and a fuel filling station with retail shop, together with alterations to the adjoining roundabout on the M3 and slip road to form an access point and works to Highway. Provision of landscaping, infrastructure and ancillary works. The committee **resolved** that the original **objections** still stand. Which were as follows;
- 1) It is completely unnecessary to build a service station here. There is only a gap of 12miles between service stations. Two hotels are already earmarked in the centre of Basingstoke.
 - 2) Loss of amenity with the loss of countryside in a quiet rural area. Loss of habitat for wildlife and other environmental damage caused.
 - 3) Sewerage system already at breaking point and this could lead to more pollution of the River Loddon.
 - 4) Closeness to Hackwood Park which is grade 1 listed.
 - 5) Traffic issues; Black Dam roundabout is already very busy. The access and egress from the service station will not be safe, as mentioned by Hampshire County Council in their initial survey, as vision is obscured. It was also mentioned that a 'drive through Costa' would not be a safe option, as drivers should be encouraged to rest.

- 6) Although there is a lorry parking area, it is assumed this will not be free and will not alleviate the problems caused by HGV's parking overnight in layby's.
- 7) It will prevent traffic entering to use the town centre facilities/restaurants etc.

7.8 T/00226/18/TCA; Buttercup House; Beech Tree; Reduce tree (approx. 25 %.) back to previous pruning points. **No objection if the tree officer has none.**

7.9 T/00229/18/TCA; Wallerfield; T1 walnut; crown reduce to previous reduction points as shown on photograph. T2 whitebeam; crown reduce as shown on photograph.

7.10 T/00217/18/TCA; Pyotts Burgh; T1 Field Maple; Fell. **No objection provided the tree officer has none.**

8 MISCELLANEOUS

8.1 An email was received and noted regarding the Submission to the Secretary of State of the Hart local Plan; strategy and sites; 2016-2032.