

Minutes of the Planning and Development Committee meeting held on Tuesday the 11th September 7.30pm in the Pavilion Rooms

PRESENT: Cllr. Durman (Chairman) Cllr. Bloyce, Cllr. Fowler; Roger Doust, Mark Oszczyk

IN ATTENDANCE: Heather Mountford (Deputy Clerk) Cllr Sven Godesen.

1 APOLOGIES FOR ABSENCE.

1.1 Apologies for absence were received from Cllrs. Millett and Waller.

2. TO CONFIRM THE MINUTES OF THE 14th AUGUST

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 Please see 7.6

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

5.1 None received.

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

6.1 18/0172/HSE; 5 Bexmoor Way; replacement of existing roof with replica tiled roof;

Approved. Noted

6.2 18/00838/FUL; Power House 69a The Street; Demolish single storey side extension. Erect two storey front and side extension to provide 4no.1 flats. **Withdrawn. Noted**

6.3 28 Priory Gardens; conversion of roof space to additional living accommodation involving extensions to the roof, dormer windows to the rear elevations and a raising of chimney;

Refuse. Noted.

6.4 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.

Approved. Noted.

6.5 18/02121/HSE; 28 Inkpen Gardens; conversion of garage to living accommodation.

Approved. Noted.

6.6 18/02018/HSE; 1 Holly Drive; Erection of single storey rear extension, rear dormer window, alterations to existing front dormer window and pitched roof to existing porch. **Approved. Noted.**

Noted.

6.7 30 Cavalier Road; Erection of summerhouse to replace existing shed (retrospective)

Approved. Noted.

7 NEW APPLICATIONS;

- 7.1 18/02319/HSE; 10 Broadhurst Grove; Erection of single storey front and two storey side extensions following demolition of existing garage. **Objection; Overdevelopment of the plot and parking spaces are not adequate for the property.**
- 7.2 18/02324/HSE; Milkingpen House; Milkingpen Lane; erection of a single storey rear/side extension following demolition of existing extension and erection of new double garage. **Objection; the wood cladding is not in keeping with surrounding properties. The planning officer should also consider the height of the roof for the neighbour's amenity.**
- 7.3 18/02312/HSE; 6 The Hedgerows; conversion of garage to living accommodation. **Objection; Loss of a garage-not in accordance with local Government regulations for parking spaces.**
- 7.4 18/02342/HSE; Clearstream- Bexmoor; Erection of a detached double garage. **No objection, but to comment that turning access for vehicles using the road should be maintained.**
- 7.5 18/02343/FUL; 10 Loyalty Lane; Erection of 1no.3 bed dwelling. **Original objections stand as there is no material change to them. Not enough parking spaces and subdivision of plots is against the Village Design Statement.**
- 7.6 18/02477/HSE; 39 Blenheim Road; Replacement of roof tiles, new green house, new cycle storage and minor amendments to door and window to the approved scheme. Standing orders were suspended to allow members of the public to speak on this issue. Standing orders were re-opened and a decision was made to object to the applications for the following reasons;
- 1) **Out of keeping-the black roof stands out beside other red bricked rooves. It is against both the adopted Neighbourhood Plan. And the Village Design Statement. The Neighbourhood plan states that 'new development should have sympathetic regard to the scale, siting, roof lines, fenestration and colour palette of neighbouring properties'**
 - 2) **This should be a retrospective application as work has already commenced.**
 - 3) **The 'greenhouse' and doorway looks straight into the kitchen and through to the bathroom of the neighbouring property, greatly effecting their privacy. The resident, who has special mobility needs, needs to use a hoist between rooms and his dignity will be compromised with this development.**
 - 4) **Some of the garden structures are over 6foot high-do they require planning? The concrete is bringing up the level of the garden effecting the privacy of properties backing on to the development.**
 - 5) **Lack of parking for the size of the property.**
- In addition to these objections neighbours have informed us that the quality of the building work has not been up to the standard it should have been and the deputy clerk to request that the Borough Council representative dealing with building regulations to investigate further.**
- 7.7 18/02514/HSE; 1 Chapel Close; Erection of single storey side extension replacing existing conservatory. **No objection.**
- 7.8 18/01929/HSE; Sunnyside, Little Basing. Conversion of loft to living accommodation with roof lights to the rear elevations and dormer windows to the rear. **No objections or comments to make.**
- 7.9 T/00318/18/TCA; 22 The Street; to fell a yew and conifer tree. **No objections provided the tree officer has none.**

8 TO RECEIVE A NEW SUPPLEMENTARY PLANNING DOCUMENT

8.1 A new Supplementary Planning Document relating to landscaping, biodiversity and trees, was received at the last meeting. Councillors felt no comments are necessary.

9 NEIGHBOURHOOD PLAN.

9.2 39 Blenheim Road-the change to the roof tiles would be against the Neighbourhood plan.