

EAST WOODHAY PARISH COUNCIL PLANNING COMMITTEE

5.30 p.m. MONDAY, 11th JANUARY 2021

Virtual Meeting held on: Monday, 11th January, 17:30 via Zoom.

MINUTES

1. **Attendance:** Cllr. Susan Cooper, Cllr. Martin Hainge, Cllr. Philip Jarvis, Cllr. Karen Titcomb (Chair), Cllr. Andrew Watson.

2. **Apologies:** None.

3. **Minutes of last meeting:** Agreed.

4. **Matters arising from Minutes of last meeting:** None.

5. **T/00666/20/TCA - The Cottage, North End Road, North End, RG20 0AY.**

Application for the removal of an Ash tree suffering from Ash Dieback.

Leave to expertise of the Tree Officer.

6. **20/03367/HSE - Pinewood, Broadlayings, Woolton Hill, RG20 9TT.**

Conversion of loft to living accommodation involving raising of the roof, erection of single storey rear and side extensions, construction of new pitched roof to existing rear element and new front porch with associated internal and external alterations. |

No comments or objections.

7. **20/03304/HSE - Gorsefield, Ball Hill, RG20 0NY.** Erection of two storey and single storey rear extensions, construction of pitched roof over existing garage, new front porch canopy, new garden store and minor alterations, following removal of garage, cart port, conservatory and covered way.

No comments or objections.

8. **T/00618/20/TPO - 26 Greenacres, Woolton Hill, RG20 9TA.** Silver Birch (T1) – prune.

Leave to expertise of the Tree Officer.

9. **T/00625/20/TPO - Old Blindmans Gate House, Blindmans Gate, Woolton Hill, RG20 9XB.** TP1 Oak: prune.

Leave to expertise of the Tree Officer.

10. 20/03376/FUL - Land to rear of Glenrosa, Ball Hill, RG20 0NY. Erection of a self-build dwelling and outbuilding.

Object:

a) Much is made of the alleged sustainability of this site. It is not sustainable. There is no frequent public transport. Ball Hill itself has no shop, Post Office, schools or surgery. These facilities are over 1 – 1.5 miles away along country roads with no footpaths. The reality is that the overwhelming majority of journeys to use these facilities would be made by car. Indeed, most food shopping by households within the parish is carried out via a car journey to Newbury or delivery from Newbury. Providing a bicycle store will not change that reality.

b) The proposed property constitutes an overdevelopment of the site and is particularly badly placed within the site. A two- storey property within some two and a half metres of another premises and with a roof height of around 7 metres removing light and privacy from the surrounding properties is unacceptable.

c) It is also noted that, contrary to policy EM10 of the Basingstoke & Deane Local Plan, the proposed development would adversely affect the future development or design of an adjoining site; in this case the premises of Unitech on the Old Dairy site, as the proposed property would crowd the boundary line between the properties.

d) Further, the proposal is for an unacceptable infilling that would effectively be the start of a second row of houses. This is contrary to the ribbon development style that comprises the immediate area.

e) The “design” of the proposed property does not correspond with or complement the existing property styles within the immediate area where there are no completely wood clad properties. The Committee would question how the statement “designed to be in keeping with the context of the surrounding area” can be used in connection with this proposal. Built in the garden of a semi -detached property it is of a scale that certainly does not “conserve and enhance the landscape”.

f) Further, the Planning Committee is unsure that “design” is really the correct word to describe the appearance of proposed property; it is more an over large wooden box with windows. The only feature proposed to break up the monolithic block like exterior is the front porch. Particularly from the rear it looks like a very large shed.

g) The access to the proposed site is totally unacceptable as the shared driveway beside Glenrosa is only just wide enough for access by a car. Whilst three parking spaces have been allowed for the new property, there is no provision for parking for Glenrosa. This would mean that either the access will be blocked by cars for Glenrosa, or the owners and visitors to Glenrosa will have to park on the main road, causing further congestion at a busy junction.

11. Planning Committee Terms of Reference: The Committee is aware of the necessity of formally setting out its Terms of Reference. However, the Committee is currently dealing with various contentious planning applications and will return to the above matter in due course.

12. Items for next Agenda: 20/03431/HSE - High Trees, Church Road, Woolton Hill, RG20 9XQ. Erection of driveway gate and garden office.

13. **Date of next meeting:** 5.30 p.m. Tuesday, 26th January 2021, via Zoom.