

**EAST WOODHAY PARISH COUNCIL PLANNING COMMITTEE**

**WOOLTON HILL CHURCH HALL**

**5.30 p.m. TUESDAY 25<sup>TH</sup> MAY 2021**

**MINUTES**

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

2. **Apologies:** Cllr. Philip Jarvis.

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

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

5. **21/01285/HSE - 16 Harwood Rise, Woolton Hill, RG20 9XW.** Erection of single storey rear extension with first floor side extension over existing garage.

No comments or objections.

6. **21/01318/HSE - Knights Cottage, Knights Lane, Ball Hill, RG20 0NP.** Installation of tennis court and enclosure.

No objections. However, an application that included floodlights would not have found that element of the application acceptable.

7. **21/01315/FUL - Land adjacent Chancers Barn, Trade Street, Woolton Hill.** Erection of a two bedroom dwelling with new vehicular access.

Object:

A detailed and considered application has been presented – for land which is within the Settlement Policy Boundary of the Parish. However, whilst the Committee appreciate the application is for a personal retirement home, which in this Parish are in short supply, the site is not suitable for development of the type proposed for the following reasons:

1. The thin triangular shaped site is not big enough to suitably accommodate an additional building. No Site Plan has been submitted – which would show the position of the new building, its relationship with the site boundaries and with the existing house – all of which are too tight to be acceptable.

2. For the above reason the Planning Committee would encourage a site visit which will confirm that the proposal is not appropriate for the site. All members of the Committee have visited or viewed the site, and are in agreement that it would be cramped and not provide acceptable amenity for the proposed new or the existing property. Further, it would not be a congruous addition to the street scene.

3. To build on this 'land' which, in reality, is the garden to the existing house, would leave a 4 bedroom house with almost no garden – certainly not any garden of the size traditionally expected with a 4 bedroom house.
4. The height of the proposed new building – whilst continuing the ribbon development seen in Trade Street – is still unacceptable on this small plot and would accentuate the cramped development in a way which is out of keeping with the East Woodhay Village Design Statement.
5. The use of the proposed car turntable is innovative, but again supports the Committee's view that the total land available and to be shared between the existing and the proposed new building is not large enough.
6. Further the use of the turntable indicates that there will be no visitor parking on the site. On street parking is very tight along this part of the Trade Street, causing a considerable amount of congestion during the Doctors' Surgery hours. Yet here is a newly planned car exit within a few yards of the on-road parking allocated to visitors to the Surgery. This will create an even more potentially dangerous situation for road users and pedestrians alike.
7. Trade Street has a semi-rural character with houses typically set back from the road behind boundary hedges. Many dwellings sit within large plots with generous street gaps between buildings that contribute to a sense of spaciousness. The recent removal of a large mature laurel hedge running along the side of the Chancers Barn garden (presumably to increase the size of the plot) and its replacement with wood panel fencing has already marred the visual amenity of the street scene.

The Planning Committee would also make the following general points:

- a) Whilst BDBC may be under pressure to deliver more housing, East Woodhay Parish has more than satisfied its quota, delivering a substantial new stock of housing. This has been confirmed by BDBC in their Authority Monitoring Report 2019-2020 (see Section 5.120 and Table 5.28 (at Page 76)).
- b) The Neighbourhood Plan will shortly start its section 14 consultation process (Neighbourhood Planning (General) Regulations 2012). This proposal does not fit with the spirit of that Neighbourhood Plan or with the Local Plan.
- c) Reference to the Appeal Decision on Land at Hollington Lane is not relevant to this application – each has to be judged on its own merits. That said, of more relevance is the recent decision to decline the Appeal on The Old Shop in Trade Street (20/00076/REF) where the Inspector has commented that, "The appeal site is located in the North Wessex Downs Area of Outstanding Natural Beauty (AONB). Paragraph 172 of the Framework states that great weight should be given to conserving or enhancing landscape and scenic beauty in, among other areas, Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these matters.". The land adjacent to Chancers Barn under discussion here is just a few doors down from the Appeal site mentioned above and represents an equally unsuitable and cramped proposal.

**8. 20/03595/OUT - Land at Yew Tree Cottage, Mount Road, Woolton Hill, RG20 9QZ.** Outline planning application for the erection of a terrace of 3 no. two bedroom starter homes (All matters reserved).

Object:

Whilst the Committee appreciate the application is for smaller homes, which in this Parish are in short supply, the site is outside the Settlement Policy Boundary (SPB) and, thus, in the countryside which is also in increasingly short supply.

The Planning Committee would also make the following points:

a) Whilst BDBC may be under pressure to deliver more housing, East Woodhay Parish has more than satisfied its quota, delivering a substantial stock of new housing. This has been confirmed by BDBC in their Authority Monitoring Report 2019-2020 (see Section 5.120 and Table 5.28 (at Page 76)).

b) This proposed development would constitute continued development in the countryside, outside the agreed SPB. The Parish Council and our community agreed the Woolton Hill SPB in the Local Plan in order to contain development within that boundary and thereby protect the countryside and the AONB. Further development would not only undermine the very purpose of the SPB, but effectively ignore it altogether, making the SPB and community involvement in agreeing it entirely redundant.

c) This Parish Council is trying to prevent further urbanisation of the countryside within our Parish – this and other development proposals of this type in the area, do not fit with the spirit of the Local Plan or the Neighbourhood Plan which is in preparation. Nor do they fit with the East Woodhay Village Design Statement.

d) Following the number of applications for development that have been made, apart from exceptional circumstances, the Committee can no longer support applications for building on sites within the Parish but outside the SPB.

**9. Items for next Agenda:**

a) **T/00169/21/TPO - 9 Greenlands, Woolton Hill, RG20 9TB.** Row of Hornbeams: Prune.

b) **T/00264/21/TPO - 10 Greenlands, Woolton Hill, RG20 9TB.** Sycamore: prune.

c) **21/01665/AGPD Kinghams Farm House, Hollington Lane, Woolton Hill, RG20 9SB.** Modifications to previously approved building (19/02349/AGPD) to provide louvre ventilation openings, glass panels for natural daylight, loft storage platforms and orientation of building.

**10. Date of next meeting:** 5.30 p.m. Monday, 7<sup>th</sup> June, East Woodhay Village Hall.