

EAST WOODHAY PARISH COUNCIL PLANNING COMMITTEE

EAST WOODHAY VILLAGE HALL

5.30 p.m. MONDAY 7th JUNE 2021

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

Leave decision to expertise of Tree Officer.

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

Leave decision to expertise of Tree Officer.

7. **21/01390/TDC - Land at Hollington Lane, Woolton Hill.** Application for Technical Details Consent for the erection of 2 no. dwellings; in accordance with Permission in Principle Ref: 19/02660/PIP.

Cllr. Titcomb recused herself from this discussion as she has already commented upon the application and is pre-determined. The discussion on this application was chaired by Cllr. Watson.

Comment:

The objection of the Planning Committee of East Woodhay Parish Council to any development on this site is well known. However, given that the Inspector has confirmed development of the plot is acceptable, the present application for two houses rather than four (App. 21/00214/TDC) is far preferable and represents a much less cramped proposal, with much less impact on neighbouring properties, which is an improvement.

The Committee is aware that the Applicants are keen to progress this as soon as possible and note that BDBC's letter to EWPC of the 27th May was initially omitted from circulation. We have endeavoured to assist the Applicants by bringing forward the Planning Committee meeting to 7th June, and hope that the Planning Officer will now be able to progress his consideration of the application.

Whilst the Committee support the presentation of two properties only on the application site, the following queries are raised:

1. Roof Lines: as mentioned in our comments for App. 21/00214/TDC, the roof lines of the proposed houses (especially Plot A) are too high in comparison to the worst impacted neighbouring properties (Scribblers and Hollington Corner). Guideline 047 of the Village Design Statement states: "Development should take into account the visual impact in relation to the size, height and positioning of the plot and neighbouring buildings." It would not be difficult to reduce the roof heights and it is disappointing that they have not already been adjusted.

2. Position of the proposed buildings: neighbours' comments regarding whether it might be possible to site the buildings closer to Hollington Lane are noted – this would have less impact on Scribblers and would provide longer rear gardens for each of the proposed properties. That said, due regard must also be taken of the impact of Plot A on Hollington Corner.

The Committee also note there is a question regarding the accuracy of presentation of the buildings on plan, in relationship to the boundary with The Holt. Repositioning of the buildings closer to Hollington Lane would facilitate longer rear gardens for both properties.

3. Treatment of all boundaries to the site: at time of the Committee meeting, no planting scheme had been submitted, pursuant to Basingstoke & Deane's Landscape, Biodiversity and Trees Supplementary Planning Document (2018), S.6 of which is especially relevant (Trees, Woodlands and Hedgerows). This is clearly important as the maintenance of privacy for existing and new properties on all boundaries must be upheld.

4. Drainage: at the time of the Committee meeting no proposals had been submitted for the drainage of the proposed houses. This is especially important having regard to the terrible flooding of Hollington Corner in 2013, as explained in Mr. Dumper's letter to BDBC (date stamped by BDBC on 3 June 2021).

5. External lighting: at time of the Committee meeting no proposals had been submitted for the prevention of light spillage. Given the dark skies within the parish, any external lighting must be respectful of the environment and limited in both timing and brightness. In accordance with Guideline 018 of the Village Design Statement: "External lighting should be selected to minimise light pollution of the night sky.

External lighting, including security and alarm lights, should be time switched to reduce both light pollution and annoyance to neighbours”.

6. At time of the Committee meeting no Biodiversity Management Plan had been submitted.

8. 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.

For information only.

Information noted.

However, the Committee also noted that the plans attached to the previous application, referred to in the current application, show that the plot on which the barn is situated is entirely different to the plot in relation to which permission was given. Not only that, but the current notification is to advise about proposed modifications to the building which already appear to have been carried out.

Further, the Committee has also been informed by a parishioner that work appears to have been undertaken by the same landowner for the construction of a manege. The Committee is unaware of any planning application having been submitted for such construction.

The Planning Enforcement Team will be contacted to discuss the above issues.

9. Items for next Agenda:

21/01497/LDPO – Hazelwood, Broadlayings, Woolton Hill, RG20 9TS. Certificate of lawful development for proposed single storey rear extension.

10. Date of next meeting: 5.30 p.m. Tuesday, 29th June, Woolton Hill Church Hall.