

EAST WOODHAY PARISH COUNCIL PLANNING COMMITTEE

WOOLTON HILL CHURCH HALL

5.30 p.m. TUESDAY, 30TH NOVEMBER 2021

MINUTES

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

Visitors: Mr Jonathan Ashby from Newbury Weekly News, Mr Paul Harrison.

2. Apologies: None.

3. Minutes of last meeting: Agreed.

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

5. T/00539/21/TPO - 11 Fairacre, Woolton Hill, RG20 9UF. Tree 1 Silver birch: prune. Tree 2 Oak: prune.

Decision left to the Tree Officer.

6. 21/03269/HSE - 1 Wellington Cottages, Heath End Road, Ball Hill RG20 0NS. Demolition of garage and erection of two storey side and rear extension.

Mr. Harrison, who lives at 2 Wellington Cottages, advised the Committee of his concerns regarding this application:

a) Neither he, nor his other neighbours in the terrace of 4 cottages, has received letters from Basingstoke & Deane advising of the application made by the owners of number 1. Had the neighbour not “popped his head over the fence” to advise of it Mr. Harrison feels that the other residents of the terrace may still be unaware of it.

b) Contrary to the indication given in the planning application form, there is a right of way over the area of the proposed extension to reach the rear garden of 2 Wellington Cottages and the oil tank supplying that property.

c) The proposed extension appears to abut the oil tank in the garden of 2 Wellington Cottages.

d) The resident of number 3 Wellington Cottages has advised that there are Pipistrelle bats roosting in the loft. As the attics of the cottages are not entirely separate there may be bats roosting in the loft of number 1. The bats would certainly be disturbed by building work at number 1.

e) Contrary to the indication given in the planning application form, a small established ornamental tree would need to be felled before building works could commence.

Mr. Harrison was advised to put his objections in writing to Basingstoke & Deane and, if possible, supply a copy of a plan from the Deeds to the property showing the right of way.

The Planning Committee took Mr. Harrison's objections into account when responding to Basingstoke & Deane.

7. 21/03250/ROC - High Trees, Church Road, Woolton Hill, RG20 9XQ. Variation of condition 1 of 20/03431/HSE to amend the plan numbers.

Object. The new application does not address the fact that the building was not erected in conformity with the planning permission granted under application 20/03431/HSE.

8. 21/03394/OUT - Land at Wash Common Farm, Andover Road, Wash Water. Hybrid application for mixed use community comprising Outline application for up to 350 dwellings (Use Class C3) including dwellings for older people; a 1,600 square metre community building (Use Class F2(b)), a 1200 square metre Health Centre (Use Class E(e)) and a 250 square metre convenience store (Use Class F2(a)), demolition of Common Farm and associated agricultural buildings, provision of open space, allotments, community gardens, a riverside park/nature trail, drainage attenuation, landscaping and associated infrastructure. Full application for the first phase of residential development including 90 dwellings (Use Class C3), public open space, associated landscaping and infrastructure works, access arrangements including new vehicular access onto the A343 Andover Road.

A Planning Consultant has been engaged to assist with the Committee's response to this complex application. His advice is awaited.

There was some discussion with Jonathan Ashby – Cllr Titcomb outlined the PC thinking at present which is objection on the grounds of:

- floodplain and implications of building on the River Enborne
- not a sustainable development given its location
- impact on AONB – views into and out from the AONB
- joining up with Newbury in an unacceptable way
- outside the criteria set within the emerging NP especially on maintaining green gaps between hamlets and parishes
- issues with the roads – extra traffic etc

- infrastructure – Drs, schools etc.

- as it is a hybrid application – concern that the developer may not develop it all himself – may sell on.

- we recognise that the parish would like more retirement housing and small family homes but these have to be in the right place. In addition we are not obliged to deliver more housing in this parish given that we have already delivered some 65 against a target of 10.

9. Items for next Agenda:

Haywood Green Farm Watery Lane West Woodhay Newbury Berkshire

Proposal: Installation of two ponds

Application Number: 21/02793/FUL

Comment by 15th December if we respond to WBC.

10. Date of next meeting: 5.30 p.m., Tuesday, 14th December, Woolton Hill Church Hall.