

EAST WOODHAY PARISH COUNCIL PLANNING COMMITTEE

EAST WOODHAY VILLAGE HALL

5.30 p.m. MONDAY 23rd AUGUST 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. **21/01843/HOUSE - Lake House, West Woodhay Road, West Woodhay, West Berkshire, RG20 0BU.** Section 73 variation/removal of condition 3 (approved plans) of approved 18/01441/HOUSE - Demolition of garden store. External alterations to the Eastern Pavilion including the provision of rooflights (retrospective). Erection of new Western Pavilion to provide home office facilities at ground level, guest accommodation at first floor and a basement level garage. (See West Berkshire council website.)

Object:

- There is no demonstration that such a major excavation would be in the public interest or that there is a need for such an undertaking.
- There seems to have been no consideration to the impact on the immediate environment of such a project which will be detrimental – not least because of its proximity to a major gas pipeline.
- The dark skies are much valued within this AONB and any further fenestration to the property is unacceptable (and some, we note has already been declined on Appeal.)
- Similarly – whilst not specifically discussed – the proposal would most likely require further external lighting (as may application 21/ 01347/FUL) and this would be unacceptable in an area where we are trying to protect the dark skies.
- What seems to be a project which could have devastating impact on neighbouring properties, has not assessed what this impact may be in terms of the effect on the water table etc.

- The proposal would appear to be a gross over-development of the site (scale and mass) which is not in keeping with the area, the AONB, and represents a further 'urbanisation' of the countryside which is not acceptable.

6. 21/01347/FUL - Lake House Road (known as Watery Lane), West Woodhay, West Berkshire, RG20 0BU. Retention of track (retrospective) and extension of track and construction of access. (See West Berkshire Council website.)

Object:

- The site lies within the AONB and as such the addition of a 'roadway' as proposed is entirely inappropriate, for all the reasons which have been set out in other letters of objection and specifically in the letter from Allen Planning dated 10th June 2021.
- There appears to be no justification for such a 'roadway'. Agricultural machinery – by definition – does not require such an 'urbanisation' of the land. Indeed the applicant carefully describes the track as required for 'movements across the agricultural land' - it does not say movements of what type of vehicle and our objection is that this is an unnecessary urbanisation of the land for what appear to be personal requirements.
- It would seem that the creation of such a 'roadway' is for the benefit of the main house but this does not take into account the tiny lane onto which 'service' traffic would be forced and on a bend in the road making visibility (and public safety) difficult.
- Access to this lane/entrance is likely to be via the other tiny lanes which sit within our Parish. We are already concerned about the effects of additional visitor and commercial traffic for a commercial development which has been agreed within our Parish and we can see that this proposal will further exacerbate the local road and road safety issues; it will further urbanise the countryside within the AONB in a manner which is unacceptable and completely unnecessary, with no explained purpose or need.
- The EWPC Neighbourhood Plan is at consultation stage and does not support developments of this type which further urbanise the countryside within the AONB.
- It is annoying that this is seeking (in part) retrospective planning – there seems to be an assumption that such an approach is acceptable – which it is not. Indeed, we note the Ministerial Statement in 2015 which adds: *The Government is concerned about the harm that is caused where the development of land has been undertaken in advance of obtaining planning permission. In such cases, there is no opportunity to appropriately limit or mitigate the harm that has already taken place. Such cases can involve local planning authorities having to take expensive and time-consuming enforcement action. For these reasons, we introduced a planning policy to make intentional unauthorised development a material consideration that would be weighed in the determination of planning applications and appeals. This policy applies to all new planning applications and appeals received since 31 August 2015.*

7. 21/02329/OUT – Ball Hill Bakery, Burlyns Lane, Ball Hill. Demolition of existing buildings and construction of one residential property and associated infrastructure.

Despite the fact that there is no locally agreed need for further housing in the Parish which has an insufficient supporting infrastructure - including local public transport (which is extremely limited), doctors' surgeries, schools, roads and drainage, the Planning Committee of East Woodhay Parish Council has no inherent objection to the redevelopment of this site.

Further, whilst Basingstoke & Deane Borough Council may be under pressure to deliver more housing, East Woodhay Parish has more than satisfied its quota required under the Local Plan, 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))

However, the land ownership issue raised by the owner of the neighbouring property needs to be resolved before the matter can be decided.

The Committee also has concerns regarding the scale and design of the proposed property in relation to the neighbouring property, North Cottage. It is not clear whether the Village Design Statement for Woolton Hill and the Hamlets was taken into account when the plans for the property were drawn up. As the Village Design Statement forms part of the emerging Neighbourhood Plan for the Parish, the Applicant and his advisers should take note of this document.

8. T/00400/21/TCA - T1-T34 Ash: fell. | Stargroves, Stargrove Lane, East End, RG20 0AE. T1-T34 Ash: fell.

Decision left to the expertise of the Tree Officer.

However, the Committee is saddened about the likely loss of so many trees and hope to see replanting of suitable replacement trees, given the rural nature of the area.

9. 21/01805/RET - The Old Sun Inn, Stargrove Lane, East End, RG20 0AB. Extinguishment of highway rights to regularise use of front garden and the erection of an Armillary sun dial.

No comments or objections.

10. 21/02366/HSE - 36 Greenacres, Woolton Hill, RG20 9TA. Erection of a two storey side extension.

No comments or objections.

11. 21/02419/HSE - Rosemary Cottage, North End Road, North End, RG20 0BA. Erection of a rear extension, attached side car port and minor external alterations.

No comments or objections.

12. **T/00378/21/TPO - 14 Longmead, Woolton Hill, RG20 9XY.** Oak (T1) - Prune. Ash (T2) - Remove four branches overhanging neighbour's trampoline. Remove major deadwood.

Decision left to the Tree Officer.

13. **T/00381/21/TPO - 29 Greenacres, Woolton Hill, RG20 9TA.** Silver birch (T1) - Prune. Silver birch (T) - T149 - Prune.

Decision left to Tree Officer.

14. **Items for next Agenda:**

a) Proposed development at Wash Water. Review of the current situation.

15. **Date of next meeting:** 5.30 p.m. Monday, 6th September, East Woodhay Village Hall.