

EAST WOODHAY PARISH COUNCIL PLANNING COMMITTEE

5.30 p.m. TUESDAY, 23RD FEBRUARY 2021

Virtual Meeting held on: Tuesday, 23rd February, 17:30 via Zoom.

MINUTES

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

2. **Apologies:** Cllr. Andrew Watson.

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

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

5. **20/03075/HSE – Lorien, Tile Barn, Woolton Hill, RG20 9XE.** Erection of two storey front extension. Extension to garage to form ground floor workshop and alterations to roof to create first floor home office and gym. Replacement of gate.

Object to the aspect of this application concerning the extension to the garage, as follows:

1. This would be an overdevelopment of the site which would then appear crowded.

2. Extending the garage towards the road would bring the building forward of the building line, resulting in an unacceptable impact on the street scene and a dominating influence on neighbouring properties.

3. The application does not make it clear what the final height the proposed building would be. However, large windows at either end of the first storey will overlook neighbouring properties, resulting in an unacceptable loss of privacy, in addition to the negative impact on the street scene.

4. The proposals do not comply with paragraph 047 of the Village Design Statement for Woolton Hill and the Hamlets which states that, "Development should take into account the visual impact in relation to the size, height and positioning of the plot and neighbouring buildings." As the above points make clear, this application does not appear to take neighbouring properties or the street scene into consideration.

6. **21/00289/HSE - Half Acre House, Tile Barn Row, Woolton Hill, RG20 9TE.** Erection of timber frame two port garage with attic accommodation following demolition of existing garage, to include dropped kerb.

Object to the above application for the reasons set out below. Further, the Committee observe that it is difficult to comment with any precision as the application

lacks the detail of dimensions for the proposed structure and its distance from related boundaries necessary for a proper assessment to be made.

Objections:

1. The proposed position of the new building is unacceptable. It will have an intrusive impact on the street scene, due to its bulk, height, position and design.
2. Further, the proposed position is forward of the building line and will serve to diminish the rural nature of that part of the street - especially noting the open nature of that side of the road with houses and building well set back from the highway.
3. At c5-6m (it is not clear from the drawings just what ultimate height is proposed) it is too high. In the proposed position it will have an unacceptable impact on neighbouring property Meadow Brow, as well as on the open nature of the street
4. The photomontages shown make no attempt to compare like with like. The properties shown are all at least 1/2 mile from the site and in isolated positions surrounded by land. They do not serve to show similar properties within the Settlement Policy Boundary of this more populated area of the Parish.
5. The application is clearly not in keeping with paragraph 045 of the Village Design Statement for Woolton Hill and the Hamlets (VDS) which states that, "New development should not adversely affect alter the context of the built environment."
6. Further, the proposals are not in keeping with paragraph 047 of the VDS which provides that, "Development should take into account the visual impact in relation to the size, height and positioning of the plot and neighbouring buildings."

Were the applicants to consider replacing the existing garage then the issues mentioned above would be highly unlikely to arise. Repositioning the building completely and forward of the existing building line, is unacceptable for all the reasons outlined above.

7. 21/00358/HSE – Glenrosa, Woolton Hill Road, Ball Hill, RG20 0NY. Creation of access across grass verge.

Object. It is unnecessary for the property to spoil the grass verge as it already has access across the verge. A wider access over the verge would detract from the rural aspect of the immediate vicinity.

8. 20/00792/PIP – Land Adjoining Knights Farm at OS Ref 442103 163376 Knights Lane Ball Hill. Permission in Principle for residential development for up to 9 dwellings with access off Knights Lane.

Town and Country Planning Act 1990, Appeal under Section 78.

Appeal to be received by the Planning Inspectorate by 10th March.

The Committee continue to object to the above proposals. A letter will be sent to the Planning Inspectorate reiterating the reasons for the objection.

9. **20/02141/FUL - The Old Shop, Trade Street, Woolton Hill, RG20 9UJ.** Erection of 2 no. dwellings (three-bed and four-bed) with associated parking, access and landscaping following demolition of outbuildings.

Town and Country Planning Act 1990, Appeal under Section 78.

Appeal to be received by the Planning Inspectorate by 11th March.

The Committee continue to object to the above proposals. A letter will be sent to the Planning Inspectorate reiterating the reasons for the objection.

10. **T/00091/21/TCA - Stargroves, Stargrove Lane, East End, RG20 0AE.** T1 fell.

Decision to be left to the expertise of the Tree Officer.

11. **Items for next Agenda:**

a) **T/00056/21/TPO - 17 Falcon House Gardens, Woolton Hill, RG20 9UQ.** Field Maple (Acer Campestre): prune.

b) **T/00067/21/TPO - Chancers Barn, Woolton Hill, RG20 9UW.** T1 Lime: fell. T2 Lime: prune

c) **T/00066/21/TPO - Fairfield, Woolton Hill, RG20 9UW.** T3-T12 Lime: prune.

12. **Date of next meeting:** 5.30 p.m. Monday, 15th March 2021, via Zoom.