

EAST WOODHAY PARISH COUNCIL PLANNING COMMITTEE

EAST WOODHAY VILLAGE HALL

5.30 p.m. MONDAY, 8TH NOVEMBER 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. **21/03120/FUL – Land to rear of Glenrosa, Ball Hill, RG20 0NY.** Erection of self-build dwelling and outbuilding.

Object, for reasons similar to those expressed when objecting to a previous and very similar application by the same applicant on the same site.

Full text of objection attached as an Appendix.

6. **21/03357/OOBC - Enborne Kennels and Cattery, Enborne Street, Enborne Newbury, RG20 0JP.** Change of use of the existing staff accommodation into a single dwelling, with associated extension, landscaping and removal of kennel buildings. PLEASE NOTE THAT THE DECISION ON THIS APPLICATION IS MADE BY WEST BERKSHIRE DISTRICT COUNCIL. Application Number: 21/02646/FULMAJ Case Officer: Jake Brown.

No comments or objections.

7. **21/03161/HSE - The Willows, Blindmans Gate, Woolton Hill, RG20 9XD.**

Installation of a hydrotherapy pool and enclosure/veranda to the rear of the house, internal rearrangement to accommodate lift, erection of new shed to replace existing with new path, and installation of bored ground source heat pump in the rear garden.

The Committee has no inherent objection to the above application, but would comment that the applicants appear to be building a triple carport and sheds, rather than just one shed.

8. **21/03040/FUL - Yew Tree Farm, Hatt Common, RG20 0NG.** Erection of storage building and associated hardstanding area.

No comments or objections.

9. Items for next Agenda:

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

Decision left to expertise of Tree Officer.

10. Date of next meeting: 5.30 p.m. Tuesday, 30th November, Woolton Hill Church Hall.

APPENDIX

21/03120/FUL – Land to rear of Glenrosa, Ball Hill, RG20 0NY.

The Planning Committee of East Woodhay Parish Council support the objections so far raised in this matter and would also object as follows:-

a) Much is made by the applicant of the alleged sustainability of this site. It is not sustainable, principally for the following reasons. There is no frequent public transport. Ball Hill itself has no shop, Post Office, schools or surgery. These facilities are over 1 - 1.5 miles away along country roads with no footpaths. The reality is that the overwhelming majority of journeys to use these facilities would be made by car. Indeed, most food shopping by households within the parish is carried out via a car journey to Newbury or delivery from Newbury. Providing a bicycle store will not change that reality.

b) There is no locally agreed need for further housing in the Parish which, in addition to the unsustainability factors highlighted in (a) above, has inadequate roads and drainage to support further development, as well as Doctor's surgeries and local schools being at full capacity.

c) We note that this second application presents with a reduced scale in height and width, but it is still a two-storey building in an area where most are single storey, as identified by the Inspector on the previous application. The proposed property continues to constitute an overdevelopment of the site through its scale, height and width. A two-storey property within some two and a half metres of other premises and with a roof height of around 7 metres removing light and privacy from the surrounding properties is unacceptable.

d) It is also noted that, contrary to policy EM10 of the Basingstoke & Deane Local Plan, the proposed development would adversely affect the future development or design of an adjoining site (the Unitech premises on the Old Dairy site) by crowding, and thereby endangering, the boundary line between the properties.

e) The proposal is for an unacceptable infilling that would effectively be the start of a second row of houses. This is contrary to the linear development style that comprises the immediate area. A site visit confirms that this area is already 'crowded'. Accordingly, squeezing in an additional new property would constitute unacceptable overcrowding and infilling in an AONB.

f) Whilst we note the "design" of the proposed property has been significantly amended, it does not correspond with or complement the existing property styles within the immediate area, where there are no completely wood-clad properties. Infilling of this type does not "conserve and enhance the landscape", but instead does the opposite, overshadowing neighbours in the process.

g) We note the comments of the new application and of the Inspector regarding parking and access onto the road. We nevertheless respectfully continue to contend that the access to the proposed site is totally unacceptable as the shared driveway beside Glenrosa is only just wide enough for access by a single car. In practice, we remain concerned that the result of this new building will lead to either the access being blocked by cars for Glenrosa, or the owners and visitors to Glenrosa parking on the country lane causing further congestion at a busy junction.

h) We are aware that the most recent Authority Monitoring Report, published in December 2020, confirms that, as of 1 April 2020, the Local Authority had a 4.44 year housing supply. However, that same report also confirmed East Woodhay Parish as having more than satisfied its quota, delivering a substantial new stock of housing; some 60+ dwellings against a target of 10. This has been confirmed by BDBC in their Authority Monitoring Report 2019-2020 (see Section 5.120 and

Table 5.28 (at Page 76)). This means there is no recognised need for additional housing in this Parish.

i) This proposed development would constitute continued development in the countryside, well outside the agreed Settlement Policy Boundary (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 community involvement in agreeing the SPB entirely redundant.

j) 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 within the spirit of the Local Plan nor the Neighbourhood Plan which is in preparation (Regulation 14 Consultation complete and local feedback confirmed that there is very high support for the Parish Council aims to keep the rural parts of the Parish rural). Nor does it fit within the East Woodhay Village Design Statement.

k) The applicant argues that BDBC did not raise an objection in principle to building on this site – yet the Parish Council did and continues to do so. Following the number of applications for development of this type which have been raised, the Committee can no longer support applications for building of this type on sites within the Parish, especially those which are outside the SPB and are in the countryside, other than in exceptional circumstances.

We continue to feel that this proposal is entirely inappropriate for the plot, for all the reasons already outlined, and respectfully request that it is Refused.

Please advise the Parish Clerk should the matter be referred to the Development Control Committee, as the Parish Council may wish to appoint a Councillor to attend.