

EAST WOODHAY PARISH COUNCIL PLANNING COMMITTEE

5.30 p.m. MONDAY, 8TH FEBRUARY 2021

Virtual Meeting to be held on: Monday, 8th February, 17:30 via Zoom.

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. **20/03606/ROC - Broadmead Barn, North End Road, North End.** Variation of Conditions 4 and 12 of 20/00869/FUL - to allow for a different fence type to that approved and to include new external lights.

No objection to the fencing or driveway lighting elements of this application; although it is felt that any lights should be downlights.

Object to the proposal to light up certain trees. This is felt to be suburban in nature and will detract from the dark skies of the AONB in which the property is situated and disturb wildlife.

6. **21/00079/LDEU - North End Farm, North End Road, North End, RG20 0BE.** Certificate of lawfulness for the existing continued use of building as ancillary residential accommodation to North End Farm.

No objections. However, the Committee requested that conditions be placed on any permission ensuring that the building remains part of North End Farm and does not become a separate property. .

7. **21/00061/FUL - Whispering Oak, 1 Gravelly Close, North End, RG20 0BG.** Erection of dwelling with parking and soft landscaping.

No objection. However, the Committee observe that using the measuring tool available with the online planning documents, suggests that the gross internal area of the property measures 106 square metres, rather than 100 square metres. Thus, should the property not gain a self-build exemption it should be subject to some level of CIL.

8. **T/00026/21/TPO – Woodgate, Tile Barn, Woolton Hill, RG20 9UZ.** Oak (T60):
prune.

Leave decision to Tree Officer.

9. **21/00133/LBC - Kinghams Farm House, Hollington Lane, Hollington, RG20 9SB.** Demolition of existing conservatory and erection of single storey rear extension.

No comments or objections.

10. **21/00132/HSE - Kinghams Farm House, Hollington Lane, Hollington, RG20 9SB.** Demolition of existing conservatory and erection of single storey rear extension.

No comments or objections.

11. **21/00214/TDC - Land at Hollington Lane, Woolton Hill.** Application for Technical Details Consent for the erection of 4 no. dwellings; in accordance with Permission in Principle Ref: 19/02660/PIP.

At the start of the meeting Cllr Titcomb declared an interest in this application and as such recused herself from the following discussion.

The Committee note that the Planning Inspector granted permission *in principle* (our emphasis) for up to four dwellings on this site. It does not follow from this that any development *must* comprise four houses.

Development on this site is supposed to follow the “ribbon development of housing along Church Road leading towards Woolton Hill Village” (the Inspector’s words). The proposed development falls substantially outside the ribbon line. As such, it encroaches far too much into the AONB and is therefore objectionable on this ground alone.

In addition, the Committee object for the following reasons:

1. The proposed development is too dense for the site in a location where single dwellings occupy similar sites.
2. The density of the proposed development substantially impinges on the privacy of existing properties adjacent to the site, especially Scribblers and Hollington Corner. This could be resolved by reducing the size of the development.
3. The roof lines of the proposed houses are too high in comparison to the worst affected neighbouring properties (Scribblers and Hollington Corner).
4. At time of the Committee meeting no provision appears to have been made for car parking or storage screening.

5. At time of the Committee meeting no proposals had been submitted for the prevention of light spillage or trespass.
6. At time of the Committee meeting no proposals had been submitted for the drainage of the proposed houses.
7. At time of the Committee meeting no Biodiversity Management Plan had been submitted.
8. At time of the Committee meeting no planting scheme has 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).
9. The development is not in accordance with Guideline 046 of the Village Design Statement for Woolton Hill and the Hamlets (VDS). This guideline states that, "New dwellings should be of a size appropriate to their plot and the character of the surrounding area. A visual separation between individual properties, where this contributes to the character of the locality, should be maintained."
10. Neither is it in accordance with Guideline 047 of the VDS. "Development should take into account the visual impact in relation to the size, height and positioning of the plot and neighbouring buildings."
11. Guideline 096 provides that, "Most houses, reflecting their origins, have relatively substantial gardens by modern standards, although infilling development has reduced the average garden size in recent times. In general terraced houses occupy not more than 25% of the plot area, semi-detached cottages not more than 20% of the plot area and detached houses not more than 10% of the plot area, though there are exceptions."
12. Further, Guideline 097 states that, "Plot ratios should be maintained, so far as possible. This will allow detached houses to sit within a landscaped setting in which mature trees are a significant features. Additionally, this allows views from public lanes between houses towards the countryside."
13. Finally, the Committee object to the proposed layout and orientation of the development and endorse the comments made by Cllr. Sanders and the neighbour comments under the name of Barton. If these suggestions are heeded plots 3 and 4 of the resultant new properties would be more pleasant to live in than those currently proposed and serious loss of amenity to Scribblers and Hollington Corner would be considerably mitigated.

It is noted that since the Planning Committee meeting several reports and appraisals have been added to this application. However, as stated above as they were not available at the time of that meeting the Committee has been unable to consider them.

12. Items for next Agenda:

- a) **The Old Shop, Trade Street, Woolton Hill, RG20 9UJ.** Town & Country Planning Act 1990, Appeal under Section 78. Erection of 2 no dwellings (three and

four bed) with associated parking, access and landscaping following demolition of outbuildings.

b) **Land adjoining Knights Farm at OS ref: 442103 163376, Knights Lane, Ball Hill.** Town & Country Planning Act 1990, Appeal under Section 78. Permission in Principle for residential development for up to 9 dwellings with access off Knights Lane.

13. **Date of next meeting:** Tuesday, 23rd February, 5.30 p.m. via Zoom. If you would like to join or speak at this meeting 'virtually' or have any questions for the Planning Committee, please contact – in advance – clerk@eastwoodhay-pc.gov.uk