

EAST WOODHAY PARISH COUNCIL PLANNING COMMITTEE

WOOLTON HILL CHURCH HALL

5.30 p.m. MONDAY, 28TH FEBRUARY 2022

MINUTES

1. **Attendance:** Cllr. Simon Bowden, Cllr. Susan Cooper, Cllr. Martin Hainge, Cllr. Karen Titcomb, Cllr. Andrew Watson.

2. **Apologies:** None.

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

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

5. **T/00050/22/TCA - The Old Sun Inn, Stargrove Lane, East End, RG20 0AB.** At the front of the dwelling there is American oak to be removed - it is diseased and some self-seeded small scrub fruit trees that are impacting the wall. In the parking area there is a tree that needs to be rounded and cut back in part. In the rear garden there is a semi variegated maple that is too large for the garden and presents a risk to occupants and the dwelling - to be removed.

Decision left to the Tree Officer.

6. **T/00027/22/TPO - Woodnook Lodge, Woolton Hill Newbury, RG20 9XF.** T1 Copper beech: prune.

Decision left to the Tree Officer.

7. **22/00190/HSE - 1 Rectory Cottages, Heath End Road, East End, RG20 0AJ.** Replacement of existing outbuilding with new residential annex including home office and gym.

No comments or objections.

8. **22/00465/OOBC - Land North of Spring Gardens, Newbury.** Proposed solar photovoltaic farm and associated infrastructure with ancillary equipment including substation, security cameras, deer fence, attenuation basin, access track and soft landscaping scheme.

The application represents a fine balance between the need to address the urgent climate change issues and the need to protect the countryside. On balance, the Committee support the application, particularly given the discrete nature of the proposed site, and the proposals for hiding the solar panels from general view.

Attention should be paid to:

- a) Flood mitigation, as the installation of a solar farm, if approved, is an ideal opportunity to deal with and resolve local flooding issues.
- b) Ensuring that gaps in the current hedging are filled and that neighbouring houses are shielded by evergreen planting.

9. 22/00215/FUL - The Old Shop, Trade Street, Woolton Hill, RG20 9UJ.

Proposed subdivision of the plot and construction of a detached bungalow with associated parking, access and landscaping, following demolition of outbuildings.

Cllr. Hainge recused himself from the discussion as he lives opposite The Old Shop.

No objection to this application, it is much more appropriate to the plot than the earlier one which was refused.

Generally EWPC is unable to support additional housing built in 'back gardens' and this is supported by the emerging East Woodhay Parish Council Neighbourhood Plan, but within the Settlement Policy Boundary and in exceptional circumstances, it is accepted that such windfall development may happen.

However, concerns remain regarding the impact of such development around the Parish Field and on the street scene. Accordingly, if planning permission is granted the Committee request the following:

- The planning permission granted should be limited to a bungalow only i.e. no subsequent applications to extend or redevelop the property and add an additional storey.
- Treatment of the entrance driveway – should remain as gravel (rather than tarmac or block paving or other) in order to retain the rural ambiance of the street scene.

It is also noted that, in advance of the original Planning Application for two houses, a number of mature trees and hedgerows were felled on or near to the boundary of the site (facing the Parish Field), thereby negatively affecting the visual amenity from the Parish Field. Should this Application be granted, it is requested that a condition be applied that appropriate trees and hedgerow are replanted to retain the visual amenity from the Parish Field.

10. 22/00280/HSE – Ashley, Heath End Road, Ball Hill, RG20 0NS. Erection of replacement ancillary outbuilding (Part Retrospective).

Object – there is insufficient information to allow a properly informed response.

11. 22/00437/ROC - Land at Sungrove Farm, Abbey Wells Road, East End, RG20 0AF. Variation of condition 1 of Planning Permission 19/02956/FUL to allow amendments to the approved plans in relation to the appearance of the proposed barns.

No comments or objections.

12. T/00057/22/TPO -14 Falcon House Gardens, Woolton Hill, RG20 9UQ.

Hawthorn x3 (G4): fell. Conifer x1 (G4): fell.

The Committee would prefer that, if possible, the trees are managed rather than felled.

13. 22/00449/HSE – Gleneve, Broadlayings, Woolton Hill, RG20 9TT. Erection of side and rear extension with new first floor and associated alterations. Proposed detached garage.

No objection to the principle of development and to the proposals to extend the main house. However, there are two concerns as follows, on which further consideration by the Planning Officer would be appreciated:

1. Siting of the garage. This is forward of the building line and some would suggest this will spoil the streetscene and is out of keeping with the area. However, there is a fine balance of consideration here:

a) The house next door (Sweet Briars) also has a garage forward of the building line which is screened from the street with good hedgerows. It is noted that the applicant proposes additional new hedging alongside the new garage to provide screening from the street, which might make the siting of the new garage acceptable.

b) The position of this property on the bend in the road means that, **exceptionally**, a garage forward of the building line, might just fit without impacting negatively on the streetscene.

2. Timber cladding. Guideline 42 of the Village Design Statement states: *“Modernisation, extensions and maintenance should retain and/or match existing features and use original or modern materials that are sympathetic to the surrounding built environment.”* This is supported in the emerging East Woodhay Parish Council Neighbourhood Plan (Policy HO1). Whilst there is another property in the street with timber cladding, it sits in a less prominent position; the question is raised regarding the suitability of so much timber in this area and whether tile hanging on what will be a significant property, which is raised above the street level, might be worthy of further consideration, encouraging the new property to fit with local styles more comfortably.

Attention is drawn to Guideline 18 of the Village Design Statement with reference to external lighting which must be kept to a minimum and timed. External lighting on a property of the proposed size could have a significant and detrimental impact on the streetscene and dark night skies. Further guidance can be sought from the AONB Good Lighting Guide which is highlighted in the emerging East Woodhay Parish Council Neighbourhood Plan.

14. **Email of 15th Feb 2022 from Mr. B. Jones.** Mr. Jones raised the issue of what he considered to be a biased response from the Committee to his planning application; a neighbour of his having attended a Committee meeting to discuss concerns regarding that application.

Agreed that a response be sent outlining how the Planning Committee operated and that any parishioner could contact the Committee to discuss a planning application, either that they had made to that affected them in some way.

15. Items for next Agenda:

20/03119/FUL - Alma Farm, Westridge, Highclere RG20 9RY.

Change of land to residential and installation of swimming pool. Erection of extensions to existing two storey garage block and S gable SW elevation. Reconfiguring of all dormer windows to a traditional form and replacement of all other windows to a more traditional design. Removal of redundant chimney, new front and rear porch canopies and application of insulative lime render to all elevations.

21/03120/FUL - Land to rear of Glenrosa, Ball Hill, RG20 0NY. Erection of a self-build dwelling and outbuilding.

16. **Date of next meeting:** 5.30 p.m., Monday, 14th March, Woolton Hill Church Hall.