

**EAST WOODHAY PARISH COUNCIL PLANNING COMMITTEE**

**WOOLTON HILL CHURCH HALL**

**7.30 p.m. Tuesday, 24<sup>th</sup> May 2022**

**MINUTES**

1. **Attendance:** Cllr. Simon Bowden, Cllr. Susan Cooper, Cllr. Martin Hainge, Cllr. Karen Titcomb (Chair), Cllr. Andrew Watson.
2. **Apologies:** None.
3. **Minutes of last meeting:** Agreed.
4. **Matters arising from Minutes of last meeting:**
5. **22/01330/OUT - Land at Yew Tree Cottage, Mount Road, Woolton Hill.** Outline application for the erection of 2 no. semi-detached starter homes with all matters reserved.

Object:

**a) It is not in conformity with Local Plan Policy SS6 – New Housing in the Countryside**

The extract quoted below is from the Planning Officer's Report of the 9<sup>th</sup> March 2022 relating to 20/03595OUT for 3 houses on the same site.

*"In addressing the remaining criteria to Policy SS6, the most relevant criteria to the development proposed would appear to be criterion SS6 (e). Policy SS6 (e) states that 'small scale residential proposals of a scale and type that meet a locally agreed need provided that:*

*ix) It is will related to the existing settlement and would not result in an isolated form of development, and*

*x) The development will respect the qualities of the local landscape and be sympathetic to its character and visual quality; and*

*xi) The development will respect and relate to the character, form and appearance of surrounding development, and respect the amenities of the residents of neighbouring properties.'*

*The starting point for a development under criterion e) of SS6 is to establish whether the development is small scale (i.e. four dwellings or fewer). The development proposed meets this requirement. It is then necessary to determine whether there is any locally agreed need for the proposed dwelling outside of the settlement policy boundary. This is where the proposal must meet a specific and clearly-identified unmet housing need in the local area in terms of number, size type and tenure.*

*No supporting evidence has been provided, therefore it is not possible to fully appraise the development in accordance with the requirements of SS6e). Whilst it is acknowledged that the Borough cannot currently demonstrate a five year housing land supply, the Councils guidance note **"New homes in the countryside to meet a locally agreed need" (January 2019) explains that a general need for additional housing in the borough would not in itself satisfy the exception of a 'locally agreed need'. The proposal therefore does not comply with Policy SS6e).**" (Emphasis added.)*

- Nothing has changed in the few weeks since the date of the report; the site is still in the countryside and there is still no evidence of locally agreed need for housing.
- Indeed, whilst BDBC may be under pressure to deliver more housing, East Woodhay Parish has more than satisfied its quota, delivering a substantial stock of new 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)) and by the proposed zero allocation to EWPC in the revised Local Plan.

#### **b) It fails to respect the Area of Outstanding Natural Beauty in which the site is situated**

The Committee draw attention to the following extract from the Planning Officer's Report of the 20<sup>th</sup> May 2022 in relation to 22/00215/FUL - The Old Shop, Trade Street, Woolton Hill.

*"The proposed development, by virtue of its form, design, siting, layout and appearance, fails to respect the character and pattern of development of the area, thereby adversely affecting the visual amenities and landscape quality of the area which is within the North Wessex Downs Area of Outstanding Natural Beauty. Also, the 'in depth' development and associated hardstanding would not be sympathetic to and not successfully integrate with the surrounding area. As such, the development is considered contrary to the requirements of Policies EM1 and EM10 of the Basingstoke and Deane Local Plan 2011-2029, **Section 12 the National Planning Policy Framework (2019)** and the Design and Sustainability Supplementary Planning Document (2018)." (Emphasis added).*

- The points made above are pertinent to this application in that the proposed development, by virtue of its form, design, siting, layout and appearance, fails to respect the character and pattern of development of the area. Further the 'in depth' development and associated hardstanding would not be sympathetic to nor integrate with the surrounding area.
- The above comments are supported by the reason for refusal of the earlier application for 3 houses on the site (14<sup>th</sup> March 2022):

*“By virtue of the proposed density, the proposed development would result in an overdevelopment of the site and would therefore not respond to local context resulting in an urbanising appearance, which would adversely impact on the semi-rural character of this part of this part of the North Wessex Downs Area of Outstanding Natural Beauty. The proposed development would therefore be contrary to Policies EM1, EM10 1d) and 2c) of the Basingstoke and Deane Local Plan 2011-2029 and the Design and Sustainability Supplementary Planning Document 2018.”*

- It is noted that this application is for two houses (not three) but the issue of density and overdevelopment of the site have not changed.
- This proposed development would constitute continued development in the countryside, outside the agreed 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 the SPB and community involvement in agreeing it entirely redundant.

### **c) It is not in conformity with the emerging Neighbourhood Plan**

Through the emerging Neighbourhood Plan (Section 16 Consultation stage), the Parish Council is seeking to prevent further urbanisation of the countryside within the Parish. This and other development proposals of this type in the area are not in keeping with the spirit of the Local Plan or the emerging Neighbourhood Plan. Nor are they in keeping with the East Woodhay Village Design Statement.

### **6. Items for next Agenda:**

**22/01446/ROC – Land at Hollington Lane.** Variation of conditions and to move house in plot A in line with the Arboricultural Impact Assessment.

**22/01353/ROC - Half Acre House Tile Barn Row, Woolton Hill RG20 9TE.** Variation of condition 1 of 21/01098/HSE to amend plan numbers to allow for the addition of a dormer window to create additional living space in loft and addition of covered area by garage access door.

**7. Date of next meeting:** 6 p.m., Monday, 6<sup>th</sup> June, Woolton Hill Church Hall.