

## EAST WOODHAY PARISH COUNCIL PLANNING COMMITTEE

5.30 p.m. MONDAY, 15<sup>th</sup> MARCH 2021

Virtual Meeting to be held on: Monday, 15<sup>th</sup> March, 17:30 via Zoom.

### MINUTES

1. **Attendance:** Cllr. Susan Cooper, Cllr. Martin Hainge, Cllr. Paul Hurst, Cllr. Philip Jarvis, Cllr. Karen Titcomb (Chair), Cllr. Andrew Watson, Cllrs. Colin Wall and Mike York (Highclere Parish Council), Alison Walker (Project Manager) Thakeham Homes.
2. **Apologies:** None.
3. **Minutes of last meeting:** Agreed.
4. **Matters arising from Minutes of last meeting:** None.
5. **Presentation by Thakeham Homes** – Proposed development at Mount Road, Woolton Hill.

Ms. Walker, stated that it was the management policy of Thakeham Homes to engage with parish councils.

- No planning application is currently proposed. It is intended to bring this site forward via an allocation secured in the Local Plan, which means the development is projected to be from 2024 onwards.
- This plan led approach allows for the planning of necessary improvements to utilities and local infrastructure to cope with additional demands that the new homes will place on them.
- Thakeham do not run arguments against affordable housing. Therefore, 40% of the properties will be affordable.
- It is proposed that the site provide 40/50 homes, some of which will be bungalows, some 1 and 2 bed properties and a small two storey block of flats.
- Thakeham have read the Village Design Statement and intend to follow the guidelines set out.
- Ms. Walker raised the issue of the boundary of the site shared with the school (presumably Woolton Hill Junior School rather Thorngrove in Highclere) than and wondered if there was anything Thakeham could do for the school.

Various concerns were raised on behalf of both East Woodhay and Highclere parishes:-

- Within East Woodhay Parish there is an SPB in Woolton Hill, designed amongst other things to protect green spaces between hamlets in East

Woodhay Parish and the green space between Woolton Hill and Highclere. The proposed site is outside the SPB and this is not felt to be appropriate.

- Size of the proposal - some 40-50 homes. The area has no need for that number of homes (as confirmed by BDBC). The site would be overly cramped were it to contain that number of properties.
- Additional traffic on Mount Road, which is not even designed for the traffic currently using it. The traffic generated by so many new homes would make the situation even more untenable, particularly during school run times as the road is very near three local schools (two in Woolton Hill and one in Highclere on the border with Woolton Hill).
- Mount Road cannot accommodate a pavement. Even if this was possible it is not something that would be supported as it would urbanise the area.
- The issue of utilities and infrastructure. The drainage system is at full capacity and schools have limited space for expansion. It was also pointed out that the surgery had recently 'phoned Cllr. Hurst to express their concern at the number of properties currently being built in the area; as they are now at full capacity and will not wish to take on more patients or expand the practice.
- Implications for the AONB. Is there any point in having the AONB Management Plan, Local Plan and emerging Neighbourhood Plans for both East Woodhay and Highclere if they and the protection they try to provide for green spaces are all ignored?

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

Decision left to expertise of Tree Officer.

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

Decision left to expertise of Tree Officer; although the Committee commented that the preference was for trees to be managed rather than felled if this was possible.

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

Decision left to expertise of Tree Officer.

9. **APP/H1705/W/21/3267011 - Land at Ball Hill.** Town and Country Planning Act 1990 Appeal under Section 78 against the decision of Basingstoke and Deane Borough Council to refuse permission for residential development for up to four dwellings.

Cllr. Titcomb will draw up a response based on the Committee's original objections and also point out that the parish has met the housing allocation required by Basingstoke & Deane. Further, that the proposals undermines the AONB by failing to protect the countryside.

10. **T/00104/21/TCA - Dean Lodge, Stargrove Lane, East End RG20 0AF.** Work as part of the ongoing general maintenance and good stewardship of the garden environment and trees within. Horse Chestnut 1 - re-pollarded. Horse Chestnut 2 – pollarded. Oak - 2 small outlying branches removed, one towards the house, one

towards the hedge. Holly - Management of tree and reshape. Sycamore - Crown lift removing lower branches under 5m the main one of which is overhanging the school access lane.

Decision left to expertise of Tree Officer.

**11. 20/03609/FUL - 19 Woolton Lodge Gardens, Woolton Hill, RG20 9SU.**

Erection of a four-bedroom semi-detached dwelling following demolition of the existing severely fire damaged dwelling.

No comments or objections.

**12. 20/03610/FUL - 21 Woolton Lodge Gardens, Woolton Hill, RG20 9SU.**

Erection of a three-bedroom semi-detached dwelling follow demolition of the existing severely fire damaged dwelling.

No comments or objections.

**13. Items for next Agenda:**

**21/000860/PIP - Furzelea, Hatt Common.** Application for permission in principle for the demolition of the garage and the erection of a single dwelling.

**14. Date of next meeting:** 5.30 p.m. Tuesday, 30<sup>th</sup> March, via Zoom.