



East Woodhay Parish Council

***Councillors are Summoned to a Planning Meeting to be held on:
Monday 17th August, 6.00 p.m., Woolton Hill Church Hall.***

AGENDA

- 1. Apologies for Absence:**
To be sent to the Clerk prior to meeting
- 2. Declarations of Interest:**
To be sent to the Clerk prior to meeting
- 3. To approve Minutes of meeting held 27th July:**
Available on the website
- 4. Public Participation:**
As per Standing Orders

5. Planning Applications to be considered:

a) **26/01327/HSE - Hollington Corner, Woolton Hill, RG20 9XJ.** Demolition of existing conservatory and double garage. First floor extension of existing single storey dwelling. Ground floor extensions to existing dwelling. New single storey garage and garden room. New home office as replacement to existing double garage.

Comment by 4th August (extension requested to 19th August).

No new thoughts. Not heard re:extension, but case still not decided so that is okay.

b) **T/00305/26/TPO - 62 Greenacres, Woolton Hill, RG20 9TA.** T1 Silver Birch, medium mature, approx 10m height. Removal of south west lowest limb back to trunk as annotated on photo. This limb unbalances the tree, spreading the lower canopy towards the applicants house.

Comment by 12th August (extension requested to 19th August).

Already granted!

c) **26/01478/HSE – Mannings, Woodhay Downs, East Woodhay, RG20 0AW.** Single storey side extension.

Comment by 24th August.

Materials either match existing or are compatible with other proposed finishes. N tree to die or be cut back, no parking changes. All seems okay in other respects.

d) **26/01488/HSE – Pentlands, Tile Barn, Woolton Hill, RG20 9XE.** Construction of single storey garden building for ancillary use to the dwelling.

Comment by 24th August.

Okay, they have plenty of space, but why put it so near Redlands Cottage?

e) **26/01473/RET - 2 Greenlands, Woolton Hill, RG20 9TB.** Retrospective planning application for the erection of part single-storey, part two-storey and part first-floor side and rear extensions, alterations to the garage including a revised pitched roof, and a new front porch. Alternative scheme to 24/01397/HSE.

Comment by the 25th August.

Excrescence! Has completely ignored original planning permission, not even slightly near! Far too high and has velux window that should not be there.

Not in compliance with NP Policy HO1 Good Quality Design, or HO5: Housing Replacements, Extensions, Residential Garden Land and Annexes. Para. 10.54 (b) states that applications will likely be permitted provided that :

“It is sympathetic to the appearance and character of the existring dwelng and the surrounding area.”

Also b) and c) of para.10.56 of the policy which states that:

Development proposals on residential garden land will be supported provided that:

- a) They have regard to the prevailing plot characteristics in the surrounding area.*
- b) They maintain the prevailing character and appearance of buildings in their immediate locality.*
- c) They reflect the scale, mass, materials, design and layout of existing residential dwellings.*
- d) They safeguard the amenities of adjacent residential dwellings and their curtilages.*
- e) They provide of-street parking to Development Plan standards.*
- f) They have appropriate and safe access to the highway network.*

6. Items for next Agenda:

26/01144/HSE - 3 Ball Hill Cottages, Heath End Road, Ball Hill ,RG20 0NR. Two-storey side and rear extension with associated alterations

Comment by 27th August.

7. Date of next meeting: 6.00 p.m. Monday, 7th September, Woolton Hill Church Hall.