

EAST WOODHAY PARISH COUNCIL PLANNING COMMITTEE

WOOLTON HILL CHURCH HALL

6.00 p.m. Monday, 11th July 2022

MINUTES

1. **Attendance:** Cllr. Susan Cooper, Cllr. Martin Hainge, Cllr. Karen Titcomb (Chair), Cllr. Andrew Watson.
2. **Apologies:** Cllr. Simon Bowden.
3. **Minutes of last meeting:** Agreed.
4. **Matters arising from Minutes of last meeting:** None.
5. **22/01772/PIP - Land South West of Yewhurst, Heath End.** Permission in Principle for residential development of 1 no. dwelling.

Object:

a) It is contrary to the provisions of the NPPF. As the local planning authority cannot currently demonstrate a five year supply of deliverable housing sites (with the appropriate buffer) the policies relating to housing delivery in the Local Plan are currently given limited weight. Therefore, paragraph 11 of the NPPF applies to this application.

In this case the land is within the North Wessex Downs AONB. Therefore, as provided in paragraph 11(b)(i) of the NPPF, "the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area". Footnote 7 to this paragraph states that, "The policies referred to are those in this Framework (rather than those in development plans) relating to.....an Area of Outstanding Natural Beauty.....".

At paragraph 176 of the NPPF 2021 it is stated that, "Great weight should be given to conserving and enhancing landscape and scenic beauty in.....Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues."

For the purpose of plans and decisions applying a presumption in favour of sustainable development, the NPPF states, inter alia, at paragraph 11(d) that decision taking means, "where there are no relevant development plan policies, or

the policies which are most important for determining the application are out-of-date, granting permission unless:

- (i). the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed".

It is clear that the NPPF regards land within an AONB as an area or asset worthy of the highest status of protection, and thus provides a clear reason for refusing the development proposed in this application.

b) It is outside the Settlement Policy Boundary. Within the parish the SPB is around Woolton Hill - the rest of the parish being designated countryside and as previously stated within the North Wessex Downs AONB. This proposed development would constitute continued development in the countryside, well outside the agreed SPB and would thereby undermine the purpose of designating such a boundary.

c) There is no locally agreed need for further housing in the Parish. Further, there is an insufficient supporting infrastructure - including local public transport (which is extremely limited), doctors' surgeries, schools, roads and drainage.

d) It is contrary to the emerging Neighbourhood Plan. The East Woodhay Neighbourhood Plan will enter Regulation 16 consultation on Monday, 18th July 2022. Neighbourhood Plan Policy HO2, 10.30(a) does not support this development as it will "...result in significant and adverse effects on landscape character andvisual intrusion into open land that contributes to defining the form and character of the Parish."

Nor is it consistent with 10.30(b) in that the application is not ".....consistent with the Plan policies SS6 (New Housing in the Countryside), CN2 (Rural Exceptions for Affordable Housing)....".

6. T/00236/22/TPO - 17 Greenacres, Woolton Hill, RG20 9TA. Silver birch: prune.

Decision to be left to the expertise of the Tree Officer.

7. 22/01784/HSE - Hollington Corner, Woolton Hill, RG20 9XJ. Single storey ground floor extension and 5 no. dormer windows for conversion of existing loft, to include extension of existing hipped end to a gable end.

No objections. However, the Planning Committee would observe that consideration has been given to neighbours and the application is particularly well presented.

8. 22/01785/HSE - 5 Falcon Coppice, Woolton Hill, RG20 9UE. Single-storey rear extension.

No comments or objections.

9. Items for next Agenda:

T/00238/22/TPO - 12 Woolton Lodge Gardens, Woolton Hill, RG20 9SU. T1 Oak: prune.

Comment by 19th July.

T/00241/22/TPO - 1 Crockers Mead, Ball Hill, RG20 0PT. T1 Sycamore: prune. T2 Oak: fell. T3 Sycamore: prune. T4 Ash: fell.

Comment by 19th July.

22/01821/HSE – Yewhurst, Heath End Road, Heath End, RG20 0AP. Erection two storey front and single storey side extensions.

Comment by 20th July.

22/01446/ROC - Land at Hollington Lane, Woolton Hill. Variation of conditions 1,3,4,5,6,7,10,16,17 and 19 of planning consent 21/01390/TDC (Application for erection of 2 no. dwellings) to amend the design of Plot B house and move the house in plot A in line with the Arboricultural impact assessment.

Comment by 22nd July.

10.Date of next meeting: 6 p.m., Tuesday, 26th July, Woolton Hill Church Hall.