

EAST WOODHAY PARISH COUNCIL PLANNING COMMITTEE
WOOLTON HILL CHURCH HALL
6.00 p.m. Monday, 6th June 2022

MINUTES

1. **Attendance:** Cllr Simon Bowden, Cllr. Martin Hainge, Cllr Paul Hurst, Cllr Karen Titcomb (Chair) Cllr. Andrew Watson

2. **Apologies:** Cllr. Susan Cooper

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

4. **Matters arising from Minutes of last meeting:**

Alan Johnson has been in direct contact with Cllr Titcomb offering to assist the Planning Committee with review of applications. We are aware he has much experience and time to research points of detail. He has chaired both the Parish Council and the Planning Committee in the past but is not now a Councillor, which makes such an offer inappropriate to accept. With this in mind, Cllr Titcomb thanked him for his offer and confirmed that we would make contact with him if we felt it might be helpful; that said, he is always able to submit his independent views on planning applications directly to BDBC and can copy them to us if he wishes.

5. **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.

No objection to this amended application.

However, we would draw the attention of the Planning Officer to the following comments:

- Ridge height of the building under reference 21/01098/HSE is 5.9m. It is not clear from the drawings submitted what the revised ridge height might be – it should not be more than the agreed 5.9m, to avoid impact on neighbours and the streetscene.
- It is not clear from the drawings submitted, in which direction the proposed dormer windows are facing. We have assumed they are facing across the applicant's own land/front drive which is acceptable. It would not be appropriate for them to overlook a neighbouring property.

6. **22/01446/ROC – Land at Hollington Lane.** Variation of conditions and to move house in plot A in line with the Aboricultural Impact Assessment.

Cllr Titcomb recused herself from discussion of this item and the Chair was held by Cllr Watson.

Concern was raised regarding:

- the revised height of Plot A and the impact this may have on neighbouring properties.
- the continuing lack of resolution regarding drainage. It was noted that the Planning Officer's report of 6th December 2021 confirmed the preferred method for disposing of foul water would be connection to the existing main sewer system. His report confirmed that a condition regarding submission of drainage proposals would be imposed. This condition was not carried through to the Planning Officer's Notice of Approval dated 8th December and should be amended accordingly.
- it was noted by Cllr Hurst that there had been a similar drainage issue with the Meadowbrook development – it was situated on a paddock that had a slope down to a number of adjacent houses. These houses were occasionally flooded from the paddock with runoff from the paddock causing groundwater flooding or in heavy rain, direct flooding at the surface. The houses objected to the development on the grounds that they already had evidence of flooding from the land and that there was a higher risk of increased number of flooding events or even worse, flooding from the proposed development. They also highlighted the risk with increased intensity of rain from climate change.

There is a precedent in the Meadowbrook development in that due to the evidence of previous flooding of adjacent properties, BDBC asked Thames Water to review the site. They highlighted that the flood risk had to be mitigated before any development could be approved. This resulted in the developer having to install special drainage in the area and to even mitigate once in a hundred years flooding events. This was strictly managed by BDBC and Thames Water.

Regarding the development at Hollington Corner, where similar concerns have been raised by the owners of adjacent houses, Scribblers and Hollington Corner (severely flooded in 2013), the solution should be simpler to implement, as mains drainage is within reach on the corner of Church Road and Hollington Lane.

10. Items for next Agenda:

22/01556/HSE , 4 Wheelwrights Highclere Hampshire RG20 9QW
Erection of a two storey rear extension and demolition of outbuilding.
(Response by 22nd June)

22/01603/ROC, Yews Farm Hollington Lane Woolton Hill Hampshire RG20 9XU
Variation of condition 1 (plan numbers) of permission 20/02525/HSE to allow a reduction in footprint.
(Response by 30th June)

22/01578/HSE, 5 Knights Lea Ball Hill Hampshire RG20 OPP
Proposed single storey rear extension. Enclose existing open front porch. Grid Ref: 441969, 163354
(Response by 27th June)

11. Date of next meeting: 6.00 pm Tuesday 28th June, Woolton Hill Church Hall.