

EAST WOODHAY PARISH COUNCIL PLANNING COMMITTEE

WOOLTON HILL CHURCH HALL

5.30 p.m. MONDAY 10TH MAY 2021

MINUTES

1. **Attendance:** Cllr. Susan Cooper, Cllr. Martin Hainge, Cllr. Philip Jarvis, Cllr. Karen Titcomb (Chair), Cllr. Andrew Watson.

2. **Apologies:** None.

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

4. **Matters arising from Minutes of last meeting:** Cllr. Titcomb has not yet had a chance to send the agreed email to Alison Walker at Thakeham Homes regarding the proposed Mount Road site; this will be sent within the next day or so.

A copy is attached to these Minutes as Appendix 1.

5. **21/01064/SE – Cottage Farm House, North End Road, North End.** Erection of a single storey garden room.

No comments or objections.

6. **21/01417/TENO – Land at corner of Tile Barn Row and Woolton Hill Road, Woolton Hill.** Proposed 18m phase 8 monopole C/W wrapround cabinet at base and associated ancillary works.

Object:

1. Woolton Hill is a rural village located within an Area of Outstanding Natural Beauty. The erection of an 18 metre phone mast in the middle of the village would completely destroy the visual amenity which this location affords to the local community.
2. The NPPF (July 2018) provides at paragraph 113 that where new sites are required for this type of equipment they should be sympathetically designed and camouflaged where appropriate. The proposed site is exposed on all sides, apart from some trees on the north side. It is also very small, measuring approximately 8 metres by 5 metres, and is situated on the corner of a junction of three roads. At best, it is therefore a massive understatement for the applicant to suggest that although "*there will be an intensification of the amount of equipment (additional monopole and associated cabinets in the area) it is felt that such a minor increase would not detract from the area in which the proposal sits*". It is inconceivable that an 18 metre phone mast and associated grey (not even green!) cabinets would have anything other than a

seriously deleterious impact on the area in which the proposed mast would stand.

3. Contrary to the applicant's assertion that the "*site benefits from the screening from the trees adjacent*", those trees would provide little, if any, screening at all. The mast would stand in front of them and, as the applicant accepts, they are in any event considerably shorter than the height of the proposed mast.
4. The applicant also asserts that their selection process was "*influenced by the numerous vertical elements of street furniture distributed around the vicinity of the site including street lighting columns*". This suggests to us that the selection process was not rigorous, because there are no such "*vertical elements*" or "*street lighting columns*" in that area of the village. Indeed, no street lighting columns are visible from the site.
5. Of further concern is the applicant's statement that "*[S]ite sharing is not an option*". Why not? Again, this suggests to us that insufficient consideration has been given to alternative sites.

7. 21/01286/HSE – Tall Trees, Gore End Road, Ball Hill, RG20 0PG. Single storey rear kitchen extension and garden room.

No comments or objections.

8. 20/03609/FUL – 19 Woolton Lodge Gardens, Woolton Hill, RG20 9SU. Erection of a two bedroom semi-detached dwelling following demolition of the existing severely fire damage dwelling.

No comments or objections.

9. 20/03610/FUL – 21 Woolton Lodge Gardens, Woolton Hill, RG20 9SU. Erection of a three bedroom semi-detached dwelling following demolition of the existing severely fire damaged dwelling.

No comments or objections.

10. T/00217/21/TPO – 13 Meadowbrook, Woolton Hill, RG20 9AN. Sycamore (T1): prune.

Leave to Tree Officer.

11. 21/01119/HSE – West View, Woolton Hill Road, Ball Hill, RG20 0NY. Erection of a single storey rear extension.

No comments or objections.

12. 21/01098/HSE – Half Acre House, Tile Barn Row, Woolton Hill. Erection of timber frame two port garage with attic accommodation following demolition of existing garage, to include dropped kerb and new vehicular access.

No objections, but some concerns regarding eventual height.

13. T/0232/21/TPO – 74 Harwood Rise, Woolton Hill, RG20 9XZ. 3 trees: prune.

Leave to Tree Officer.

14. **21/01151/LBC – Woolton House, Woolton Hill, RG20 9TZ.** Installation of wood burning stove in place of fireplace.

No comments or objections.

15. **20/03376/FUL – Land to the rear of Glenrosa, Ball Hill, RG20 0NY. BDBC Appeal Ref: 21/00021/REF, Inspectorate Appeal Ref: APP/H1705/W/21/3271150.**

Appeal to the Secretary of State against the decision of Basingstoke & Deane to refuse the above application.

Continue to object. A document confirming the Committee's continuing objection will be uploaded to the Planning Inspectorate portal and is attached as Appendix 2.

16. **Items for next Agenda:** None.

17. **Date of next meeting:** 5.30 p.m., Tuesday, 25th May, Woolton Hill Church Hall.

Appendix 1

I write further to the Parish Council Planning Committee Meeting which you kindly attended on 15th March 2021. Since that date various conversations and reflections have taken place between me and my colleagues within the Planning Committee and the broader Parish Council.

It is clear that we are not keen on any further development within the Parish at present. We have fulfilled our housing requirement to Basingstoke and Deane and are trying to prevent further urbanisation of the countryside and the surrounding environs within our Parish. Furthermore, our position is that the impact of development such as that which may be proposed by Thakeham Homes should not be considered in isolation, but be considered in conjunction with other development proposals within neighbouring parishes. It is our view that the combined effect of these proposals would inevitably lead to the gradual and unnecessary erosion of the countryside in this area and within the AONB, which is unacceptable in the context of the Village Design Statement, the Local Plan, and the nascent Neighbourhood Plan.

Whilst reserving our position accordingly, Thakeham Homes may nevertheless wish to submit a planning application in the future for the Mount Road site. In that

eventuality, and as touched upon at our meeting, the site has three schools on its boundaries: Thorngrove School, Woolton Hill Junior School and St Thomas' Infant School, the latter two now combined as The Schools of Woolton Hill. Your presentation appeared not to take account of the substantial amount of additional traffic which any development would necessarily create, especially at school drop off/collection times.

As already indicated, Mount Road is a tiny lane and struggles with Thorngrove school traffic at certain times of the day. On Woolton Hill Road there is a major problem with drop off and collection of school children as traffic tries to navigate parked cars on the roadside. Given that the land in question borders the schools, you may wish to review your scheme accordingly and of course, in liaison with the schools themselves.

With kind regards,

Karen Titcomb
Chair - Planning Committee

Appendix 2

Dear Sir or Madam,

20/03376/FUL – Land to the rear of Glenrosa, Ball Hill, RG20 0NY. BDBC Appeal Ref: 21/00021/REF, Inspectorate Appeal Ref: APP/H1705/W/21/3271150. Appeal to the Secretary of State against the decision of Basingstoke & Deane to refuse the above application.

The Planning Committee of East Woodhay Parish Council continues to object to the above application as follows:

1. The comments made by the Committee on 13th January 2021 remain pertinent.
2. The Committee notes the comments addressed to you by neighbours, Mr & Mrs Burry, on 6th May 2021, which show the history of the site.
3. The reasons stated for refusal by the LPA are sound and supported by the Committee as the local Parish view.
4. In addition, the Committee would draw your attention to the following points which have been made regarding a number of applications and Appeals recently. Support cannot be given to ad hoc building applications of this type, on single plots across the Parish:-
 - a) This proposed development would constitute continued development in the countryside, well outside the agreed Settlement Policy Boundary (SPB). The Parish Council and the 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 community involvement in agreeing the SPB entirely redundant.
 - b) There is no locally agreed need for further housing in the Parish, which has an insufficient supporting infrastructure - including local public transport (which is extremely limited), doctors' surgeries, schools, roads and drainage.
 - c) Whilst BDBC may be under pressure to deliver more housing, East Woodhay Parish has more than satisfied its quota, delivering a substantial new stock of 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)).
 - d) This Parish Council is trying to prevent further urbanisation of the countryside within our Parish – this and other development proposals of this type in the area, do not fit with the spirit of the Local Plan nor the Neighbourhood Plan which is in

preparation. Nor does it fit with the vision of the East Woodhay Village Design Statement.

e) Following the number of applications for development of this type which have been raised, the Committee can no longer support applications for building of this type on sites within the Parish, especially those which are outside the SPB and in the countryside, other than in exceptional circumstances.

Aside from the views outlined above, the Committee feels that this proposal is entirely inappropriate for the plot, for all the reasons already stated, and respectfully request that it is refused.

Yours faithfully,

Planning Committee
East Woodhay Parish Council