

**EAST WOODHAY PARISH COUNCIL PLANNING COMMITTEE**

**EAST WOODHAY VILLAGE HALL**

**5.30 p.m. TUESDAY 27<sup>th</sup> JULY 2021**

**MINUTES**

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

2. **Apologies:** Cllr. Karen Titcomb.

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

4. **Matters arising from Minutes of last meeting:** None.

5. **Kinghams Farm House, Hollington Lane, RG20 9SB.** To consider whether to bring the apparent planning discrepancies to the attention of the Basingstoke & Deane Enforcement Team.

The Clerk will complete the appropriate form.

6. **21/01879/HSE - North End Farm, North End Road, North End, RG20 0BE.** Renovations and alterations to outbuilding including addition of porch to side elevation.

No comments or objections. However, any planning consent should include a condition that the outbuilding should not be used as a separate dwelling, but remain an outbuilding subservient to the farm.

7. **21/02313/OOBC – Oakdene, Andover Drove, Wash Water, Newbury Berkshire RG20 0LZ.** Proposed new dwelling on land at Oakdene, including demolition of existing garage and extension of existing driveway at Oakdene.

No comments or objections.

8. **21/02019/HSE – Brambles, Ball Hill, RG20 0NY.** Erection of a single storey rear extension replacing existing conservatory. Replacement of roof over existing conservatory.

No comments or objections.

9. **21/02020/HSE – Brambles, Ball Hill, RG20 0NY.** Erection of a double garage with cycle and log store.

No comments or objections.

10. **21/02308/PIP - Land adjacent to Gore End Road, Ball Hill.** Application for Permission in Principle for the residential development for a minimum of 1 no. and a maximum of 4 no. dwellings.

Object :

a) This proposed development would constitute continued development in the countryside, well outside the agreed Settlement Policy Boundary (SPB). The Parish Council and our 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 Basingstoke & Deane Borough Council (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 emerging Neighbourhood Plan. Neither does it fit with 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 are in the countryside, other than in wholly exceptional circumstances.

f) The maximum number of 4 dwellings proposed is too dense for a rural location.

g) Further, the plot is towards the bottom of a slight hill at the end of which is a ford that regularly floods. The field, of which the proposed plot forms part, acts to contain some of the water that would otherwise increase local flood risk.

11. **T/00325/21/TPO - 12 Woolton Lodge Gardens, Woolton Hill, RG20 9SU.** Oak (T1) – Prune.

Decision left to expertise of the Tree Officer.

12. **21/02077/LBC - The Old Rectory, Woodhay Downs, East Woodhay, RG20 0AL.** Installation of solar panels on internal main and lower roofs of house and rear facing roof of pool house.

Decision left to the expertise of the Planning Officer. However, the Committee did query whether it is appropriate for solar panels to be installed on the roof of a listed building.

**13. 21/02151/HSE - 1 The Court, Stargrove Lane, East End, RG20 0AB.**  
Installation gateway of 3-off gate posts and 2-off gates at end of driveway for vehicular access and pedestrian access.

No comments or objections.

**14. Items for next Agenda:**

a) **Land at Wash Water (Watermill Bridge).**

b) **21/02380/AGPD - Lane End Farm, Ball Hill Road, Hatt Common, RG20 0NG.**  
Erection of steel framed building with profile sheet cladding.

c) **21/02176/HSE - 4 Wheelwrights, Woolton Hill, RG20 9QW.** Erection of a proposed two-storey rear extension.

d) **21/02233/HSE - Tile Barn Cottage, Tile Barn, Woolton Hill, RG20 9UY.**  
Installation of dormers and alterations to front elevation.

e) **21/02256/HSE - Rectory Farm, Woodhay Downs, East Woodhay, RG20 0AL.**  
Erection of first floor rear extension, and internal alterations.

**15. Date of next meeting:** 5.30 p.m., Monday, 9<sup>th</sup> August, East Woodhay Village Hall.