

## **EAST WOODHAY PARISH COUNCIL PLANNING COMMITTEE**

**5.30 p.m. MONDAY, 13<sup>th</sup> JULY 2020**

Virtual Meeting held on: Monday, 13<sup>th</sup> July 2020, 17:30 via Zoom.

We apologise that meetings cannot be held in person for the foreseeable future. We are doing our best to keep things going. Please bear with us.

### **MINUTES**

1. **Attendance:** Cllr. Susan Cooper, Cllr. Philip Jarvis, Cllr. Karen Titcomb (Chair), Cllr. Andrew Watson.
2. **Apologies:** None.
3. **Minutes of last meeting:** Agreed.
4. **Matters arising:** None.
5. **20/01637/LBC - Old Pines House, Ball Hill, RG20 0NN.** Alterations to the ground floor to add a spiral wine store under the existing floor level with an access hatch.

No comments or objections.

6. **20/01401/FUL - Slade Hill Cottage, Station Road, Woolton Hill RG20 9TN.** Erection of 1 no. four-bed dwelling with detached double garage, off-road parking and turning space and erection of a replacement detached double garage with revised off-road parking and turning space for the existing dwelling following demolition of existing garage and workshops and division of the existing garden.

No intrinsic objection to the site in being developed. However, the proposed property is too large for the site, particularly as it is effectively almost a three storey property as there being rooms in the roof, which is extremely high to accommodate them. The proposed property is also far too slab like and modern in appearance and is out of character with the surrounding property, including Slade Hill Cottage itself.

Cllr. Cooper will check whether the site is within the Settlement Policy Boundary. If it is not it will be covered by Policy SS.6 of the Local Plan, New Housing in the Countryside. If the site is outside the SPB this will add weight to the argument that that the proposed development is inappropriate to the site.

Cllr. Titcombe noted that were the proposed development to be sited as currently drawn it is likely to present at least one of the houses on the other side of the very narrow lane with a view of a blank side wall and is also likely reduce the level of natural light available to the rear of those properties.

As the site falls within the North Wessex Downs AONB the proposed driveway lighting should only be approved if absolutely necessary. If such lighting is considered a necessity consideration should be given to bats and other night flying wildlife for which lighting can pose a considerable problem.

A smaller two storey property would be more in keeping with the countryside locality.

**7. 20/01636/HSE - Old Pines House, Ball Hill, RG20 0NN.** Alterations to the ground floor to add a spiral wine store under the existing floor level with an access.

No comments or objections.

**8. A.O.B.**

**19/02672/FUL, appeal ref: APP/H1705/W/20/3250715. Town and Country Planning Act 1990, appeal under section 76. Breezehurst, Hilliers Farm Lane, Gore End, RG20 0PL.**

The above matter will be put on the Agenda for the next meeting in order to discuss whether or not a letter should be written to the Planning Inspectorate supporting the Parish Council's previously stated position.

**9 .Date of next meeting:** 5.30p.m. Monday, 27<sup>th</sup> July, via Zoom.