

EAST WOODHAY PARISH COUNCIL PLANNING COMMITTEE

5.30 p.m. MONDAY, 18th May 2020

Virtual Meeting held on: 18th May 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. Philip Jarvis, Cllr. Karen Titcomb (Chair), Cllr. Andrew Watson, Cllr. Susan Cooper (via phone connection).
2. **Apologies:** None.
3. **Minutes of last meeting:** Agreed.
4. **Matters arising:** None.

5. **19/03376/HSE - Ashlea, Knights Lane, Ball Hill, RG20 0NW.** Raising of roof to create first floor including construction of dormer windows to front and rear elevations. Erection of single storey front extension and single storey rear extension

It was noted that the overall height of the building has been reduced to 7m which is appropriate for the street scene. However, the committee still object to the overall application for the following reasons:

- a) The building is too large and imposing on the plot and on the street scene. It is overbearing in relation to neighbouring properties.
- b) It seems to be forward of the building line which has an unacceptable impact on the street scene.
- c) The result of lowering the roof line and the consequent pitch of the roof, on top of a relatively high building, results in the building seeming 'awkward' in the setting - it is not in the 'chalet-bungalow' style adopted by other conversions in the road.
- d) The front wing of the proposed building will be too dominant.

The committee supported the comments made by Mr. Brian Johnson (letter dated 17th May 2020). His objection sets out technical details relating to the overall size and mass of the proposed extended property.

It was also noted that the finished height of the building next door (The Paddocks) was 6.6m – although 7.3m was approved. This is important for Ashlea as the land inclines from The Paddocks to Ashlea and then up again to Poachers Pocket. For both Ashlea and Poachers Pocket the finished height of each building must not be significantly taller than its neighbours or it will have an overbearing influence on the street scene.

6. 20/01013/HSE - Poachers Pocket, Knights Lane, Ball Hill, RG20 0NW.

Creation of first floor living accommodation, involving raising of the roof to form two storey dwelling, and alterations and extension to existing garage.

It was noted that at first glance the initial design seems to sit well in the street scene, viewed from the front of the property. However the Committee raised the following concerns:

- a) The overall height of the finished building is not clear. As commented with regard to Ashlea (19/03376/HSE), the relationship of the three buildings (The Paddocks, Ashlea and Poachers Pocket) with each other and with the street scene is important in this instance. The land inclines from The Paddocks to Ashlea and then up again to Poachers Pocket. For both Ashlea and Poachers Pocket the finished height of each building must not be significantly taller than its neighbours or it will have an overbearing influence on the street scene.
- b) The Committee share the concerns raised by a neighbour regarding overlooking at the rear of the property, especially from the vertical windows.
- c) Bearing in mind that the property is in the North Wessex Downs AONB and an area with no street lighting, the Committee are also uneasy at the number of proposed skylights and their potential impact on dark skies.

7. 20/01002/HSE - 6 New Villas, Gore End Road, Ball Hill, RG20 0PF. Erection of single storey rear extension and two storey front extension | 6 New Villas Gore End Road Ball Hill RG20 0PF.

No comments or objections.

8. 20/00160/ROC - Briars, Broadlayings, Woolton Hill RG20 9TU. Variation of condition 1, 3, 4, 5, 10, 12, 13, 16 and 17 of 19/01025/ROC to enable changes to approved plans (additional window to side porch and west elevation wall extended) and submission of condition details.

Due to timescales, decision already made by BDBC. No further comment.

9. T/00173/20/TCA - Barncroft Cottage, Heath End, RG20 0AP. T1/T2/T3 Yew: Raise crown to 3.5m above ground level, crown reduction of 2m leaving a finished height of approximately 10m with a radius of 4m. Any elongated branches which are near to the roof of the house to be cut back to prevent structural damage. T4/T5 Willow (dead): Fell.

Decision left to the expertise of the Tree Officer.

10.A.O.B:

a) **Woodland adjoining Church Road, Woolton Hill.** Following last meeting - when Cllr. Titcomb had been approached by a parishioner expressing concerns about the woodlands on the left hand side of Church Road after the turning to Copnor and approaching Hollington – further discussion required. There has been discussion with the parishioner about how to raise a TPO on a tree via the BDBC website. It is not just about TPOs on the horse chestnut trees but about attention to them to ensure they are not a public danger – noting that a branch has fallen again

just in the last few days. It is also about the value we attribute to them as part of the street scene in Woolton Hill.

Agreed: we would raise this with the whole Parish Council.

b) Appeal on Land at Hollington Lane (19/02660/PIP)

The Parish Council have been advised that this PIP Application (Refused by BDBC on 13th December 2019) has been taken to Appeal.

Cllr Titcomb and Cllr Watson agreed they were "predetermined" - as their objections were raised before they became Councillors. Cllr Jarvis (and Cllr Cooper by earlier email) confirmed that the Parish Council should write to the Inspector raising concerns again – especially with reference to the Neighbourhood Plan. To be raised at main Parish Council

c) Open Land by Charldown

A number of complaints have been made to Cllr Paul Hurst regarding land opposite the house called Charldown (where the walk starts off the road from East Woodhay to Ashmansworth) - just before Pilot Hill. It would seem that open fencing (rectangular space), young trees and a bench have been placed on what may be the open down land. All have complained this is impacting a key view. They are asking does this change in land use require planning permission- especially with its view impact. Cllr Hurst has advised they contact BDBC planning and HCC (for walk impact) and the AONB.

11.Date of next meeting: 5.30pm, Monday, 1st June – virtual meeting via Zoom. If you would like to join or speak at this meeting ‘virtually’ or have any questions for the Planning Committee, please contact – in advance – **clerk@eastwoodhay-pc.gov.uk**.