

EAST WOODHAY PARISH COUNCIL PLANNING COMMITTEE

5.30 p.m. MONDAY, 30th NOVEMBER 2020

Virtual Meeting held on: Monday, 30th November, 17:30 via Zoom.

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:** None.
5. **20/03045/PIP - Land at Ball Hill.** Permission in Principle for residential development for up to four dwellings.

No objection to the previous application to develop this site. This was on the basis that the application was for two blocks of two bedroomed, semi-detached properties. This Parish lacks smaller properties but has an excess of four bedroomed (plus) houses - the previous application was helpful to our housing needs.

It would appear that with this latest application, the Applicant is considering building larger houses, which is less helpful. As it is a PIP Application the Committee would ask that consideration is given to the following comments:

- a) The Parish has an over-abundance of 4 or more bedroomed houses. The Applicant should be encouraged to consider the building of smaller properties (2-3 bedrooms) for smaller families / downsizing purposes.
- b) The present proposal for up to four dwellings seems like an over-development of the plot - especially noting the larger dwellings proposed. Parking for the residents, visitors and turning may be difficult / cramped on this relatively small plot, especially noting the requirements for parking for the two larger proposed properties. Furthermore, the density of the proposed development will be out of keeping with the area.
- c) The Applicant makes reference to the East Woodhay Village Design Statement. The Committee would draw attention to Guideline 056: "New developments or conversions should minimise the visual impact of parked cars and ensure adequate garages, off-road parking for residents and visitors, taking into account the continued growth in the average number of cars per household" and to Guideline 057: "Garages and outbuildings should complement existing buildings and use similar

materials, be well screened and be located to minimise visual intrusion. Converting garages to accommodation should be discouraged, where this will result in inadequate parking provision." We do not support the proposed layout with garages forward of the building line / close to the road which is out of keeping with this rural location.

6. 20/02826/HSE - Enbridge Coach House, Church Road, Woolton Hill RG20 9XQ. Erection of entrance porch.

No comments or objections.

7. 20/02880/HSE – Ashlea, Knights Lane, Ball Hill. Erection of a single storey side extension.

No comments or objections.

8. Planning Committee Terms of Reference: Discussion ongoing.

9. Items for next Agenda:

a) Planning Committee Terms of Reference.

b) **T/00628/20/TCA - Yew Tree Cottage, North End Road, North End, RG20 0AY.**
T1/2 Yew: trim and lower to C.9ft. T3 Crab apple: crown reduce by approx 2m leaving an approx finished height of 4m with a crown spread of 5m.

c) **20/03046/LBC - Old Pines House, Ball Hill, RG20 0NN.** Variation of condition 1 of 19/02332/LBC and removal of conditions 4 and 5 of 19/02332/LBC.

10. Date of next meeting: 5.30 p.m. Wednesday 16th December, via Zoom.