

EAST WOODHAY PARISH COUNCIL PLANNING COMMITTEE

EAST WOODHAY VILLAGE HALL

5.30 p.m. MONDAY 9th AUGUST 2021

MINUTES

1. **Attendance:** Cllr. Susan Cooper, Cllr. Martin Hainge, Cllr. Philip Jarvis Cllr. Karen Titcomb (Chair).
2. **Apologies:** Cllr. Andrew Watson.
3. **Minutes of last meeting:** Agreed.
4. **Matters arising from Minutes of last meeting:** None.
5. **Land at Wash Water (Watermill Bridge).** Update.

Agreed that Cllrs. Jarvis and Cooper will attend to view the developer consultation to be held at the Woodpecker public house, Wash Water, on Thursday, 2nd September.

Attendance at the developer Parish Council consultation (East Woodhay and Highclere Parish Councils) on the 7th September at Westridge was agreed.

6. **21/02380/AGPD - Lane End Farm, Ball Hill Road, Hatt Common, RG20 0NG.**
Erection of steel framed building with profile sheet cladding.

Even though notification of the above application was provided for information only, the following points should be brought to the attention of the Planning Officer as it is believed they may be relevant:-

- a) The application is stated to be for an agricultural building on land at Lane End Farm. However, it is noted that the map on your planning portal includes part of an adjoining field purchased by the applicant earlier this year.
- b) Although the application purports to exercise permitted development rights the proposed building would appear to be twice as large as that permitted under the relevant regulations. In this case it would not qualify for a permitted development prior approval application. A full planning application must surely be required?
- c) A query is also raised regarding the extent of any agriculture currently carried on at Lane End Farm. An internet search establishes that this area is now also known as Lane End Farm Industrial Units, apparently accommodating not only G.A Butler & Sons, tree surgeons and Butler Signs, but also Barnfield Engineering, Hartwood Oak Buildings, Pyramex Safety and maybe others.

7. **21/02176/HSE - 4 Wheelwrights, Woolton Hill, RG20 9QW.** Erection of a proposed two-storey rear extension.

No inherent objection to this application. However, it is commented that the extension appeared to be rather large and may overshadow the neighbouring property.

8. **21/02233/HSE - Tile Barn Cottage, Tile Barn, Woolton Hill, RG20 9UY.** Installation of dormers and alterations to front elevation.

No comments or objections.

9. **21/02256/HSE - Rectory Farm, Woodhay Downs, East Woodhay, RG20 0AL.** Erection of first floor rear extension, and internal alterations.

No comments or objections.

10. **Items for next Agenda:**

a) **T/0040021/TCA – Stargroves, Stargrove Lane, East End, RG20 0AE.** T1-T34 Ash: fell.

b) **21/02329/OUT – Ball Hill Bakery, Burlyns Lane, Ball Hill.** Demolition of existing buildings and construction of one residential property and associated infrastructure.

c) **21/01843/HOUSE - Lake House, West Woodhay Road, West Woodhay, RG20 0BU.** Section 73 variation/removal of condition 3 (approved plans) of approved 18/01441/HOUSE - Demolition of garden store. External alterations to the Eastern Pavilion including the provision of rooflights (retrospective). Erection of new Western Pavilion to provide home office facilities at ground level, guest accommodation at first floor and a basement level garage.

d) **21/01347/FUL - Lake House Road (known as Watery Lane), West Woodhay, RG20 0BU.** Retention of track (retrospective) and extension of track and construction of access

11. **Date of next meeting:** 5.30 p.m., Monday, 23rd August, East Woodhay Village Hall.