



**EAST WOODHAY PARISH COUNCIL**

**PLANNING COMMITTEE**

**WOOLTON HILL CHURCH HALL**

**5.30 p.m. Monday, 4<sup>th</sup> April 2022**

**MINUTES**

1. **Attendance:** Cllr. Simon Bowden, Cllr. Susan Cooper, Cllr. Karen Titcomb (Chair), Cllr. Andrew Watson, Mr. and Mrs. Boast (re: Land at Hatt Common).

2. **Apologies:** Cllr. Martin Hainge.

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

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

5. **21/01315/FUL - Land Adjacent Chancers Barn, Woolton Hill.** Erection of a two bedroom dwelling with new vehicular access.

Amendments made to above application:

- Landscaping plan, site plan and details of fence to front boundary added to proposal.
- In accuracies and inconsistencies in plans resolved.

The Committee continue to object to this application and have reiterated the objections in a further email.

6. **22/00215/FUL - The Old Shop, Trade Street, Woolton Hill, RG20 9UJ.**

Proposed subdivision of the plot and construction of a detached bungalow with associated parking, access and landscaping following demolition of outbuildings.

Amended site plan which has re-located the position of the bin collection point and the visibility play further away from the boundary with Oakleigh.

An extension to 5<sup>th</sup> April could not be granted as the target date for the decision in this application to be made is the 30<sup>th</sup> March.

In the circumstances no further comments were made.

7. **22/00724/FUL - Barn at Church Farm, Chalkpit Hill, East Woodhay, RG20 0AL.** Erection of a detached 3no bedroom dwelling following demolition of existing barn and grain silo.

No comments or objections.

8. **22/00780/HSE – Crandalford, Woolton Hill Road, RG20 9UU.** Erection of a two storey side extension, front porch and first floor extension to replace existing loft conversion.

No comments or objections.

9. **22/00789/HSE - 5 Tile Barn Row, Woolton Hill, RG20 9TF.** Erection of two storey side extension and single storey rear extension.

No comments or objections.

10. **22/00841/HSE - 1 The Court, Stargrove Lane, East End Hampshire, RG20 0AB.** Erection of ancillary building within the garden forming home office space.

No objection in principle to the above application, but would comment that:-

1. The proposed design does not appear to complement the surrounding architecture.

2. Query the position of the home office very close to a road.

11. **22/00936/FUL - Land at Hatt Common, Ball Hill.** Erection of 1 no. dwelling, detached garage and vehicular access.

Object:

1) **It is contrary to the provisions of the NPPF.** In this case the land is within the North Wessex Downs AONB and it is clear that the NPPF regards previously undeveloped land within an AONB as an area or asset worthy of the highest status of protection.

2) **It is outside the Settlement Policy Boundary.** Item 3.4 of the Planning Statement makes reference to there being no SPB at Ball Hill. This is true, but within the parish the SPB is around Woolton Hill – the rest of the parish being designated countryside and as previously stated within the North Wessex Downs AONB. This proposed development would constitute continued development in the countryside, well outside the agreed SPD and undermining the purpose of designating such a boundary.

3) **There is no locally agreed need for further housing in the Parish.** Further, there is an insufficient supporting infrastructure - including local public transport (which is extremely limited), doctors' surgeries, schools, roads and drainage.

4) **It is contrary to the emerging Neighbourhood Plan.** The East Woodhay Neighbourhood Plan is currently at Regulation 16 consultation having been submitted to BDBC on the 1<sup>st</sup> March. Neighbourhood Plan Policy HO2, 10.30(a) does not support this development as it will "...result in significant and adverse effects on landscape character and .....visual intrusion into open land that contributes to defining the form and character of the Parish." Nor is it consistent with 10.30(b) in that the application is not ".....consistent with the Local Plan policies SS6 (New Housing in the Countryside), CN2 (Rural Exceptions for Affordable Housing)....".

**12. Items for next Agenda: 22/00914/HSE – Yews Farm, Hollington Lane.**

Erection of detached garage and machine store.

**13. Date of next meeting:** 5.30 p.m., Tuesday, 19<sup>th</sup> April, Woolton Hill Church Hall.