

Yattendon Parish Council

Minutes of the Parish Council Meeting

Held on Tuesday 13th August 2019 at 7:30pm in the Village Hall, Yattendon

Councillors present: Councillors Gordon Robertson (Chair), Anne Harris, Wendy Mole, Philip Bickford Smith, Georgie Rudge and Adam McCormick

Councillors not present: None.

In attendance: Sarah Marshman (Clerk)
3 members of the public.

19/20-030	To receive apologies for absence and to consider acceptance of the reasons There were none.
19/20-031	To receive any declarations of pecuniary interests by members or the Clerk and to consider any requests for dispensation There were none.
19/20-032	To receive: Questions or comments from members of the public Representations from any member who has declared a pecuniary interest There were none.
19/20-033	To approve the minutes of the Parish Council Meeting held on 16th May 2019 It was resolved that the minutes be accepted as a true record and they were then signed by the Chairman.
19/20-034	Matters arising from the minutes of the Council Meeting on 16th May 2019 There were none.
19/20-035	Planning Applications a) To consider new applications There were none.

App. Ref.	Location	Proposed Work	Recommendation
19/01646/ FULD	Redwood, Burnt Hill, Yattendon, RG18 OXD	Demolition of existing house, garage and outbuildings, erection of one new dwelling.	Object
Comments: A full letter of objection was submitted as follows: Planning Policy 1. According to Policy C7, Replacement of Existing Dwellings, of the Housing Site Allocations DPD (2006-2026): <i>"A replacement dwelling will be permitted providing that:...</i> <i>ii. The replacement dwelling is proportionate in size and scale to the existing dwelling, uses appropriate materials and does not have an adverse impact on:</i>			

1. The character and local distinctiveness of the rural area."

The proposed footprint of the replacement dwelling is significantly larger than the existing footprint. The replacement dwelling is therefore not proportionate in size and scale to the existing dwelling. The proposed ridge height is also a significant increase on the current dwelling. The overall size of the replacement dwelling will have a significant visual impact on the surrounding area. The proposed footprint is also approximately twice the size of nearby properties.

2. According to Policy C3 of the West Berkshire Council Housing Site Allocations DPD (2006-2026), regarding the Design of Housing in the Countryside:

"Development should be designed having regard to the character of the area in which it is located taking account of the local settlement and building character."

The hamlet of Burnt Hill consists of a variety of properties of varying sizes and ages with significant spaces between the properties. The properties are all distinct, with their own character. This proposed replacement dwelling will cover almost the full frontage of the site, leaving little open space which is out of character with the surrounding dwellings.

3. According to paragraph 172 of the National Planning Policy Framework (2018):

"Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues."

The hard building line introduced by the size of the development, with little space between the replacement dwelling and the neighbouring dwelling, fails to conserve or enhance the scenic beauty of the Area of Outstanding Natural Beauty.

Other Material Considerations

4. There is a difference in ground levels between the development site and the neighbouring sites. This results in Redwood sitting higher than the neighbouring property and the properties opposite the site. The replacement dwelling will therefore have a significant visual impact on the surrounding area.
5. The rear section of the site contains several well-established trees and we request the Tree Officer visits the site and assesses all trees within the extended site boundary with a view to the requirement for Tree Preservation Orders. The importance of this is increased by the quantity of trees and hedging that have already been removed from this site by the developer.
6. No landscaping plan has been provided. Due to the difference in ground level between the development site and the neighbouring property Thee Oakes, it is requested that a condition is included requiring a replacement hedge be planted along this boundary to ensure privacy of the neighbouring property.

Other Matters

7. It is noted that the current plans have been drawn on a different scale to those for previous applications for the site. The use of an alternative scale makes the dwelling appear to be smaller than in previous applications, however, the decrease in size is very small.

8. Due to the significant site clearance that has taken place, it is believed that construction work has already started on this site.
9. It is believed the developer owns several other sites nearby and is currently using this site as a storage facility for materials required on these other sites. This is not an appropriate usage of the site and we require this usage is prevented.

b) To receive an update on planning applications since the previous meeting

App. Ref.	Location	Proposed Work	Response	WBC Decision
19/01266/ HOUSE and 19/01267/ LBC2	Hill House, Everington Hill, Yattendon, RG18 0UD	Revised proposals for extension and alterations - alterations as previously approved; single storey extension in lieu of two storey extension.	No objections	Withdrawn

- 19/20-036 To receive the finance report and approve cheques due for payment**
It was resolved to approve the payments listed on the Finance Report, which is at Attachment 1.
- 19/20-037 Correspondence**
A thank you card had been received from former councillor Chris Turner and his wife for their visit to the garden party that the Council had nominated them for.
- 19/20-029 Matters for future consideration and information**
It was suggested that the Well House may benefit from having the fill in brickwork removed and possibly replaced with a glass curtain which would enable it to continue to provide shelter whilst being more sympathetic to its original form. As the Parish Council insures this structure, it is believed it is in their ownership, however, the Council and the Clerk will endeavour to seek further clarification of this before this potential project can be discussed formally by the Council.
- The Clerk confirmed that she had passed the Certificate in Local Council Administration (CiLCA). This, along with the number of elected councillors currently present on the Council, would enable the Council to adopt the General Power of Competence should they wish to do so. The Clerk will include this on the next agenda.
- Meeting closed 8:30pm.

Date and time of next scheduled meeting:

Parish Council Meeting: Thursday 5th September 2019 at 8pm in Yattendon Village Hall

Chairman:

Date:

Attachment 1:

	<u>RECEIPTS</u>	<u>PAYMENTS</u>
Balance at bank on 16th May 2019	£5,111.65	
Came & Company Insurance 2019/20		£719.84
Triangle Management Emptying bins May		£55.20
Triangle Management Emptying bins June		£55.20
Triangle Management Emptying bins July		£69.00
Yattendon & Frilsham PCC Annual grant 1st half year		£1,250.00
Yattendon & Frilsham PCC Courtesy lights 1st half year		£24.00
Clerk Reimburse Office 365 fee 2019/20		£59.99
Clerk Salary and expenses Jun/Jul/Aug		£495.66
Berkshire Pension Fund Pension contributions		£131.80
Litter Picker Litter picking 01/07/19-30/09/19		£127.74
	£5,111.65	£2,988.43
Balance at bank on 13th August 2019	<u>£2,123.22</u>	