

EAST WOODHAY PARISH COUNCIL PLANNING COMMITTEE

WOOLTON HILL CHURCH HALL

5.30 p.m. Tuesday, 30th August 2022.

AGENDA

1. **Attendance:** Cllr. Simon Bowden, Cllr. Susan Cooper, Cllr. Martin Hainge, Cllr. Karen Titcomb (Chair), Cllr. Andrew Watson, Mr. and Mrs. Barton, Mr. and Mrs. Smith.

2. **Apologies:** None.

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

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

5. **11. 22/02199/FUL - Yew Tree Farm, Ball Hill Road, Hatt Common, RG20 0NG.**
Conversion of existing function barn/pool house into 3 no. holiday lets.

No objections, but the following comments:

- The submitted Design and Access Statement, dated June 2022, lists a number of previous planning applications on this site. It is not clear which one relates to the building of the existing 'Function Barn' and we would respectfully ask the Planning Officer to seek clarification on this matter. Of course, if planning has not been granted for this 'Function Barn' it may make a difference to our view of the application and we would ask the Planning Officer to revert to us should that be the case.
- Moving forward positively and assuming that the above point can be clarified, we have no problem in supporting the application. It will help to generate income for the local community and is in line with our emerging Neighbourhood Plan which seeks to support the tourist industry in the area.

Assuming planning is granted, it should be conditional on the properties remaining as holiday lets and not subsequently converted into private dwellings.

6. 22/01899/FUL - Land West of Pumping Station, Enborne Row, Wash Water.
Change of use of land for 2 Gypsy/Traveller pitches comprising the siting of 1 mobile home, 1 touring caravan, and the proposed erection of 1 dayroom per pitch.
Application Number: 22/01899/FUL Case Officer: Cheyanne Kirby PLEASE NOTE THAT THE DECISION ON THIS APPLICATION IS MADE BY WEST BERKSHIRE DISTRICT COUNCIL

Object for the following reasons:

1. AONB and the character of the proposed settlement

- The proposed development is immediately adjacent to the AONB and is inappropriate development for this designated area.
- The proposed buildings are not in character with the existing small settlements and remote homes in Enborne Parish. There are no estates of pre-fabricated park homes in the Parish of Enborne or East Woodhay.
- Planning was granted for this land to be changed into an equestrian centre – this is completely different to the original application and not acceptable in any form.

This development should not be granted planning permission.

2. Wildlife Fairway

The submission from the Environment Agency with regard to Common Farm has some pertinent points. This is supported by paragraphs 174 and 180 of the National Planning Policy Framework (NPPF):

- Mitigation measures are essential to prevent disturbance to otters.
- There should be an undeveloped buffer zone of 10m width along the River Enborne.
- Access to the watercourse should be carefully controlled to retain undisturbed areas for riparian species, especially otters.
- There should be no light spillage on to the river corridors.

Otters are documented at the Chase, downstream of the proposed development in Enborne Row, and at the humpback bridge just upstream from the proposed development. Clearly this section of river is ecologically sensitive and deserves protection.

This development should not be granted planning permission.

3. River Nutrient Levels and Effluent Treatment

- Natural England wrote to all LPA heads on the 16th March, 2022 with advice for development proposals with the potential to affect water quality resulting in adverse nutrient impacts on habitats sites, as follows:

“Natural England advises you, as the Competent Authority under the Habitats Regulations, to carefully consider the nutrients impacts of any new plans and projects (including new development proposals) on habitats sites and whether those impacts may have an adverse effect on the integrity of a habitats site that requires mitigation, including through nutrient neutrality.”

- Despite improvements in the quality of fish populations and dissolved oxygen and phosphate levels since 2016, the current (2019) status of the river Enborne (<https://environment.data.gov.uk/catchment-planning/WaterBody/GB106039017280>) is only moderate due to invasive North American Signal Crayfish, drought, land drainage and barriers created

by ecological discontinuity. The river failed its chemical assessment in 2019 due to the presence of Polybrominated diphenyl ethers (PBDE). Water quality in the upper reaches of the river Enborne are moderate.

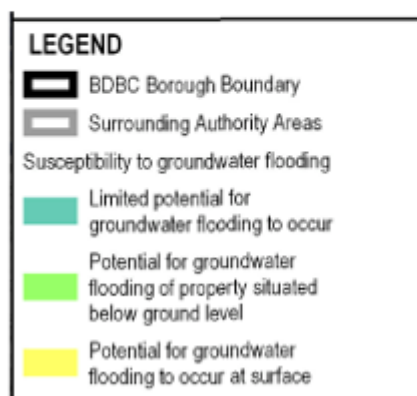
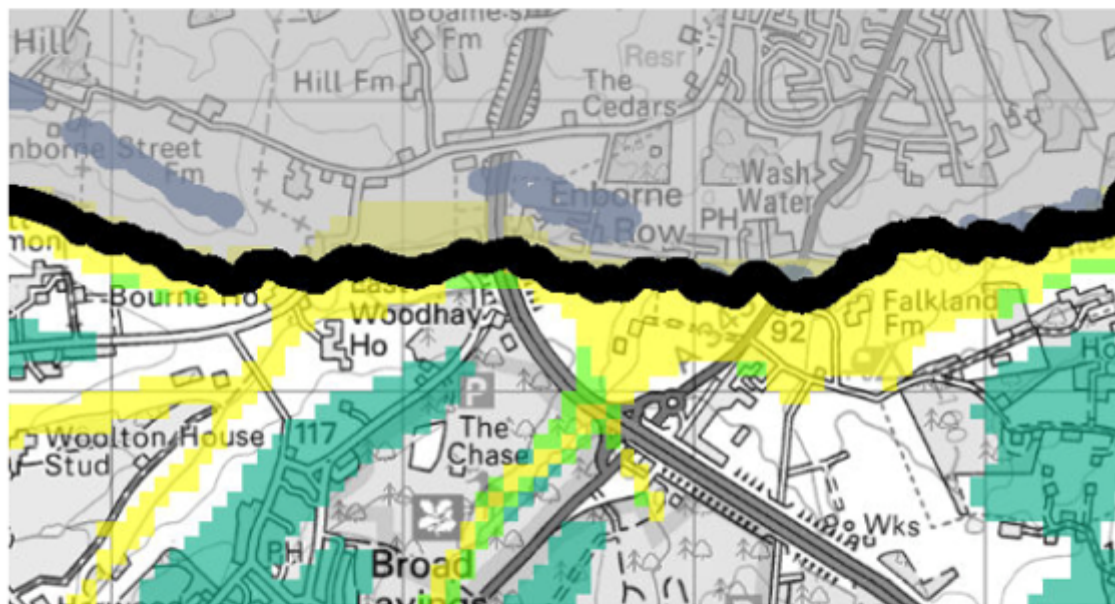
- The planning application that has been submitted makes no reference to the measures to be taken to deal with human effluent. It would seem that a septic tank was installed under the existing stables – but this is not confirmed. Whatever the current situation, it is clear the River Enborne does not need any additional effluent outflow from septic tank systems so planners should reject the application or insist on a main sewer hook-up.

4. Groundwater Flooding and Surface Flooding

The following map is taken from HCC flood risk assessment. Whilst written for Hampshire it shows that the proposed development is in an area with potential for groundwater flooding.

Appendix 1 – Flood Risk Areas pertaining to the site (taken from the council's draft Strategic Flood Risk Assessment, based on the BGS Susceptibility to Groundwater Flooding dataset).

Groundwater



The shallow aquifer underlying the proposed development is important in the context of flood risk in the Enborne River Valley:

- The proposed development is within a groundwater protection zone

- The tarmacking of a substantial surface area will isolate the aquifer and encourage runoff into the River Enborne with adverse effects on flood risk downstream.

No provision is made in the planning application for an attenuation pond to mitigate the increased runoff. Also, given the low level of the site relative to the river, it is hard to see where an effective attenuation pond could be located within the proposed development. Anything excavated below ground level would fill with groundwater rendering it useless as an attenuation basin.

The potential for damage to wildlife and our valuable natural resources by careless and inappropriate developments such as this, which flout all acceptable standards and planning regulations, is irresponsible. The application should be refused.

7. 22/02263/TDC – Furzelea, Ball Hill Road, Hatt Common, RG20 0NQ. Technical Details Consent for the demolition of an existing garage and erection of a single dwellinghouse pursuant to 21/00860/PIP.

No comments or objections.

8. 22/02279/HSE - Green Pastures, Tile Barn, Woolton Hill, RG20 9XE. First floor bedroom extension.

No comments or objections.

9. T/00334/22/TCA - 3 The Court, Stargrove Lane, East End, RG20 0AB. Rowan (T1) crown reduction by 2m all round leaving an approx. finished height of 6m and crown spread (radius) of 4m to rebalance distorted growth. Holly (T2) crown reduction by 1m leaving approx. finished height of 6m and crown spread of 3m and crown thinning of 10% Holly (T3) - Crown reduction by approx. 1m leaving approx. height of 4m and spread of 2.5m. Crown thinning to rebalance by 10% Hawthorn (T4) - Lift canopy over front of shed to about 8ft Birch (T5) - crown thinning by 15% and crown reduction by 2m to give clearance from overhead service line leaving approx. height of 8m.

Decision left to the expertise of the Tree Officer.

10. 22/02328/FUL - 5 Copnor Church Road Woolton Hill, RG20 9XH. The erection of 1 no. dwelling and associated parking.

Object:

1. It is our understanding that the land on which these houses are built was left to the community for the provision of housing after WW2; the gardens were left the size they are to allow for the growing of vegetables etc. We understand that the property was sold by BDBC to the existing owner on 04-12-1978 and the detail of the restrictive covenants mentioned therein should be clarified, before any further work is undertaken.

2. Regarding the construction of a building on this land, it is within the SPB of East Woodhay. It is also within the garden of an existing house and such a windfall site must be considered against the 'harm' it will cause to the local area (NPPF Para 69c). To build here will significantly change the appearance of the area in a way

which is out of keeping with the character of the area. We therefore consider that undue harm will be caused by allowing this building to go ahead.

3. There is no housing need within this parish, and certainly not for houses of this size. Further, this is within an AONB and, as such, further consideration should be given to the impact of development of this type which would undoubtedly cause increased density in an area which is presently open and spacious.

4. Para 10.54 of the emerging Neighbourhood Plan supports development proposals on residential garden land, but only if they:

- Maintain the prevailing character and appearance of buildings in their immediate locality.
- Reflect the scale, mass, materials, design and layout of existing residential dwellings.
- Safeguard the amenities of adjacent residential dwelling and their curtilages.

We feel that this proposal does not accord with a), b) or c) above; it does not maintain the prevailing character and appearance of buildings within the immediate locality; its scale and mass is out of keeping with the existing residential dwellings; and it will have an unacceptable and imposing dominance on neighbouring properties.

The proposed development, by virtue of its form, design, siting, layout and appearance, fails to respect the character and pattern of development of the area, thereby adversely affecting the visual amenities and landscape quality of the area, which is within the North Wessex Downs Area of Outstanding Natural Beauty. Also, the density of development and associated hardstanding would not be sympathetic to, and not successfully integrate with the surrounding area. As such, the development is considered contrary to the requirements of Policies EM1 and EM10 of the Basingstoke and Deane Local Plan 2011-2029, Section 12 the National Planning Policy Framework (2019) and the Design and Sustainability Supplementary Planning Document (2018).

We are unable to support this application – it should be refused.

However - subject to clarification on the covenants on the property - noting that the site is within the SPB and that our emerging Neighbourhood Plan will support certain development proposals within residential garden land, we would feel more able to support an application for a smaller residential dwelling (2-3 bedrooms) and one with less overbearing impact on neighbouring properties and a design more in keeping with neighbouring properties.

11. 22/02393/HSE – Ashley, Heath End Road, Ball Hill, RG20 0NS. Erection of oak frame orangery following demolition of existing conservatory.

No comments or objections.

12. **22/00877/PREMN – Malverleys Limited, Sungrove Farm, Abbey Wells Road, East End, RG20 0AF.** Application for new premises licence for sale of alcohol by retail and live and recorded music.

Consultation ends 19th September.

Carried forward to next meeting.

13. **22/01446/ROC - Land at Hollington Lane.** Matter to be referred to the Development Control Committee – discuss response.

Cllr. Titcomb recused herself from the discussion as she is predetermined in this matter.

Mr. and Mrs. Smith and Mr. and Mrs. Barton discussed the matter between themselves. It was agreed that as not all the points raised had been resolved to the satisfaction of all parties, including the Planning Committee, the matter should be allowed to proceed to the Development Control Committee with no further comments required from any party.

14. **Items for next Agenda:**

22/00877/PREMN – Malverleys Limited, Sungrove Farm, Abbey Wells Road, East End, RG20 0AF. Application for new premises licence for sale of alcohol by retail and live and recorded music.

15. **Date of next meeting:** 6 p.m., Monday 12th August, Woolton Hill Church Hall.