

HIGHCLERE PARISH COUNCIL

Minutes of the Extraordinary Highclere Parish Council Meeting held remotely, via Zoom.app

Tuesday 21 July 2020 at 7.30pm

Members Present: Cllr Norton (Chairman), Cllr Jenkins, Cllr York, Cllr Stoker,

In attendance: Clerk: Amy White

The Chairman, Brad Norton welcomed everyone to the virtual meeting.

1. Apologies for Absence

53/20 No apologies received.

2. Declarations of Interest

54/20 Cllrs Smith and Easton did not attend due to a personal interest in the application.

3. To agree a response to the Pirate Cottage Technical drawings application 20/01664/TDC

55/20: The response agreed to be sent to BDBC is as follows:

The council wishes to strongly object to the above planning application. We consider it to be unnecessary, physically intrusive, detrimental to the quality of life of immediate residents and totally inappropriate to the local landscape and beauty of the AONB. We would argue this on the following grounds:

The Design and Access Statement is, in our view, misleading:

- The proposed plot size of 0.11 hectares is too small for the proposed size of the dwelling. It has no regard to the overall mass, scale, volume and relationship with its neighbours as promised in the 'Design Principles'.
- Within the 'Design Components' the applicant states that 'the proposed dwelling will be sited on similar footprint to that of the existing garage'. This is clearly not the case – it is significantly bigger.
- The applicant again writes: the building 'will not appear physically/visually intrusive or overbearing.' Again, this is clearly not the case. The structure will only be 2 metres away from the boundary of one of the neighbouring properties.
- One of the local residents has produced a visual representation of the building in relation to the bordering properties. It is totally dominant, visually and physically intrusive, reducing privacy and visibility.
- The property's orientation on the plot gives maximum privacy to Pirates Cottage with all the inconvenience directed at neighbouring properties.
- The Design Principles section claims to offer sufficient on-site parking/turning. We would disagree with this statement. There are two parking spaces but the ability to turn a vehicle (particularly if the spaces are occupied) is limited to around 8 metres. The access is narrow, with a bend near the cottage. A vehicle of any size would have to either reverse in or out of the long drive. We believe that this would prove to be a safety hazard at the Tubbs Lane access/entrance. It would be very difficult to safely manoeuvre construction and emergency vehicles.

- It is proposed to remove boundary hedging that will increase the physically intrusive nature of the structure.
- We do not believe that the proposal will 'enhance the landscape quality and scenic beauty of the AONB' as promised in the Design Principles. Our view is that is detrimental to the overall appearance of the area.
- The plot has already had a number of trees severely 'pruned' and it contains a number of attractive trees that do enhance the area. The tree study indicates the extent of the root systems of the various trees and it is difficult to envisage how these will not be affected by this project.
- There are two large oil tanks belonging to properties in Four Oaks that are currently sited on the boundary of the development. Given the recent fire in neighbouring Woolton Hill we would like assurances about the safety to residents.

52/20 Date of the next Council Meeting: 09 September 2020

Signed _____ Position _____ Date _____

Actions from Meeting 09/06/20:

Item No.	Action	Owner
183/19	Clerk to clarify some of the proposed ideas with Kevin Hyde and report back to HPC. Actioned. Actioned but on hold due to Covid-19	Clerk
187/19	Clerk to send SID update to Highclere Society Newsletter. Clerk and Cllr Easton to resolve SID reliability issue. Not actioned due to Covid-19	Clerk Clerk/Cllr Easton
207/19	Cllr Easton to clarify Speedwatch signage request from Brian Harling before any decision can be made. Actioned but on hold to discuss next meeting.	Cllr Easton
32/20	Clerk to update statutory documents on the website. Not actioned	Clerk
	<ul style="list-style-type: none"> • Cllr Norton to meet with local chairs Monday 13th July 18:30 to discuss HPC position. • Cllr Falconer to ask whether Kit Malthouse or Ken Ratighan can join the online meeting. • Cllr Smith to peak to a BBC contact to see if issue can be publicised locally. • Clerk to send EWPC position statement to PC to view. • Clerk to put statement on Facebook about working collaboratively with PCs to sort issue. 	Cllr Norton Cllr Falconer Cllr Smith Clerk Clerk
42/20	Clerk to send SID off for repair.	Clerk
43/20	All Cllrs to send Cllr Jenkins lengthsman tasks for Cllr Jenkins to collate and send to the Clerk for action.	All Cllrs