

Minutes of Piddle Valley Parish Council

Extraordinary Meeting Thursday 9 July 2020

Virtual via Zoom

Present: Cllrs Phillips (Chair), Abbott, Habgood, Sherwood, Latimer, Fear, Lock

Apologies Received: Cllrs Potts, Cox

No apologies received: Cllrs Murray, Howard, Tesniere

1. Declarations of Interest

Cllr Abbott – Planning application WD/D/20/001486 – Vidine, Smiths Lane, Piddletrenthide

2. Planning application – WD/D/20/001486 – Vidine, Smiths Lane, Piddletrenthide

Cllr Phillips presented this pre-planning application and a discussion followed;

Cllr Lock advised that this has been an ongoing issue for the applicant for a long time and for unknown reasons.

Cllr Phillips informed the meeting that this dwelling would be for the applicant's son who is taking over the running of the farm so that the applicants can retire. The applicant is not keen to have an agricultural tie to the property.

Cllr Fear expressed concern with the vehicular access to the plot and would suggest that it is currently only fit for 4x4 and agricultural vehicles. Cllr Sherwood advised that the documents associated with the application does state that some levelling of the access would be undertaken to ensure access is up to standard.

Cllr Sherwood informed the meeting that the previous application was turned down as the farm was not deemed viable as not very big. This decision was determined by research carried out by Reading University. Therefore, this is why this application is for a dwelling without the agricultural tie.

Cllr Latimer asked why it is essential for the applicant's son to have a house at this location and why no agricultural tie is being requested from the Parish Council as has been on other similar applications. Cllr Latimer expressed concern that this application could be treated differently to others.

Cllr Phillips reminded the council that this location is within the AONB and conservation area and so would expect an agricultural tie on a farm.

Cllr Lock expressed concern that if there is no agricultural tie associated this wouldn't protect the site.

Cllr Sherwood proposed to accept this application in principle to see if the permission to build is granted but would expect to receive a full planning application in order for the concerns of agricultural tie to be made. This was seconded by Cllr Fear. All agreed with 2 abstentions.

3. Planning application:- WD/D/20/001369 – Unit 1 & 2, The Forge, Piddletrenthide

Cllr Sherwood presented this application and reminded the council that this previously tried to go through the system as permitted development. There is very little change to the detail in this full application.

A discussion took place which included the following:

Cllr Abbott expressed concern with the parking but advised that Highways had not made any objections.

Cllr Fear advised that there is additional parking at the north end of the development and is included within the application. However, he expressed concern that once the garages are accessed there will be no room for additional parking as stated.

Cllr Lock expressed concern as parking is an issue within the Valley and thought that all new development should include parking. Cllr Sherwood confirmed that each unit has a garage and this would meet that requirement.

It was proposed by Cllr Sherwood and seconded by Cllr Abbott that this application is accepted but the following comments made:

- As flagged up by the highways officers there are potential issues around access and parking. If each unit had 2 working people in it with a car each (as there is no public transport) then there would be up to 3 more cars parking on the street which is already very congested in the evenings when residents are at home.
- The back of the building is very close to the neighbours boundary, and it would be difficult to access the proposed air source heat pumps, especially the middle one
- The air source heat pumps may have a negative noise impact on the neighbouring property and an impact survey should be done
- There are some concerns that the roof line would need to be raised in order to provide enough headroom and if that were the case then the Velux windows would look into the neighbours property
- The proposed ground floor windows would be very extremely close to the party wall and would potentially look into the neighbouring garden
- The current application could be considered as over development of the site. Two units might present a better use of the available space.
- Concerns have been raised that these units may become holiday accommodation which would not be acceptable to the Parish Council, we would request that there be a covenant stating that they are not used for holiday accommodation.

All agreed.

There being no further business the meeting closed at 19:35 with notice that the next meeting will be held on Tuesday 28 July 2020 at 7.30pm, Virtual via Zoom.