

## HERMITAGE PARISH COUNCIL

MINUTES OF THE MEETING HELD ON DECEMBER 9<sup>TH</sup> 2008.

Present.

Ms R Cottingham	Chairman
Mrs M. Goodman.	Vice-Chairman.
Mr R. Allum.	
Mrs F. Groves.	
Mrs K. Willis.	
Mr Q Webb.	District Councillor.
Mr C.W.Goudge	Clerk

Thirteen members of the public.

**90. Minutes of the last meeting held on October 16<sup>th</sup> 2008.**

The minutes had been circulated, were agreed as correct and signed by the Chairman.

**91. Apologies for absence.**

There was an apology for absence from Mr Marr.

**92. Planning application.**

08/02136/FULD Thistledown, Hampstead Norreys Road.

The Parish Council Working Party presented their report, which was to be attached to these minutes.

The meeting was then opened to the public for any additional comment on this application which had not been covered by the Working Party.

*There should be no further developments in the Village following the expansion of the last three years.*

*There will be a loss of hedgerows as a result of this application.*

*The trees surrounding the properties will also be felled.*

*The changes shown in the amended plans were so small they made little difference to the original concept and should not be given any weight.*

**Here Mrs Groves declared a Personal Interest and retired from the meeting.**

The Council considered the application with the points raised by the Public and decided to object to the application both on those grounds and those specified in the Working Party report. It was decided that, should the application be called to Committee, the Council would wish to speak.

**Here Mrs Groves rejoined the meeting.**

*RC*

**93. Public participation on other matters.**

*There are still some pavements which need repairing. It is believed that, at the end of Orchard Close. the road and pavement are being repaired together.*

**94. Matters arising from the minutes of the last meeting not referred to elsewhere.**

- i Pre School storage in the Village hall.  
This is ongoing.
- ii Resignation of a Councillor.  
Mr Frost has given notice of his resignation from the Council due to work commitments. The Council noted this with regret, and wished to put on record their thanks for the many ways in which Mr Frost had contributed to the work of the Council.

**95. Planning**

**Decisions from the Planning Authority.**

		<b>Decision</b>
08/01472/HOUSE	Units 1-3, Wellhouse Farm Barns.	
08/01473/LBC	Buildings replacement.	<b>Approval.</b>
08/01761/HOUSE	Wayside, Yattendon Road.	
	Conservatory	<b>Approval.</b>
08/01471/LBC	Unit 5 Wellhouse Farm Barns.	
	Garage replacement	<b>Withdrawn</b>
08/01985/HOUSE	Brackenveldt, Hampstead Norreys Rd.	
	Conservatory.	<b>Approval</b>

**New planning applications.**

08/01813/HOUSE	Haycroft, High Street. Fence & gate replacement.	
	<b>The Council objected to this application on the grounds that the suggested fence conflicts with the Hermitage VDS.</b>	
08/01999/HOUSE	The Benhams, Yattendon Road. Retrospective – fence & gate.	
	<b>The Council objected to this application on the grounds that the suggested fence conflicts with the Hermitage VDS.</b>	
08/02051/HOUSE	30, Pinewood Crescent. Window replacement, extension & new shed.	
08/02165/HOUSE	Morinda, Hampstead Noerreys Road. Extension over garage, new porch & balcony.	
	<b>The Council returned “no objections” to these two applications.</b>	

**Other matters.**

- i Southwood, Yattendon Road.  
Tree removal which appears to be the subject of a TPO.  
It was decided to ask the Tree Preservation Officer to come to a Council meeting to discuss TPO's.

*RC*

- ii Post Office House.  
The Council discussed the legality of an entrance being made to the Highway. It was decided that, in this case only, it was probably acceptable from a Highways perspective. The Enforcement Officer should be asked whether there had been the necessary planning application.
- iii Hermitage Green.  
Plans are being discussed with Stuart Souden.
- iv Miller Homes.  
Plans are expected shortly for Forest Edge, with possibly a new planning application. The football pitch had not been sown as Miller Homes had undertaken to do. It was decided to arrange a meeting with Miller Homes together with the District Councillor.

**96. The report of the District Councillor.**

Mr Webb felt that all the matters which he wished to raised had already been covered, and would be glad to answer any questions from the Council.

**97. Highways.**

**Matters arising from the minutes of the last meeting.**

Minute 83.

- i Footpath widening in the High Street.  
It was decided to ask Jon Winstanley for an up to date report.
- ii Speeding in the Village.  
Mrs Groves had attended the recent NAG meeting and mentioned the concern which residents have in Hermitage. The PCSO who believed that there were no speeding problems had moved away from the area. It was decided to see if a speed check could be set up in appropriate places.
- iii Marlston Bridge.  
It was decided to press for a reply from Highways. It was believed that Jon Winstanley opposed any alteration to the existing scheme.
- iv No parking signs.  
It was decided to keep the signs for the time being, and to investigate whether they could be sold.
- v Parish footpath leaflet.  
This is a new leaflet, which should be ready in March.

**98. Environment.**

**Matters arising from the minutes of the last meeting.**

Minute 84.

- i Thatcham Outreach.  
It was reported that some Youth uses the Park regularly for relaxation, and it would seem an appropriate time for Outreach to contact them. It was decided to ask Thatcham Outreach to come to a Council meeting.
- ii CCTV for the new changing rooms.  
This is not yet relevant as yet, but the draft plans are available for inspection.
- iii Football pitch.  
The Council will keep in mind the possibility of ownership. In the meantime it was decided to ask Stuart Souden for a meeting to discuss open spaces and that aspect of S.106 funding.
- iv Trees in the playground area.  
These had been trimmed.

**New matters.**

- i Trees in Bryant's Piece.  
It was decided to ask Mr Perry for a quote to attend to the trees. If the quote is less than £300 Mr Perry would be asked to carry out the work right away.  
It was also decided to ask Mr Perry for a quote to deal with the tree in Dines Way.
- ii HVHMC.  
Mrs Groves attended a meeting of the Committee. It was decided to ask the Committee if they would like a board at the Village Hall. It was also decided to see if a second board should be purchased for the Village. The Council decided in principle to purchase the two boards up to a value of £1,300 for the boards and installation.

**99. Finance.**

- i Receipts.  
Bank Statements for November had not yet been received.
- ii Payments for authorised.
 

F.C.Lawrence	Grass and shelters	£360.83
N.J.Perry	Tree work at playground	£450.00
C.W.Goudge	Salary & exes	£372.27
- iii Other matters.
  - i The Statement of Receipts & Payments to date was noted.
  - ii Change of Bank.  
The Bank would be asked if they would allow free banking. If not, the Council would consider changing Banks.
  - iii Grant enquiries received.
 

Hermitage & Curridge Y.C.	£2,000.00
Hermitage Hort Society	£125.00
Hermitage pre-School	£1,345.93
Hermitage V.Hall	£1,500.00

**100. Burial Ground.****Matters arising from the minutes of the last meeting.**

## Minute 86.

- i Grave spaces.  
WBC have now decided that a planning application may be needed for change of use. It was decided to make enquiries locally to check the status of the ground before going any further.
- ii Unauthorised interment.  
It was reported that Smallbone had interred ashes without consent in an existing grave. It was decided to make sure that this Director was aware of the Burial Ground regulations.
- iii Cemetery management DVD.  
It was decided to order this DVD at a cost of some £30.

**101. Correspondence received since the last meeting not referred to elsewhere.**

- WBC – Outcome into the Review of Area Forums.
- WBC – Certificates for Major Incident course.
- CCB- Stakeholder meeting November 19<sup>th</sup>.
- WBC- Rural Housing Protocol.

Fire Authority – Integrated Risk management Plan 2009 / 2010  
WBC – Draft Parish Charter.  
WBC – Representation on NAG Groups of WBC Officers.  
Communities and Local Government – Communities in control.  
NALC – Newsletter.  
CPRE – Stop the Drop.  
Clerks & Councils Direct.  
WBC – Children & Young People’s Plan 2008 – 2011.  
CCB – Newsletter Issue 06.

The correspondence was discussed and, where appropriate, placed into circulation.

**102. Reports from Councillors who had attended meetings of Outside Bodies on behalf of the Council.**

Councillors had attended the recent WBC District Parish Conference in Newbury. It was felt that the Conference was a useful gathering which welcomed comment and questions from Parishes. There are some four Conferences planned for next year.

The Council was represented at the meeting of the HVHMC, part of which was reported earlier in the meeting. The Committee noted that Sarah Ward would be glad to help in the refreshing of the Village Plan.

Councillors had also attended the recent BALC annual meeting. The meeting reported on the year’s results and mentioned their emphasis in helping to promote Quality Parish Councils.

**103. Items to be raised by Councillors.**

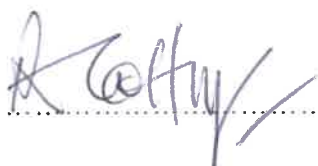
Low flying helicopters had been reported over the Village, and it was decided to contact RAF Odiham to see if this could be ameliorated.

It was decided to contact Chieveley Parish Council to progress any talks about Denison Barracks.

The electricity supply cable on the pole in Pinewood Playground is perceived to be potentially dangerous, and it was decided to contact S.E.B to have the cable sheathed properly.

**104. Date of the next meeting.**

**Thursday January 15<sup>th</sup> at 7.00pm in the Adelaide Room, Holy Trinity Church.**



.....  
Chairman

15.01.2011  
Date

**Hermitage Parish Council**  
**Planning Working Party**

**Subject – Development of 7 houses to the rear of homes on Hampstead Norreys Rd**

This application is a resubmission of an earlier Planning Application to develop 8 houses that was strongly objected to by the Parish Council. The developer has amended the application to asking for permission to erect 7 homes with some slight alteration to the overall plan, mainly

- There is one fewer house but some of the remaining homes are larger than on the original application.
- The height of the ridge has been lowered

The original objections still stand

- ❖ The development will overlook neighbouring houses, which include Conifers, Bridge House, New House, Pinewood Cutting, Manin House and Sperrin as well as the homes selling their gardens to facilitate the development. **LOSS OF PRIVACY**
- ❖ The northern end of Deacons Lane will be overlooked for 6 months of the year during the time when the leaves are off the trees. **CHANGE IN THE CHARACTER OF THE AREA**
- ❖ Hillside and Conifers will be subject to a seven fold increase in light pollution and noise pollution from traffic. Hillside faces the entrance to the development and Conifers is adjacent to it. **POLLUTION**
- ❖ Velux Windows at the rear of the property will impose light pollution on neighbouring properties. **POLLUTION**
- ❖ There is no raised footpath along the access road to the development **PEDESTRIAN SAFETY**
- ❖ There are 14 parking spaces for 7 homes with 35 bedrooms causing the need for cars to be parked on the road which will create problems for the bin lorry. **CONGESTION**
- ❖ There is a greater danger of flooding than in the original plan that was in itself a cause for concern. The effect of lowering the foundation of the houses can only make them more vulnerable to flooding **FLOOD RISK**

- ❖ The concerns about sewage flooding have not been addressed **FLOOD RISK**
- ❖ The concerns about surface water flooding have not been addressed **FLOOD RISK**
- ❖ The concerns about impervious hard standing have not been addressed – more hard standing; more buildings will result in the Water Table being raised in the green parts of the neighbourhood. **FLOOD RISK**
- ❖ Trees have already been removed from the site reducing transpiration losses and water removal from the ground. **FLOOD RISK**
- ❖ The design of the homes remains contrary to the Village Design Statement as 3 storey homes **VILLAGE DESIGN STATEMENT BREACH**
- ❖ This is urbanisation of the village. **VILLAGE DESIGN STATEMENT BREACH**
- ❖ The siting of the garages further back Means the existing homes are encroached on further than under the original plan **LOSS OF PRIVACY**
- ❖ The Parish Plan aims to resist infill development when it is in an unsuitable place and out of scale with its surroundings. This development already breaches this and the potential for the extension of the proposed development would make it even more out of scale. **CONTRARY TO PARISH PLAN**
- ❖ The proposed development is out of keeping with surrounding homes. **CONTRARY TO PARISH PLAN**
- ❖ The design of the roofs of the houses on the development is for concrete tiles which is in contravention of the Village Design Statement which states red clay tiles should be used. **VILLAGE DESIGN STATEMENT BREACH**
- ❖ The working party disagrees with the reports into the ecology of the area which denies the impact on or the presence of various birds, reptiles and small animals, Skylarks are known to visit the area, there are great crested newts in the vicinity being just 2 examples **CONSERVATION ISSUE**
- ❖ The village school is already running to full capacity, as is Pre School. The Downs School capacity is pressured by extensive development throughout its catchment area. **PRESSURE ON LOCAL FACILITIES**
- ❖ The proposed development will add to problems of traffic within the village. **TRAFFIC CONGESTION**

- ❖ All villagers will be subject to disruption – AGAIN – when the site is connected to utilities and will experience permanent reduction in standards of these utilities as there are no plans to upgrade any of them **LOSS OF STANDARDS**
- ❖ Villagers in the neighbourhood of the development will suffer a lowering in the quality of life during not only building work but also afterwards, when the peaceful outlook from the rear of their homes – (a quality that was reflected in the price they paid for their homes) is lost forever. **LOSS OF STANDARDS**
- ❖ The sight lines for traffic leaving the development are very poor posing a risk to both car users and pedestrians. **PEDESTRIAN SAFETY and ROAD SAFETY**
- ❖ Concerns that this development will set a precedent for future similar developments as most of the older housing has large gardens **PRECEDENT**
- ❖ Owners of neighbouring properties will have paid a price for their homes which reflect the general surroundings. The loss of the facilities which this development would bring about can only reduce the value of properties not selling their gardens to the developer.
- ❖ Finally, the village has been subjected to 2 major developments in the last 3 years with the result that the number of house in our community has almost doubled in that time. We now need time to build from this and create a unified community without further development being imposed upon us.



THISTLEDOWN DEVELOPMENT OBJECTION SUMMARY	
<b>OBJECTION CATERGORY</b>	<b>CAUSE OF OBJECTION</b>
LOSS OF PRIVACY	Houses overlook neighbouring properties
CHANGE OF CHARACTER	New position of garages make them closer to existing properties
POLLUTION	Houses overlook neighbouring properties
PEDESTRIAN SAFETY	Artificial Lights
CONGESTION	Veulx Windows
FLOOD RISK	No Footpath along access to development
VILLAGE DESIGN STATEMENT BREECH	Poor sight line for vehicles exiting the development
	Too few parking spaces
	Sinking houses to lowere overall effect of over tall house
	Sewage not addressed
	Surface water flood concerns not addressed
	Buuildins and Hard standing in flood prone area
	Loss of trees
	3 Storey house

	Urbanisation of village
	Use of concrete not red clay roof tiles
	Unsuitable location for infill development
<b>CONTRARY TO PARISH PLAN</b>	Out of keeping with style and size of neighbouring homes and
	Extra cars from development will worsen traffic flow
<b>TRAFFIC CONGESTION</b>	Destruction of natural habitat for many species of birds, animal
<b>CONSERVATION</b>	School already full
<b>PRESSURE ON LOCAL FACILITIES</b>	Problems with Sewage
	Disruption to road system etc when development connected to U
<b>LOSS OF STANDARD OF LIFE</b>	Disruption to neighbours during build
	Loss of privacy of neighbours after build
	Effect on neighbouring homes prices
<b>COMMUNITY LIFE</b>	Need time to build our community as a village without disruptio
<b>GENERAL</b>	Properties in the vicinity of the development will lose value



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