

HERMITAGE PARISH COUNCIL

MINUTES OF THE MEETING HELD ON SEPTEMBER 4TH 2008.

Present.

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

Twenty four members of the public.

The Chairman welcomed the public to this meeting which had been called to consider mainly the planning application for development 08/01519/FULD at Thistledown, Hampstead Norreys Road.

55.Public Participation.

The Chairman invited the views of those supporting the application for the development.

The following points were made by the spokesman for the developer.

- The developer realised there would be concerns which he had done his best to mitigate.
- WBC needs to build a substantial number of homes in the next ten years and this would be achieved partly by using existing brownfield sites such as this.
- Development in Hermitage is only just behind that at Chieveley.
- It is inevitable there will be further houses built in the Village.
- The developer wants to work with WBC on this application to achieve a sympathetic outcome.

The Chairman invited the views of those opposed to the application for development.

The following points were made by members of the public.

- The number of Hermitage houses has increased from 400 to 700 and this should be sufficient.
- Concentrated infilling like this is disruptive, poorly thought out, the three storey five bedroom houses are out of character with the surroundings and represent an invasion of privacy.
- .The parking provision is disruptive.
- Sewerage from the proposal has not been properly planned.
- The houses would have a number of windows overlooking the neighbouring properties.
- The Village Design Statement and Plan are opposed to three storey houses.
- There would be light pollution in Winter months.
- The area floods easily and collects water, leading to drainage concerns.
- The entrance is on a dangerous bend with insufficient lines of sight planned.

56.Apologies for absence.

Apologies for absence were received from Mr Allum, Mr Frost and Mr Jennings.

57.Minutes of the last meeting held on August 21st 2008.

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

58.Planning.

Decisions from the Planning Authority.

08/00187/HOUSE	35, Dines Way, Hermitage. Extension.	Decision Approval
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New planning applications.

08/01519/FULD	Thistledown, Hampstead Norreys Road. Eight new dwellings.
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The Council decided to object to the application for the reasons stated in the letter to WBC attached to these minutes.

08/01643/HOUSE	36, Pinewood Crescent, Hermitage. Log cabin style shed.
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The Council returned “no objections” to this application.

59.Date of the next meeting.

Thursday September 18th at 7.00pm in the Adelaide Room, Holy Trinity Church.

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Chairman	Date

HERMITAGE PARISH COUNCIL

Chairman. Mr D. Brown.

West Berkshire Council,
Planning Department,
Council Offices,
Market Street,
Newbury,
Berkshire. RG14 5LD.

12 September 2008
Planning application. 08/01519/FULD

Dear Sirs,

Thistledown, Hampstead Norreys Road, Hermitage.

The Council **objects** to this application for the following reasons.

1. The proposal represents unacceptable infilling which it totally out of keeping with the vernacular, and the Village Plan resists both this and the erection of three storey houses.
2. Present mains drainage and sewerage facilities are not adequate as shown in the letter to WBC from Thames Water dated August 26th.
3. The proposal would result in a serious invasion of privacy and loss of amenity for six houses – Conifers, Bridge House, New House, Pinewood Cutting , Mannin House and Sperrin, and would result in an unnecessarily cramped development, losing their gardens with the associated influence on the neighbourhood.
4. Flooding occurs in the proposed development area and this has not been recognised. The existing gardens constitute an area where water can safely gather when heavy rains occur, and the water usually drains away in a short time without serious inconvenience. The proposed houses with their hard standing would not allow such dispersal.
5. The parking provision of 14 spaces for eight properties with 31 bedrooms is inadequate and the waste collection area could be compromised.
6. There is no footpath provision along the proposed access road.

Yours faithfully,

C.W.Goudge.

Clerk.

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