



Minutes of the Planning Committee Meeting

Minutes of the Planning Committee Meeting held Online via Zoom on Monday 11th October 2021.
Commencing at 7:31pm.

Members Present: Councillor Dave Aldis, Chairman
Councillor Rebecca Pinfold, Vice-Chairman
Councillor Jude Cunningham
Councillor Linda Moss
Councillor Alison Strong

Members Absent: Councillor Dan Neate

Officers Present: Sarah Marshman, Clerk/RFO

In Attendance: None

Minutes

On 26th April 2021, the Council resolved that instead of returning to face-to-face meetings, a Temporary Scheme of Delegation would be put in place in order to allow the Clerk to enable decisions to be taken under the direction of Councillors until face-to-face meetings recommence. This meeting is therefore not a formal meeting, but an advisory Full Council Meeting. All recommendations made at this meeting will be enacted by the Clerk where appropriate and ratified at the next face-to-face Full Council Meeting.

PLN21/22-007 To receive, and consider for acceptance, apologies for absence from Members of the Committee
Apologies were received and accepted from Councillor Dan Neate.

PLN21/22-008 To receive any declarations of disclosable pecuniary interests or non-registerable interests by members or the Clerk and to consider any requests for dispensation
There were no declarations of interests from members of the committee.

PLN21/22-009 To receive:
Questions or comments from members of the public regarding items on the agenda
Representations from any member who has declared a personal interest
No questions, comments or representations were received.

- PLN21/22-010 To approve the Minutes of the Planning Committee Meeting held on 18th August 2021**
Resolved: Members agreed the minutes of the last meeting be accepted as a true record. The Chairman will sign these minutes once the decision has been ratified by Full Council.
- PLN21/22-011 To discuss any matters arising from the meeting held on 18th August 2021**
There were no matters arising.
- PLN21/22-012 Planning Applications**
- PLN21/22-012.1 To consider the following new planning applications:**
21/02271/FULD Land North Of 31 Horn Street, Compton - New 2 bedroom house
Resolved: To 'object' to the application. The full response to this application can be viewed in Appendix 1.
- 21/02407/HOUSE Painsbridge Barn, Wallingford Road, Compton, RG20 6PU - Addition of structural glass cover over existing bridge link between the residential unit to the garage, new external staircase at the end of the double garage and change patio doors and double-height windows of the double garage and main barn.**
Resolved: To submit a response of 'no objections'.
- 21/02438/HOUSE 7 Horn Street, Compton, RG20 6QS - Single storey rear extension**
Resolved: To submit a response of 'no objections', with the following comments:
The Council seeks the inclusion of a condition to ensure the materials are sympathetic given the development is within the conservation area.
The Council seeks the inclusion of a condition to prevent deliveries to the site occurring during the following hours:
8:30-9:15 Mondays to Fridays
14:45-15:30 Mondays to Fridays.
as the development is on a well-used route to school.
- PLN21/22-012.2 To consider whether to request the District Councillor calls in any planning applications to the Western Area Planning Committee**
Resolved: To request the District Councillor calls in planning application
21/02271/FULD Land North Of 31 Horn Street, Compton - New 2 bedroom house
- PLN21/22-012.3 To consider whether to refer any planning applications for further response from the Council's planning consultants**
Resolved: To refer the following planning application to the Council's planning consultants: 21/02271/FULD Land North Of 31 Horn Street, Compton - New 2 bedroom house
- There being no further business, the meeting was closed at 8:23pm.

Chairman: _____

Date: _____

Appendix 1: Planning Objection to 21/02271/FULD Land North Of 31 Horn Street, Compton - New 2 bedroom house

Compton Parish Council **OBJECTS** to this application.

The proposal for a new detached development within the small 'cottage' garden at the end of a historic terrace within a conservation area is paramount to 'garden grabbing'. This, as a practice, was formally recognised by the Government in 2010, with the granting of immediate powers for local councils to prevent: [New powers to prevent unwanted 'garden grabbing' - GOV.UK \(www.gov.uk\)](http://www.gov.uk).

Additionally, please note:

- Photographs used in the design statement are out of date and **do not provide a true representation of the area today, where some of the garden land has now been purchased and fenced off by a different owner.**
- The building of new dwellings within gardens and the practice of infilling are **not supported by Compton Parish Council.** The Compton [Village Design Statement](#) and the emerging [Neighbourhood Development Plan](#) make the following conclusion:

All development, including conversions, extensions and new build, will be expected to have high standards of design and to reflect the guidance in Compton Village Design Statement, including but not limited to:

- *Leave appropriate space between buildings which play an important role in the conserving the rural character of Compton.*
- *Ensure landscaping is considered an integral part of design.*
- *Maintain the pleasant visual character of the street scene by avoiding overbearing extensions and inappropriate in-filling.*
- *Corner plots are particularly sensitive. Initial designs should be carefully considered to ensure that the public face of the development makes a positive contribution to the street scene;*
- *Ensure developments, however small, should respect neighbouring properties in scale.*
- *Ensure development of properties, both within and adjoining the Conservation Area, are sympathetic in scale and design to that area. The selection of local materials (or their modern equivalent), such as soft 'brindle' or 'heather' brick and wooden doors and window frames, is also important.*

- Concern is expressed with regard to **the extensive ground works already undertaken at the site and the works currently underway on the existing historic period dwelling.**
- **The proposal will have significant negative impact on the street scene within the conservation area and will be detrimental to the neighbouring gardens.** The University of Reading have made statements to Government on the importance of garden space for individuals and communities: ***“Research has demonstrated that gardening can improve self-esteem, communication skills, attention span and even educational performance. In essence, protecting gardens is important to improve quality of life...”*** ***Dr Ross Cameron, School of Biological Sciences, University of Reading.***
- Today, the area is, at times throughout each day, highly congested with parked vehicles against a narrow footway, with the road effectively being single lane outside of the property. Further vehicle movement into/exiting a garden on a narrow road with close proximity to an inclined bend, **will create a dangerous hazard for drivers and pedestrians. See photo indicating site of pedestrian access to Meadow Close. Horn Street is the route to school and the village amenities.**
- Horn Street (with the Village pond adjacent) is prone to **flooding during periods of high ground water and in times of heavy rainfall.**