

MINUTES OF THE EXTRAORDINARY MEETING OF
SWALLOWFIELD PARISH COUNCIL PLANNING COMMITTEE
HELD ON TUESDAY 4TH JULY 2023 AT 10.00AM
IN THE ROSE ROOM, SWALLOWFIELD PARISH HALL, RG7 1QX

Present: Cllr. J. Anderson (Chair), Cllr. M. Binns, Cllr. C. Drew, Cllr. I. Fullerton

In attendance: Mrs. E. Halson (Clerk)

Note: This meeting is open to the public and press who are welcome to attend.

2696 APOLOGIES FOR ABSENCE

Cllr. L. Edmonds, Cllr. J. McDermott, Cllr. M. McDonald, Cllr. S. Taylor

2697 DECLARATIONS OF INTEREST

None

2698 QUESTIONS OR COMMENTS FROM MEMBERS OF THE PUBLIC

To receive questions or comments from the public, including those on planning. Up to 20 minutes will be allocated for questions/comments from members of the public with a guideline of no more than 5 minutes per subject. If several members of the public wish to speak on the same subject, they are requested to nominate a spokesperson. Comments will be minuted. For more details please read the document *Guidelines for Public Participation at Parish Council Meetings* which is available on the Parish Council website or at the Parish Office.

2699 PLANNING

Chairman of Planning Committee: Cllr. I. Fullerton

2699.1 Current applications

2699.1.1 23/01070/FUL (WBC: 231443) - Land To The East Of Dukes Field Cottage, Norton Road,
Riseley Object

2699.1.2 23/01069/FUL (231177) - Land To The West Of Dukes Field Cottage, Norton Road,
Riseley Object

Appendix A

2699 PLANNING

2699.1 Current Applications

Agenda Ref	App No	Type	Address	Application
2699.1.1	23/01070/FUL (WBC:231443)	Full application	Land To The East Of Dukes Field Cottage, Norton Road, Riseley	Erection of one 3 bedroom and one 4 bedroom dwelling with associated access, parking and landscaping. It was PROPOSED and seconded that the council object to this application for the reasons stated below. All in favour.
2699.1.2	23/01069/FUL (WBC:231177)	Full application	Land To The West Of Dukes Field Cottage, Norton Road, Riseley	Erection of one 4 bedroom dwelling with associated access, parking and landscaping. It was PROPOSED and seconded that the council object to this application for the reasons stated below. All in favour.

Hart District Planning Applications
23/01069/FUL (WBC: 231177) and 23/01070/FUL (WBC: 231443)

Swallowfield Parish Council strongly objects to these applications on the following common grounds:

1. The applications, jointly and individually, amount to inappropriate development in the countryside, defined as being outside the settlement boundary of Riseley, in the wooded, green space between Riseley village and the adjacent Hart community of Dukes Meadow.
2. By reason of their siting in a constrained plot of land, ground levels of the site, scale/proportions of the dwellings and resulting proximity to neighbouring gardens and properties, these developments would result in detrimental impacts to neighbouring residential amenity as a result of overbearingness, sense of enclosure, loss of open outlook and overshadowing, contrary to adopted policy NBE9 of the Hart Local Plan (Strategy and Sites) 2032, saved policy GEN1 of the Hart District Local Plan 1996-2006 and paragraph 130 of the NPPF 2021
3. The countryside between Riseley Village and the Dukes Field housing estate, stretching from the Odiham Road (to the east) and the Basingstoke Road (to the west) along the Devil's Highway, is important for several reasons as follows:
 - a. It forms a visual/green barrier between these communities;
 - b. It provides a valuable local amenity;
 - c. It is an important wildlife habitat and a vital corridor for wildlife transiting the site from woodlands immediately east and west of the site.

Boundary planting and limited intermediate copses along this stretch of land will not provide adequate alternatives for transiting wildlife. Mitigation of the damage by biodiversity offsetting fails to address the transit issue.

4. Loss of habitat and removal of trees/shrubbery and understorey landscaping resulting in biodiversity loss and the potential impacts on protected species would all cumulatively result in conflict with the objectives of adopted policy NBE3 of the Hart Local Plan - Strategy and Sites 2032, saved policy GEN1 of the Hart District Council Local Plan (Replacement) 1996 - 2006, and paragraph 174 the NPPF 2021.
5. The site consists of a mixture of modern and ancient woodland and is covered, collectively, by a Tree Preservation Order. The proposed developments, by reason of the resulting loss of such trees, substantial reduction to the green infrastructure in this area along with the loss of 'highway' trees and visual amenity, together with the post-development pressure to further remove retained trees, would all cumulatively result in a detrimental loss of green infrastructure and the green buffer between built forms in Wokingham Borough and Hart District, contrary to adopted planning policies NBE2 and INF2 of the Hart Local Plan - Strategy and Sites 2032, saved policy CON8 of the Hart District Council Local Plan (Replacement) 1996 - 2006 and paragraph 131 of the NPPF 2021.
6. The proposed development, by reason of its scale/proportions, removal of trees/shrubbery/understorey landscaping and site area allocated to vehicle facilities/movements in a constrained plot of land would all cumulatively result in a detrimental impact on the visual/recreational amenity of the Public Right of Way adjacent to the southern

boundary of the site. As such, the proposed development would be contrary to adopted policy INF3(h) of the Hart Local Plan (Strategy and Sites) 2032, saved policy CON23 of the Hart District Local Plan 1996-2006 and paragraph 100 of the NPPF 2021.

7. The sites are situated on an important archaeological site (the Devil's Highway) and development would cause irrevocable harm to what is considered to be an Ancient Monument. No meaningful archaeological assessment could be conducted without permanently damaging much of the existing woodland, especially tree roots, habitat, etc.
8. No account has been taken of the flood risk to the proposed site or to adjacent properties from surface water despite the water course along the northern boundary and the past history of flooding to properties in Portway.
9. There is nothing to commend this site in terms of sustainability. There are no shops, schools, church or medical practice within the adjacent village of Riseley and a very limited bus service with an uncertain future. Access to virtually all these services would require the ownership and utilisation of private cars.