

**BARKHAM PARISH COUNCIL**  
Planning Committee

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**Minutes** of meeting of the Barkham Parish Council Planning Committee held on 14<sup>th</sup> March 2017 in Barkham Village Hall at 7.30 p.m.

**Present:** Mr. L. Heath (in the Chair), Mr. A. Scott, Mr C. Heyliger and the Clerk.

**Apologies:** Mr G. Dexter (on holiday)

17/680 **Minutes** of meeting held on 28<sup>th</sup> February 2017 were approved and signed as a true record.

**17/681 Planning**

170396	Land Adjacent to Vine Ridge Farm, Sandy Lane	Proposed
	Outline application for the proposed erection of 1 detached dwelling following demolition of existing outbuilding (access to be considered)	Opposed

BPC to write to WBC opposing this application which would be a new dwelling located in the countryside and outside of the settlement boundary. The application is lacking in any relevant information and we note that the neighbour consultation map only covers the immediate farm site and not any neighbouring properties.

162084	Coppid Hill House, Barkham Road	Dismissed
	Outline application for the proposed erection of 5 custom build dwellings with associated access off Edneys Hill	At Appeal

161412	Coppid Hill House, Barkham Road	Dismissed
	Outline application for the proposed erection of 8 custom build dwellings with associated garages and access off Edneys Hill	At Appeal

Reasons for both appeals:-

1. The appeal site is located on the south side of Barkham Road to the west of Edneys Hill. The site is open grassland with some trees and bushes. The topography of the land falls away in a south easterly direction, the site is in equestrian use with a stable block in the south west corner of the site.
2. At the time of the visit the site was highly visible from the adjoining roads as very few trees around the site are of an evergreen variety, when all the trees are in full leaf the site would not be as visible. Longer distance views were possible from further down Edneys Hill. Surrounding the site there is other residential development to the west of the site and on the opposite side of Barkham Road and Edneys Hill. To the south is farmland with some residential accommodation.
3. The site lies outside of the defined development limits and is located in the countryside in planning policy terms. The MDD Local Plan does allow for some development on the edge of settlements providing they respect the transition between the built up area and the countryside and landscape, this is not the case here.
4. The erection of new dwellings would erode the open character and quality by extending the built development in an undesirable fashion. Both developments would give rise to significant harm to the rural character of the area.
5. The prevailing character of the existing development along the south side of Barkham Road consists of properties which have their front aspect facing the street. The appeal proposals would either have their rear or side aspects onto Barkham Road, which would be at odds with the local pattern of development.
6. I have found that the proposed developments would harm the character and appearance of the area.

162321 Land to the north of Wood Lane (west of Meadow Croft), Wood Lane Approved  
Application for the change of use of agricultural land to equestrian  
land, erection of a stable block and storage of logs (retrospective).

Condition:-

No more than 5 horses at any one time shall be kept and allowed to graze on the application site with land being used for private personal use only.

162120 1A Bearwood Road Approved  
Householder application for proposed erection of two storey front  
extension and two storey extension to dwelling plus new driveway  
access from Barkham Road.

Clerk contacted the case officer Stephen Thwaites regarding this application. BPC had requested that this application was listed for determination at the Planning Committee. This has not been done, Mr Kaiser has copies of the emails sent to WBC requesting the listing which have been acknowledged by the planning officer. Clerk to write to the planning officer (copy to Clare Lawrence (head of planning) and John Kaiser) bringing this to their attention and requesting what action is now to be taken. It would appear from WBC that several revised proposals from the applicant had been submitted, none of which had been sent to the Parish Council, the final scheme with two storey side and front extensions was considered acceptable, although not ideal from a design point of view, it was felt that a refusal could not be justified. The WBC Highways Officer had no objection to the proposed access from Barkham Road on highway safety grounds, but details of the access including visibility splays will have to be submitted before commencement. Clerk to write to Highways stating that it is total madness to agree to this access from Barkham Road, the visibility approaching the brow of the hill is extremely poor, the property will have two entrances from two different roads.

**Response to Greenway Consultation Bridleway BR14.**

BPC supports the concept of upgrading bridleway BR14, which runs along the border of Barkham and Finchampstead parishes. The greenway, with an improved surface suitable for walking, cycling and horse riding, will be of great value to these vulnerable user groups. Potentially it will become a well-used amenity and an opportunity for sustainable transport between the various communities. For horse riders and walkers it will ultimately form part of a continuous route from Finchampstead to Farley Hill. It can also be envisaged that it could be well used by teenagers accessing events of one sort or another at FCB or within the SDL. N.B. we do not consider this as a safe route to school in lieu of the NMR cyclepath.

As it will be used by vulnerable user groups, it is vital that the crossing of Commonfield Lane is made as safe as possible. It is noted that it will link up with the greenway already being constructed as part of the Crest development. Unfortunately the proposed crossing is near to a bend and as it is downhill for southbound traffic, then traffic will be inclined to travel quite quickly. Implementation of all of the following should therefore be considered:

1. Liaise with Crest to improve sight lines on the north side of the crossing point.
2. Ensure adequate signage: ideally a triangular warning sign should be provided which illuminates when a walker, cyclist or rider approaches from either side.
3. Road markings at the crossing point. These could include lines or even kerbs to narrow the road (Commonfield Lane for most of its length is effectively a single track road anyway) and hatchings across the road to create the illusion of a hump.

The drawing GWI\_CO\_002 shows a "proposed gated access composed of an equestrian friendly vehicular gate". Two questions arise.

1. Should not this gate be place further west at the end of the existing access road? This is approximately 50m west, by our estimation.
2. It is assumed that vehicular access will be restricted to maintenance vehicles, this being a bridleway?

Meeting closed at 8.00 p.m.