

BARKHAM PARISH COUNCIL
Planning Committee

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Minutes of meeting of the Barkham Parish Council Planning Committee held on 28th March 2017 in Barkham Village Hall at 7.30 p.m.

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

Apologies:

17/675 **Minutes** of meeting held on 14th March 2017 were approved and signed as a true record.

17/676 Planning

170686	Land at Arborfield Garrison Reserved Matters application pursuant to Outline Planning Consent O/2014/2280 for the erection of 179 dwellings with access from the Nine Mile Ride Extension with associated internal access roads, paths, circulation areas, car parking including garages, landscaping, open space and associated infrastructure and works (Parcels H,I & J).	Proposed
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These parcels of land lie within Finchampstead Parish, Clerk to contact Finchampstead Parish Council and ask if they have any concerns. This can be reviewed again at the meeting on 11th April.

170647	Land rear of 344 Barkham Road Full application for the proposed erection of 1 two bedroom dwelling.	Proposed To Comment
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The proposed dwelling would be very close to the side boundary. BPC are not opposed to this bungalow provided that the conditions state that the landscaping must be retained along the roadside.

170784	16 Bearwood Road Householder application for the proposed erection of a two storey side, single storey side/rear extensions to dwelling, conversion of existing loft space to additional habitable accommodation to include a rear facing dormer, 3 front facing roof lights following demolition of existing garage.	Proposed No Comment
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Clerk to reply to the planning dept. stating that in the case of extensions on semi-detached properties it would be helpful to show elevations of both properties to help assess whether the proposed extensions make the overall visual appearance appear unbalanced from the roadside.

170858	56 Sandy Lane Householder application for proposed erection of single storey rear extension to dwelling following demolition of existing rear conservatory extension.	Proposed No Comment
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170737	Fieldfare, School Road Householder application for the creation of a new access and dropped kerb.	Proposed
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On looking at the plans it is unclear where the existing access is at present. The proposal is to create a wider access from School Road, presumably to create additional parking at the front of the property. Clerk to seek clarification from WBC, this application will be looked at again on 11th April.

162633	Land Adjacent to 16 Barkham Ride, 18 Barkham Ride Full application for the proposed erection of a single dwelling and associated residential curtilage	Appeal Lodged With Planning Inspector
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170518	Land South West of Barkham Ride, 18 Barkham Ride	Appeal Against
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- a) The carrying out of operational development on the land, namely the erection of timber buildings to be used for human habitation, the creation of hard standing and erection of fencing.
- b) The material change of use of the land from use for agriculture to a mixed use of agriculture and residential by
 - The stationing of a caravan on the land for residential use together with associated domestic paraphernalia including parking of vehicles, hard standing and fencing and
 - The use of the timber building for the purposes of human habitation.

This appeal is linked to the above Planning Appeal for the same site.

BPC opposed this application (October 2016)

“BPC is opposed to this application which is outside of the settlement boundary. WBC has a 5 year land supply in place and to quote the Inspector’s report in the Appeal (para 15 & 16) which states that the harm to the countryside far outweighs the addition of one dwelling.”

“15. Although the appellant contends that the dwelling would only be visible when in front of the site, the proposed two storey dwelling would significantly erode the spacious and rural quality of the area. The resulting line of three dwellings would introduce a suburban quality which would be harmful to the character and appearance of the area.

16. I have considered the site in the context of Paragraph 55 of the Framework. The appellant contends that the site is not isolated and that paragraph 55 introduced a relaxation of national policy in this respect. I acknowledge that the appeal site is not isolated in the sense that there is a dwelling on either side of the site and some development as described above. However, I consider that the character is predominantly rural and the appeal site is within the countryside and not within the built up area of Finchampstead. There is a farm on the Finchampstead side of the appeal site, and open land to the north and south.”

Clerk to write to the Planning Inspector reinforcing comments from before and quoting clause 9 from the Coppid Hill Inspector’s report “In terms of physical impact the erection of new dwellings would erode the open character and quality of the area by extending the built development in an undesirable fashion.”

Response to be circulated, deadline is 18th April.

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.

The Clerk has sent two letters to WBC, one to the case officer Stephen Thwaites and the other to Clare Lawrence (Head Of Planning).

The Decision Notice point 5 states

“Prior to the commencement of the development there shall be submitted to and approved by the LPA details of the proposed vehicular access to include visibility splays. The access shall be formed as so approved and the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height prior to the occupation of the development. The access shall be retained in accordance with the approved details and used for no other purpose and the land within the visibility splays shall be maintained clear of any visual obstruction exceeding 0.6m in height at all times.” Reply was received from Marcia Head apologising that the officer did not let us know that amended plans had been received. There is no statutory requirement for the Council to carry out notification/consultation on amended plans, although they often do and clearly in this case it would have been helpful. The Council’s Highway Engineers have no objection to the new access, subject to the provision of a turning area and sight lines. These requirements are the subject of planning conditions on the decision notice. It would be extremely difficult, and very probably unreasonable, for the Planning Authority to refuse a new vehicular access when the Highway Authority advice is that it is acceptable. Clerk has now sent a formal letter of complaint to Keith Baker (Leader of the Council) and Andy Couldrick (CEO). Mr Kaiser has written to the Chairman of the Planning Committee stating that the actions of the officers removed the democratic right of the resident and the Parish Council. Clerk to construct a detailed list of emails sent with dates and replies. Also to reply to Councillor Mark Ashwell addressing our concerns regarding the proposed new entrance on to Barkham Road.

Barkham Manor Farm

Notice of four Public Inquiries all to be heard at WBC on 2nd May at 10.00 a.m. All applications are linked together. Local residents will be speaking at the meeting.

150883 F/2015/0508	Barkham Manor Farm, Barkham Road Proposed erection of an agricultural livestock building	Notice Of Public Inquiry
151600 F/2015/0502	Barkham Manor Farm, Barkham Road Proposed erection of an agricultural livestock building and rainwater storage pond.	Notice Of Public Inquiry
160207	Barkham Manor Farm, Barkham Road Without planning permission the material change of use of land and buildings to a mixed use for the purposes of a residential dwelling house (under construction), agriculture, event venue and hog roast catering business.	Notice Of Public Inquiry
160208	Barkham Manor Farm, Barkham Road Without planning permission the excavation of a pond and the formation of a bund.	Notice Of Public Inquiry

Meeting closed at 8.30 p.m.

Next meeting of full Council on 11th April 2017 at 8.00 p.m.

Next meeting of Planning Committee on 25th April 2017 at 7.30 p.m.