

BARKHAM PARISH COUNCIL
Planning Committee

Page 17/335

Minutes of meeting of the Barkham Parish Council Planning Committee held on 13th June 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, Dr. Loader, Mrs Stubbs and the Clerk.

Apologies:

17/720 **Minutes** of meeting held on 23rd May 2017 were approved and signed as a true record.

17/721 Planning

| | | |
|--------|---|------------------------|
| 171388 | Land to the rear of 1 – 3 Coppid Hill, Barkham Road Full planning application for the erection of three detached dwelling with garaging, hard standing and associated landscaping. | Proposed To Comment |
|--------|---|------------------------|

This application is for 3 dwellings, outline planning permission has already been granted for 2 x 3 bedroom semi detached houses, 1 x 4 bedroom house and a bungalow (161452). It may well be that a further application is submitted for the bungalow at a later date, but at present BPC must consider 3 detached dwellings. Clerk to respond stating that the materials used for construction must be approved prior to any development taking place as the dwellings must be in keeping with the Barkham Village Design Statement. This is a prominent site in the Village and the new dwellings must be compatible with the old cottages.

| | | |
|--------|---|---------|
| 170845 | 1,2 & 3 Coppid Hill, Barkham Determination of the lawfulness for the erection of a single storey rear extension across the existing dwellings. | Refused |
|--------|---|---------|

Reason:

The proposed single storey rear extension across existing dwellings constitutes development requiring planning permission. Permission is not available under Article 3 of the Town & Country Planning Order 2015, the proposal not being in accordance with Schedule 2, because the development does not consist of “Development within the curtilage of a dwelling house”.

| | | |
|--------|--|------------------------|
| 171483 | 29 Bearwood Road Householder application for proposed conversion of existing attached double garage to provide habitable accommodation and construction of new double car port. | Proposed No Comment |
|--------|--|------------------------|

| | | |
|--------|---|----------|
| 171304 | Willow Farm, School Road Application for a certificate of existing lawful development for use of the site as a dwelling house. | Proposed |
|--------|---|----------|

Clerk to contact the planning officer to ascertain whether the application is for the whole site or just the dwelling house. This is an extremely large plot of land and concern is raised as to the extent of the application.

Clerk later spoke to the planning officer who supplied a neighbour map clearly showing a green circle around the dwelling which is the area covered under the application and not the whole site. The planning officer has replied stating:-

“I can confirm that the application is seeking Certificate of Existing Lawfulness of the use of the dwelling within the agricultural land by a non-agricultural worker or no employed locally in agriculture, and had used the subject dwelling as resident for over 10years. In order to assess this sort of application, the applicant has to demonstrate the occupant has resided in the dwelling for over 10years and that the use has not related to agricultural worker or person employed in agriculture locally. This application is to demonstrate a breach of the conditions prescribed for the original planning consent and that the breach has lapsed the period that enforcement action could be taken with regard to the use of the subject dwelling.”

Following further communication with the Planning Officer and Robin Bradbeer, (Planning Consultant), it has been confirmed that the removal of Condition 2 over the dwelling (which restricts occupation of the dwelling house to an agricultural worker only) will not automatically lead to a change of use from agricultural to residential on the adjoining small holding of land. In the absence of either an LDC application making the claim that the smallholding has been used as residential curtilage land for at least the past 10 years or the grant of a further planning application for a change of use, the land use will remain as agricultural.

| | | |
|--------|---|-----------|
| 170858 | 56 Sandy Lane Householder application for proposed erection of single storey rear extension to dwelling following demolition of existing rear conservatory extension. | Approved |
| 171099 | 31 Barkham Ride, Finchampstead Full planning application for proposed change of use of land for the stationing of 8 mobile homes for residential use with associated landscaping and infrastructure following relocation of existing mobile homes, demolition of existing stabling and removal of existing all weather manege. | Withdrawn |
| 162120 | 1A Bearwood Road Householder application for proposed erection of two storey front extension and two storey side extension, plus new driveway access from Barkham Road. | Approved |

Marcia Head has now visited the property. She has submitted her response:-

“Further to our meeting, my colleagues have now had the opportunity to visit 1a Bearwood Road and measure the recently constructed outbuilding and the recently constructed single storey extension to the garage in the garden. Planning permission is granted by Class E of Part 1 of Schedule 2 of the General Permitted Development Order 2015 for an outbuilding provided that it does not exceed 50% of the area of the curtilage, does not exceed 4m in height with a pitched roof, 2.5m in height where it is within 2m of the boundary, or 3m in height in all other cases. The outbuilding is used for domestic storage. The height is 2.99m and it is more than 3m from the boundary. Accordingly the outbuilding is permitted development.

Class E also applies to the extension to the garage, in this case the extension is very marginally higher than 3m (10cms higher). Such a small measurement is de minimis and in these circumstances the Council is satisfied that this is not a breach of planning control. The recent developments still afford room to provide a turning area should the householder choose to implement planning permission 162120.”

Clerk to reply to Marcia Head stating that if the outbuilding is ever used for habitable accommodation then planning permission will be required.

| | | |
|--------|--|---------------------|
| 171186 | Langley Pond Farm, School Road Outline application for residential development of 18 dwellings with access off School Road and all other matters reserved (access to be considered) | Proposed Opposed |
|--------|--|---------------------|

BPC have already responded opposing this application which if the officer is minded to approve must go before the Planning Committee. No date has yet been set, if this were to happen, BPC to write to the members of the Planning Committee in order to brief them of BPC’s objections.

Barkham Manor Farm

The appeal hearing will recommence on Friday 16th June

| | | |
|-----------------------|---|-----------------------------|
| 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 |

Folly Court, Barkham Road – planning permission was granted for 100 dwellings, BPC requested that a hedge be planted to screen the development from the road, this was done initially but now a huge fence has been erected which looks terrible. Clerk to research the planning approval conditions.

Parcel Q Arborfield Green. – Crest gave BPC a presentation for the next parcel of land which will be submitted for planning permission. 114 flats with 132 unallocated parking spaces. Parcel Q will be developed for flats, one and two bedroom, for the Private Rental Sector where the homes are managed by one professional landlord. The flats will be located close to the new District Centre which is to be consulted on later this year. The site is 3 storeys in height with two 4 storey focal elements addressing the entrance onto the site. It is likely that the apartments will be in a very prominent position and clearly visible if there is an open space or car park opposite. Consequently they will have considerable visual impact on this important part of the site. Having studied the proposals, the Parish Council feel that due to their prominent location the buildings the design is disappointing. They seem incredibly bland and lack any style, either modern or retro. These key buildings should aim to be iconic structures, contributing to the character of the area. Clerk to write to Sammie Bryans at Crest suggesting that Crest review the plans to find ways to improve the appearance of the proposed buildings.

Meeting closed at 8.30 p.m.