

**BARKHAM PARISH COUNCIL**  
Planning Committee

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**Minutes** of meeting of the Barkham Parish Council Planning Committee held on 11<sup>th</sup> July 2017 in Barkham Village Hall at 7.30 p.m.

**Present:** Mr. L. Heath (in the Chair), Mr G. Dexter, Mr J. Kaiser (Borough Councillor), two members of the public and the Clerk.

**Apologies:** Mr C. Heyliger (on holiday) and Mr. A. Scott (unwell)

17/739 **Minutes** of meeting held on 28<sup>th</sup> June 2017 were approved and signed as a true record.

**17/740 Planning**

171276	Coppid Hill House, Barkham Road Application for outline consent for an access road to serve 5 serviced custom build plots (access to be considered)	Proposed Opposed
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Mr Kaiser to List this application for consideration at the Planning Committee at WBC. Mr Dexter will circulate comments to be submitted to WBC (due by 2.8.17) based along the lines of that this site has had numerous planning applications two of which have been refused and dismissed at appeal. It is clear that if an access road is granted approval then an application will be forthcoming for development. Self build dwellings are not subject to CIL.

171848	Belvedere Park, Land at the junction of Bearwood Road. Application to vary condition 3,4 & 5 of planning consent F/2014/1680 for the proposed change of use of land to use as a residential caravan site for traveller families to include 2 pitches laying of hardstanding and erection of amenity building. Condition 3 to increase caravans from 2 to 3 on each pitch, condition 4 to amend layout and to remove condition 5 (material samples for dayrooms not to be provided).	Proposed Opposed
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Mr Kaiser to List this application for consideration at the Planning Committee at WBC. Comments to be submitted by 3.8.17.

Clerk to write to WBC opposing this application on the grounds that there are sufficient gipsy sites within Wokingham Borough. BPC need to have a better understanding of the number of Traveller pitches in the Borough and establish what the purpose was of the third caravan on each pitch. The site is well screened from the road but it is unclear from the plans if the layout has been accurately represented on the plans. BPC to visit the site and check. Also the fire regulations clearly state that there must be 20 feet between occupied caravans.

172000	29 Aggisters Lane Householder application for the proposed double garage.	Proposed Opposed
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Clerk to write to WBC opposing this application. The proposed garage will be located at the front of the property which goes against the Wokingham Design Guide. The Guide states under Covered Parking 2.13.1 "Structures for parking, generally car ports or garages, should not be sited forward of the building line. The placement of these structures in the public realm is not acceptable due to their size, failure to provide surveillance and impact on views". The garage will be approx. 5 meters high which is too large for the proposed siting. Many of the properties in Aggisters Lane are smaller properties and bungalows and therefore this location is out of keeping with the surrounding properties.

171980	Squirrel Lodge, 36 Sandy Lane Householder application for the proposed increase in size of existing first floor dormer window.	Proposed
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This application to be held over for the next meeting, the plans have only just been added to the web site. Comments are not required until 7.8.17.

160732                                      328b – 334 Barkham Road                                      Granted  
Full planning application for the proposed erection of 10 dwellings                                      At Appeal

Reasons:

1. The appeal site forms part of an allocation which is identified as a reserve site. Policy requires that the site shall not be developed until April 2026 but provides for exceptions to this. These include circumstances where the Council would be unlikely to achieve its overall planned housing requirement or where there is a deficit in the 5 year supply of housing land. The allocation is identified in the policy as being in a limited development location and the policy envisages development for around 25 dwellings. The adjoining part of the allocation has already been developed for that number.
2. The National Planning Policy Framework requires local planning authorities to identify and update annually a supply of deliverable sites to provide five years' worth of housing against their housing requirements. The Council's latest Housing Land Supply shows it has 5.27 years' supply although the appellants say it is less. The Council advised at the Inquiry that it considers the site should be brought forward for development now taking into account the need to boost the supply of housing and the limited demonstrated margin above the required 5 years supply.
3. Although there appear to be few or no local facilities within reasonable walking distance of the site there are frequent bus services along Barkham Road. Shopping facilities and means of employment would be accessible by sustainable means with the railway station 2km from the site. The occupants of the development would be reliant on the car to a significant extent the site is reasonable accessible by alternative means. There is insufficient justification to restrict the overall number of dwellings on the basis of accessibility.
4. The proposed development would be of benefit in terms of the provision of additional housing units to help address housing need and in terms of the provision of affordable housing. The number of proposed housing units is modest but would be of benefit in the context of the Council's identified housing supply and the need to boost the supply of housing.
5. Concern was raised about the volume of traffic on Barkham Road and the impact of additional traffic in conjunction with that arising from other development in the area. The access road leading to the site and its junction with Barkham Road has previously been found to meet the Highway Authority's standards in relation to the application for the first phase of development. The Highway Authority has accepted that the additional traffic arising from the development could be accommodated without any harm to highway safety or undue congestion.

The Clerk contacted David Lee at WBC (Elected Member and Leader of the Planning Committee) for an explanation regarding the above and to request a meeting with him. David Lee has replied below.

“The decision to originally refuse this application was on four grounds:

1. That the Council had a five year land supply
2. The development would have resulted in anxiety to TPO'd trees
3. The applicant had not signed a legal agreement for the delivery of affordable houses
4. The size of properties would fail to provide satisfactory amenity

Of the four reasons for refusal number one was the main argument from the Council as at the time of decision we had a five year land supply based on the assessed numbers which were 856. As a result of the under delivery of houses by developers (which is outside our control) we are forced by government to include a buffer of 20% to our assessed numbers. As at 31 March 2017 the Council had a 5.27 year housing land supply; this estimate was based on the assessed number 856 including the 20% buffer. However subsequent appeal decisions (mainly Stanbury and Park Lane) were upheld against the Council when the inspector agreed the base numbers before the buffer of 890 and 894 as the numbers to be used (and not our 856), this uplift being mainly based on an affordability argument. Using these appeal agreed numbers meant we did not have a five year supply.

As a Council we are lobbying government to have the assessment of the five year rolling supply to be based on planning approvals and not on delivery rates which in some cases are allowing developers to hold back supply and then argue under delivery and allowing them to land bank on inappropriate sites.

