

BARKHAM PARISH COUNCIL
Planning Committee

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Minutes of meeting of the Barkham Parish Council Planning Committee held on 25th July 2017 at Barkham Village Hall at 7.30 p.m.

Present: Mr. L. Heath (in the Chair), Mr G. Dexter, Mrs Stubbs and the Clerk.

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

17/756 **Minutes** of meeting held on 11th July 2017 were approved and signed as a true record.

17/757 Planning

171678	5 Hornbeam Close Householder application for the conversion of existing garage to additional habitable accommodation.	Proposed To Comment
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Clerk to write to WBC stating that the Parish Council do not object to the application on the grounds of parking but feel that the front of the property will look bare and stark with no landscaping to soften the appearance. Also drainage and flooding could be a problem with no naturel earth for the water to drain into and a sustainable drainage system (SUDS) should be employed.

171957	Caldwell House, Barkham Road Householder application for the proposed erection of two storey front/side extensions to dwelling.	Proposed No Comment
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171987	Ridgelands House, Barkham Road Householder application for the conversion of single storey rear extension to form orangery.	Proposed No Comment
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170448	41 Bearwood Road Householder application for single storey extension with creation of habitable loft space and 2 rear dormers.	Approved
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171333	Parcel U2 Arborfield Garrison, Biggs Lane Application for approval of Reserved Matters pursuant to Outline Planning Consent O/2014/2280 for 79 dwellings with access from Biggs Lane, with associated internal access roads, parking, landscaping and open space, footpaths/cycleways. Sustainable Urban Drainage sub station and gas governor. Revised plans	Proposed
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Clerk to ask the case officer Alex Thwaites for a brief summary of what the revised plans consist of as it is very difficult to view numerous files on a small screen. BPC made no comment to the original plans.

172005	Parcel Q, Nine Mile Ride, Arborfield Garrison Reserved Matters application pursuant to Outline Planning Consent O/2014/2280 for the construction of 114 apartments with communal space, access from the NMRE with associated internal access roads, parking, landscaping and open space, footpaths/cycle ways, SUDS and substation.	Proposed Opposed
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Clerk to write to WBC opposing this application. This application will be for 114 apartments to be developed for the private rental sector. BPC accept the density and layout required to make this project viable. The site will be located very near to the proposed Village Centre which we appreciate has not yet been designed in any detail, as far as we know. 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 design of the buildings 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. The architecture is awful with a vast expanse of roof which is unsightly. These apartments will form an integral part of the Village Centre due to their location, there is little scope for any vegetation at the front in order to soften the appearance. The danger here is that this Village Centre could resemble Woodley which is a concrete horror and not what is envisaged for Arborfield Green nor in keeping with rural village life being advertised. There are insufficient car parking spaces for the number of apartments and no doubt the roads will be littered with parked cars in every available space, again an eye sore. BPC suggest that Crest review the designs of the apartments and create designs that are more stylish and appealing to the eye.

171980	Squirrel Lodge, 36 Sandy Lane Householder application for the proposed increase in size of existing first floor dormer window.	Proposed No Comment
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This application was held over from the last meeting as the plans had only just been added to the web site. There is only one letter from a resident commenting on the application, BPC have no comment to make.

172121	Street Record, Coppid Hill (Middle Cottage) Householder application for proposed erection of single storey rear extension to dwelling.	Proposed To Comment
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Clerk to reply stating that the Parish Council do not object to the application but would like to see a sample of the materials to be used in order that they are consistent with the host dwelling which has historical significance, these cottages were constructed in 1852 and they sit on a prominent corner of the village which we are keen to protect.

171975	Nine Mile Ride Extension Application for advertisement for the proposed erection of 8 900mm x 1500 mm directional signs, 2 900 mm x 1500 mm directional signs, 4 hangman flags and 3 gantry signs (part retrospective).	Proposed No Comment
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It was noted from the application that these signs will in situ until 1.7.2022, they will then be either removed or replaced under a new application.

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. A letter has been circulated among the planning committee to be sent to WBC.

1. Barham has a semi-rural environment which is much valued by its residents. It is characterised by diverse landscapes and habitats surrounding distinctive residential areas of varying age, style and size. The recent joint Arborfield and Barkham Neighbour Plan survey recorded that 98% of some 520 respondents strongly supported the proposition that the rural setting makes Arborfield and Barkham a good place to live. The unique identity of the area is best preserved by retaining open spaces around the villages was strongly agreed by 91% and another 8% agreed – about as near unanimity as can be achieved.
2. The proposed site occupies an attractive green corner of the village in a prominent position and plays an important part in reducing the impact of the existing development along Barkham Road which is designated as a Green Route.
3. This open space should be retained as it is the last visible break along Barkham Road and loss of this space would have an urbanising impact on Barkham.
4. It is designated countryside and does not fall within the development boundary.
5. Although CP11 allows development in such areas under certain conditions, none of these conditions applies in this case.

6. Despite the assertions of the Applicant under the discussion of CP17 on the eighth page of the submitted Design and Access Statement, this site was not included in the 2010 Core Plan as a reserved site.
7. The site was not offered under the recent 'call for sites' in readiness for the forthcoming Local Plan Update (LPU).

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. Proposed
Application to vary condition 3,4 & 5 of planning consent F/2014/1680 Opposed
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).

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 is no need for the additional caravan on each pitch, we fear that this is more of an enforcement issue and that the caravans will be used as an overflow from the mobile homes. BPC need to have a better understanding of the purpose of the third caravan on each pitch. The site is well screened from the road, a recent picture from Google Earth bears very little resemblance to that of the proposed layout plan. Also the fire regulations clearly state that there must be 20 feet between occupied caravans. Clerk to write to the case officer Ade Balogun to request a meeting with him to discuss these points.

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

Reasons:

1. The proposed development, by reason of density and quantum of development, would result in an urbanising encroachment that would erode the separate identity of settlements and have a detrimental impact on the character and appearance of the area. The proposal is contrary to policies CP1, CP3 and CP11 of the Core Strategy, Barkham Village Design Statement and the core planning principles and section 6 of the NPPF.
2. The proposed development will result in a pocket of suburban development in an unsustainable location outside of any defined settlement limits and would be poorly located with regard to access to facilities and services.
3. In the absence of legal agreement securing SPA avoidance measures the proposal fails to secure mitigation for the adverse effect on the integrity of the Thames Basin Heaths Special Protection Area.
4. In the absence of a completed Legal Agreement, the scheme fails to make adequate provision for on site affordable housing.
5. It has not been demonstrated that the proposed development would have a safe vehicle access onto School Road and is contrary to the MDD Local Plan.

171597 Langley Pond Farm Livery Stables, School Road Refused
Outline application for the redevelopment of the existing livery yard
with 3 two storey dwellings with access off School Road.
Access layout and scale to be considered.

Reasons:

1. The proposed development would result in a linear, obtrusive and urbanising form of development in the open countryside, beyond the settlement confines, which would detract from the rural character and appearance of the area within which the site lies, contrary to policies CP1, CP3 and CP11 of the Adopted Core Strategy, the Core Principles set out in the NPPF and BDG.
2. In the absence of satisfactory ecology/biodiversity information being submitted, it has not been demonstrated that the proposed development would have a satisfactory impact on protected species.

- 3.** The proposed development is in an unsustainable location in terms of transport and would result in a high level of car dependency. The proposal is therefore contrary to the sustainable goals of the NPPF and Core Strategy policies CP1, CP3 and CP6.

Meeting closed at 8.50 p.m.

Next meeting of full Council on 12th September 2017 at 8 p.m.

Next meeting of Planning Committee on 15th August 2017 at 6.00 p.m.