

BARKHAM PARISH COUNCIL Planning Committee

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Minutes of meeting of the Barkham Parish Council Planning Committee held on 11th August 2009 in Barkham Village Hall at 7.30 p.m.

Present: Mr. F.A. Scott, (in the Chair), Mr. S. Goldring, Mr. L. Heath, Mr C. Heyliger, one member of the public and the Clerk.

Apologies:

09/332 **Minutes** of meeting held on 14th July 2009 were approved and signed as a true record.

09/333 Planning

F/2009/1359	Half Acre, Coombes Lane Proposed two storey side extension to dwelling plus single storey rear extension and first floor rear extension to form bay window.	Proposed Opposed
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Clerk to write to WBC opposing this application. The proposed changes to the rear are not an issue as they will only be visible from the back garden. However, the design of the side extension will be visible from the road and the Parish Council do not consider that it will integrate well with the host dwelling. If the extension was built fully of brickwork on the North elevation to match the existing brickwork of the front of the house it could be acceptable. However, as currently designed the Parish Council would oppose this element of the application. On studying the application forms, Section 7 "Trees and Hedges", "Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your boundary?" the applicant has ticked Yes, but no trees or hedges are shown on the site. The plans do not show the full plan of the existing house, so it is not possible to assess the impact the proposed changes would make and the plans do not satisfactorily distinguish between construction and the proposed additions.

F/2009/1444	329c Barkham Road Proposed alterations to roof to provide rooms in resulting additional space and erection of 2 x single storey rear extensions.	Proposed No Comment
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F/2009/1388	Land Opposite Rooks Nest Farm, Barkham Ride Proposed change of use from agricultural land to suitable alternative natural green space and associated development including access, car park, footpath network and landscaping.	Proposed Opposed
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Revised plans show amended site area, omission of woodland adjacent to Gilbert Way from the area of suitable alternative natural green space. Amendment to proposed footpath route adjacent to Gilbert Way and Booth Drive plus revised car park layout.

Clerk to write to WBC opposing this application and to question the sale of agricultural holdings, if this is a sale then the proceeds should be split between the 5 Authorities (West Berks, Reading, Bracknell, Slough and Windsor & Maidenhead). The land in question is currently used as Council holdings for tenant farmers, the loss of this farm land is not justified as renting farm land is the only way for young people to pursue a career in farming and who are unable to purchase a farm to make a start. The revised plans show that the site is now solely in Barkham. Also, the revised plans show the omission of an area of woodland, BPC question why this should be. The area would appear to be for the sole use of dog walkers as there are no other recreational facilities provided. The Coombes, California Country Park and other footpaths are within very close proximity where there is a huge area available for dog walking and therefore this area would seem to be unnecessary. Also BPC is of the opinion that if a SANG is needed to mitigate the effects of the proposed development at the Arborfield Garrison the obligation to provide it should be met at the expense of the MOD or its developer. This planning application is to be brought to the Development Control Meeting at WBC on 19/8/09, Clerk to ask Mrs Stubbs if she will attend the meeting and speak against it.

- F/2009/1642 Langley Pond Farm, School Road Proposed
Change of use of agricultural land to equestrian use.
Retrospective
Clerk to write to WBC requesting that a Condition is added stating that the land is for private equestrian use only and not for liveries.
- CLE/2009/0317 70 Bearwood Road Approved
Proposed installation of solar panel attached to
dwelling house roof.
- F/2009/0690 Land to the east of Coppid Hill House, Barkham Road Approved
Part retrospective application for the change of use of
agricultural land to use for the keeping of horses.
Condition 4 “ This permission shall be personal to Mr Mark Flaherty of Coppid Hill House, Barkham Road, Barkham for the sole keeping of his own horses and shall not endure for the benefit of the land, and the use hereby permitted shall be discontinued and the land reinstated to its former condition on the date when Mr Mark Flaherty ceases to occupy the adjacent dwelling.”
- F/2009/1184 Barkham Manor Farm, Barkham Road Approved
Proposed siting of a mobile home for use as an agricultural
dwelling for a temporary period of 3 years.
Amendment to consent F/2008/1267.
Conditions: The use shall cease and the mobile home and hardstanding shall be removed and the land restored to its former condition on or before 26/9/2011. The occupation of the agricultural worker’s dwelling shall be limited to a person solely or mainly working, or last working, in the locality in agriculture.
- F/2008/1772 Suncot, School Road Dismissed
Proposed side and rear single storey extension in the form At Appeal
of a granny annexe, with an integral garage.
Reasons: On 12.1.09 WBC approved the proposed erection of single storey side and rear extensions to form an annexe (F/2008/2419), this approved application only differs from the refused scheme by not including a garage to the front of the side extension. The site is outside of a settlement and therefore within the countryside, new building in the open countryside should be strictly controlled. The appellant maintains that a house of this size requires a garage, there is no support in national or local policy for such a requirement, only that parking standards are met. There is already adequate car parking provision at the front of the property to meet the Council’s Car Parking Standards.
- F/2008/0172 Coppid Hill House, Barkham Road Dismissed
At Appeal
Appeal 1: Proposed change of use of land from agricultural to residential garden. Retrospective.
Appeals 2 & 3: Against the Enforcement Notices issued under reference RFS/2007/00558 referring to the change of use of land and the erection of buildings and structures.
Reasons: The main issue to consider is the impact of the change of use on the character and appearance of the surrounding countryside. Coppid Hill House is situated at the end of a row of properties in a spacious plot overlooking rolling countryside, the property forms a hard edge to the area’s semi rural settlement pattern. The Notice relates to a strip of land 0.04 hectares which is situated within the designated Green Wedge area. The extension of the residential planning unit encroaches into this part of the countryside. Despite dense foliage Coppid Hill House and the extended rear garden are visible from Barkham Road and the wider street scene due to the area’s undulating topography and the site is visible through gaps in the hedgerow because of the property’s prominent corner location and the difference in ground levels. The use of the strip for residential purposes introduces buildings into this part of the countryside which is characterised by its undeveloped appearance, the gazebo and other domestic paraphernalia have an urbanising effect on the open character of the area due to their visually prominent siting and untypical form. The green wedge covers a wide geographical area and forms an important strategic gap, it has an essential functional and structural role which visually and

physically separates built development within Barkham Hill and between larger settlements due to its edge of urban location. The paddock area is overgrown and in comparison the extended garden is landscaped the intrinsic open quality of the green Wedge is unharmed by development. Permanent residential use would compromise the undeveloped appearance because of the development's visually intrusive incursion into this part of the countryside. The Inspector concluded that the cessation of the Notice land's residential use and the removal of buildings is no more than what is required to restore the land to its condition before the breach took place which can only happen by complying with the requirements of the Notices.

In respect of the Dismissed Appeal for the extension of the garden, the Clerk to write to WBC Enforcement requesting details of the enforcement process to return this land to agricultural/equestrian use.

F/2008/1658	Land north of Barkham Manor, Hayes Lane Proposed erection of manege with enclosed post and rail fencing for private use only. Appeal A	Granted At Appeal
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F/2009/0003	Land north of Barkham Manor, Barkham Road Proposed erection of manege. Appeal B	Dismissed At Appeal
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Reasons: Appeal A has been granted planning permission for the construction of a manege for private use and as a turn out paddock if a horse is injured or sick. The appellant's holding is located in the open countryside to the west of Barkham. It is in an Area of Special Landscape Importance and is in a Green Wedge for the purposes of the Local Plan. The land has a slope which rises from south to north. The holding is currently put to a mix of uses including agriculture and the keeping of horses. The surrounding area is generally used for agriculture purposes although there is some low density housing. There are two maneges in close proximity to the land. Manege A would be located 120 metres from the bridleway, with the presence of a mature hedge along the boundary and changes in levels it would not be visible from public viewpoints. Manages are not uncommon features in the countryside and the proposal would be located close to the yard used for lorry storage. Manege A would not result in significant harm to the character and appearance of the area, or to trees including the veteran oak. WBC refused Manage A due to the lack of a buffer zone between the proposal and a stream which runs along the south eastern boundary of the appellant's holding. The Environment Agency request a 5 meter buffer zone, whereas the proposal would leave a zone of 2 meters, another manege is about 2 meters from the stream and the lorry yard is also closer than 5 meters. The appellant has suggested that a 2 metre zone could be planted with native species to offset the impact of the proposal. The conclusion being that the reduced buffer zone would not result in significant harm to biodiversity and natural process to the watercourse. Parking was a concern, the appellant was able to demonstrate that car parking provision could be made on land within her ownership which would meet the Council's requirements. The nature of Hayes Lane and the surrounding network would cope with any additional vehicle movements pursuant to the proposal. The Inspector's conclusion are that Appeal A should be allowed subject to the imposition of conditions and that Appeal B should be dismissed.

Properties on Langley Common Road – it has come to the attention of the Parish Council that land at the rear of the properties which is agricultural land has been enclosed for garden use. This requires change of use application or should be returned to its former condition. Clerk to write to WBC.

Meeting closed at 8.25 p.m.

Next meeting of full Council on 8th September 2009 at 8 p.m.

Next meeting of Planning Committee on 22nd September 2009 at 7.30 p.m.