

**BARKHAM PARISH COUNCIL**  
Planning Committee

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**Minutes** of meeting of the Barkham Parish Council Planning Committee held on 22<sup>nd</sup> June 2010 in Barkham Village Hall at 7.30 p.m.

**Present:** Mr. L. Heath (in the Chair), Mr. S. Goldring, Mr. A. Scott, Mr F. Postlethwaite, Mr G. Burges and the Clerk.

**Apologies:** Mr C. Heyliger (prior engagement)

10/489 **Minutes** of meeting held on 8<sup>th</sup> June 2010 were approved and signed as a true record.

**10/490 Planning**

F/2010/1187	Land rear of 52 – 56 Bearwood Road Proposed erection of one dwelling with garage.	Proposed
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Planning permission was granted for a detached bungalow with integral garage in July 2009 at this location. This new application shows the insertion of Velux windows in the roof which could lead to the bungalow being modified in the future to a possible five bedroom property for which the site is inappropriate. There is no justification for Velux windows in the roof. Clerk to write to WBC stressing the point that the windows in the roof are unnecessary and should be removed from the plans.

F/2010/0966	Land adjacent to The Finches, Commonfield Lane Proposed use of land for the stationing of one mobile home and one tourer for a residential gypsy pitch together with the formation of hard standing and erection of a building to provide ancillary utility/dayroom to residential use. Creation of new access and installation of septic tank. Retrospective application.	Proposed Opposed
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A very similar application was submitted to WBC in May 2010 (F/2010/0433) at the neighbouring site The Finches, this was refused by WBC, and one of the reasons was the lack of a bat survey as a significant bat roost had been located on the site. Clerk to write to WBC questioning the location of the bats which must surely affect this application too. Also to state that the application would be detrimental to the spacious character of the countryside along Commonfield Lane.

EXT/2010/0968	41 Bearwood Road Application to extend implementation date of planning Consent F/2004/3625 for a further 3 years (proposed erection of a building for parking, storage and maintenance of vehicles (renewal of consent F/2000/0549)	Refused
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The Clerk questioned the planning officer if the planning permission is transferable to a tenant, BPC were under the impression that it was for the owner only. The reply from Emily Temple, Planning Officer at WBC “Unless an application is specifically restricted to a person (known as a personal permission) then all decisions go with the land and not the owner. As such, this would imply a permission could be transferred, so long as the use and land it related to were the same.”

Reasons for refusal:-

The principle of the development is unacceptable due to

- a) Insufficient justification that the economic need contributes to a sustainable rural enterprise and that the benefits outweigh the harm to the Countryside due to its unsustainable location.
- b) Insufficient information demonstrating that the accessibility of the site is appropriate for the increase in intensity of the development proposed.
- c) Insufficient information to fully assess the highway safety implications of the proposed development caused by the increase in intensity of the development over the existing situation.  
As the site is located in the designated Countryside where development is strictly controlled the proposal is contrary to PPS4 policies.

F/2008/0172	Coppid Hill House Unauthorised change of use of land from agricultural to residential.	Dismissed by the Inspector 24 <sup>th</sup> July 2009
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The Clerk wrote to Mr Steepe the Enforcement Officer questioning how the new application will remedy the fact that the line of the fence is still in the wrong place. Mr Steepe has replied stating that the application for the stable shows the fence line and if approved will remedy the fence issue. This application also shows that the hut is not being retained this would therefore remedy the hut issue. Mr Steepe believes that the owner is considering making an application to re site the hut within his domestic curtilage. Mr Steepe has informed the owner that the Council expect compliance with the enforcement notice. In respect of a non compliance issue for an Enforcement Notices the next step is for the Council to consider taking the matter to the magistrate's courts for a prosecution for non compliance with the Enforcement Notices. If there is a finding of guilty the magistrates can only deal with failing to comply with the notices and cannot require the persons the subject of the notices to take the action detailed in the Enforcement Notices. The Council will only then consider direct action to secure compliance once the issue of proceedings in the magistrate's court has been resolved.

CLP/2010/0822	The Japonicas, Barkham Street Notification of Approval of Certificate of Lawful Proposed Use erection of rear dormer extension	Approved
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F/2010/0754	17 Japonica Close Proposed erection of single storey front extension to form new porch, plus front dormer extension to dwelling.	Approved
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Meeting closed at 8.00 p.m.

Next meeting of full Council on 13<sup>th</sup> July 2010 at 8 p.m.

Next meeting of Planning Committee on 27<sup>th</sup> July 2010 at 7.30 p.m.