

BARKHAM PARISH COUNCIL
Planning Committee

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Minutes of meeting of the Barkham Parish Council Planning Committee held on 8th December 2009 in Barkham Village Hall at 7.30 p.m.

Present: Mr. F.A. Scott, (in the Chair), Mr. L. Heath, Mr C. Heyliger and the Clerk.

Apologies: Mr. S. Goldring (work commitments)

09/370 **Minutes** of meeting held on 13th October 2009 were approved and signed as a true record. The Planning Meeting due to be held on 24th November 2009 did not take place as there were no planning applications to discuss.

09/371 Planning

VAR/2009/2431	15 Silver Birches Proposed variation of condition 2 of planning consent 26426 to allow the conversion of garage to habitable room.	Delegated No Comment
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F/2009/1701	Land rear of Barkham Manor, Barkham Road Retrospective application for the erection of 2 farm buildings (units 2 and 4) and change of use of Unit 4 to B2 (slaughterhouse).	Refused
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The Clerk contacted John Steepe the Enforcement Officer at WBC regarding Enforcement, he confirms that Enforcement will be considered in respect of this matter and could run alongside any appeal with the appeal taking precedence. For the sake of expediency there is another application with Chris Howard F/2009/1947 which has to be determined and Mr Steepe is awaiting the result for a decision on this application and then he will be able to decide what enforcement action can be considered.

F/2009/1706	337 Barkham Road Proposed erection of single storey side and rear extension to dwelling after demolition of garage/store (amendment to Consent F/2007/2153).	Approved
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VAR/2009/2039	11a Rickman Close, Arborfield Cross Application to vary condition 3 of planning consent 98/68487/F to allow existing garage to be converted to additional living accommodation.	Approved
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F/2009/2064	17 Silver Birches Proposed garage conversion and erection of single side and rear extensions to dwelling.	Refused
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Reasons:-

- 1) The formation of access to the proposed new double garage will result in the loss of an area of amenity space and a visually prominent tree. This would be detrimental to the visual amenity of the street scene by virtue of a loss of an area of landscaping that serves to soften and enhance the existing built environment, contrary to WD Local Plan.
- 2) The proposed garage conversion does not fall under the reasonable definition of an ancillary annexe and its conversion to residential accommodation therefore represents the addition of a new dwelling. This is unacceptable on the following grounds:
 - a) Insufficient parking has been shown for the proposed accommodation
 - b) No provision of private amenity space has been made for the new unit

The conversion of the garage to a new unit of accommodation which is not ancillary to no. 17 Silver Birches constitutes an overdevelopment of the site that would lack sufficient residential amenity.

- 3) The applicant has supplied insufficient information in order for the LPA to assess the impact of the development on highway safety. No details of the proposed access to the garage has been provided.

- 4) The proposal fails to make satisfactory provision of adequate services, amenities and infrastructure needs and consequently would have an unacceptable adverse impact upon the amenities of the area.

Application For Goods Vehicle Operators Licence

A1 Wet Waste Ltd.

Russell James Pike Sally Emma Pike

Silver Birches, Highland Ave.

Decreased authorisation at existing operating centre – Silver Birch, Highland Ave.

New authorisation at this operating centre will be 2 vehicles & 4 trailers.

New operating centre: Bennetts Commercials, Long Acres, Waterloo Road, Wokingham

New authorisation at this operating centre will be 5 vehicles 0 trailers.

The operator has also applied to remove the following conditions:

- a) No movement of authorised vehicles except between the following hours, 07.00 – 18.00 Monday to Friday.
- b) 08.00 – 17.00 on Saturdays.
- c) No vehicle movements on Sundays or Bank / Public holidays.

Clerk to reply to GVOL, plus a copy of the letter to WBC Highways opposing the removal of the conditions, this is a residential area and it would be unreasonable for the residents of Highlands Ave to have heavy lorries passing their properties at all hours of the day and night and also from a safety point of view this would be unacceptable.

Meeting closed at 8.00 p.m.