

BARKHAM PARISH COUNCIL
Planning Committee

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Minutes of meeting of the Barkham Parish Council Planning Committee held on 13th April 2010 in Barkham Village Hall at 7.30 p.m.

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

Apologies:

10/429 **Minutes** of meeting held on 9th March 2010 were approved and signed as a true record. The Planning Meeting due to be held on 23rd March did not take place as there were no planning applications to discuss.

10/430 Planning

F/2010/0433	The Finches, Commonfield Lane Proposed erection of one detached dwelling with ancillary garage. Demolition of existing dwelling. Adjoining Parish Consultation	Proposed No Comment
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F/2009/2672	The Gables, Barkham Street Retrospective application for replacement of existing fence.	Refused
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Reasons: The fence by virtue of its siting, height and inappropriate materials is considered to be a visually inappropriate feature which has an imposing and unacceptable impact on the character of the road/area. This is particularly sensitive as the site is located within designated countryside and Areas of Special Character. The Clerk has contacted John Steepe the Enforcement Officer at WBC who states that the owners are at present in dialogue with Mr Howard the Planner who dealt with the matter as to how they can resolve the problem without the owner appealing the decision and the Council Taking / Considering Enforcement Action. If a compromise is not reached Mr Steepe will be preparing papers for the consideration of taking the appropriate action which could well include Enforcement Action. Clerk to write to WBC Highways stating that the fence is encroaching on to the public highway (the footpath is not in their area of ownership). Copy of letter to John Steepe the Enforcement Officer at WBC.

F/2010/0029	Little Moor, Finchampstead Application for a change of use of land for the stationing of 2 mobile homes, 2 touring caravans for nomadic use only and 2 stable blocks. Retrospective.	Refused
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Reasons: The personal needs of Mr and Mrs Smith have already been met through the planning system by the approval of appeal reference APP/X0360/A/2104624. It has not been justified why the applicant and their family left another lawful gypsy site a short distance away and in their ownership. The development is therefore unacceptable. The development has resulted in the loss of a BAP priority habitat (lowland mixed deciduous woodland) for which no mitigation has been provided. The area is known to have no public mains to provide a suitable water supply. No information has been submitted with regard to electricity or gas connections. The development cannot demonstrate that it can suitably and safely be facilitated, including the need to provide a fire hydrant on the site.

F/2009/2554	Land adjacent to 212 Bearwood Road Proposed change of use of land for the stationing of caravans for the residential purposes for 8 gypsy pitches together with the formation of additional hard standing and utility / dayrooms ancillary to that use.	Refused
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Reasons:

1. 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.
2. The proposal fails to provide sufficient information on the provision of utilities and waste services. As such it cannot be demonstrated that the proposal would not harm the amenities of the local area.
3. The proposal fails to provide an adequate assessment and mitigation strategy on the impact of native reptiles which are a legally protected species.

4. The proposal would have an unacceptable impact on the landscape character of the area in accordance with saved Local Plan policies due to the lack of native planting along the site boundary with Bearwood Road and Chestnut Ave. the height and design of hard boundary treatment dividing the individual pitches.

Informatives: The applicant is advised that refusal 1 can be overcome through the submission of a s 106 Legal Agreement, reason 3 through the submission of a reptile survey and reason 4 through the submission of a revised layout plans.

F/2009/1947 & F/2009/1701 Barkham Manor Farm, Barkham Road
Proposed erection of agricultural buildings, both planning applications have been refused. Clerk to contact John Steepe the Enforcement Officer at WBC to request what action is now to be taken.

F/2008/0172 Coppid Hill House, Barkham Road
In respect of the Dismissed Appeal for the extension of the garden, to date the fence still has not been moved back and the land returned to agricultural/equestrian use. Clerk to contact John Steepe the Enforcement Officer at WBC. Mr Tiplady also to try to ascertain what is happening at this location.

Meeting closed at 7.30 p.m.