

**BARKHAM PARISH COUNCIL**  
**Planning Committee**

Page 09/711

**Minutes** of meeting of the Barkham Parish Council Planning Committee held on 8<sup>th</sup> September 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 and the Clerk.

**Apologies:**

09/334 **Minutes** of meeting held on 11<sup>th</sup> August 2009 were approved and signed as a true record.

**09/335 Planning**

F/2009/1509	1 Feathercot, School Road Application for change of use of existing land and buildings for cheese making business (B2) retrospective.	Delegated
-------------	--	-----------

Clerk to write to WBC stating that the business is acceptable in this residential area so long as it stays on this level and does not expand further. The milk tanker delivers milk once a week and blocks one carriageway of School Road for one hour, if possible it would be beneficial if the lorry could pull into the site off the road.

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).	Delegated No Comment
-------------	---	-------------------------

F/2009/1701	Land rear of Barkham Manor, Barkham Road Retrospective application for the erection of 2 farm buildings (units 2 & 4).	Delegated Opposed
-------------	---	----------------------

Clerk to write to WBC opposing this application. The application states that Units 2 and 4 are intended to be used “for slaughtering, butchery, preparation and sales”, together with a “Rest room and office”. This would be a commercial business use for which there is no approval. It would require vehicular access for both customers and delivery vehicles throughout opening hours and extensive use of the bridleway by vehicles. The area is designated as an Area of Special Landscape Importance where the buildings have been erected, they are unsightly and are a significant blot of the landscape. BPC understands that there is no running water on this site which raises concern about slaughterhouse hygiene and the application states that no arrangements proposed for storage and collection of waste from the slaughter house and that the proposal does not involve the need to dispose of trade effluent or waste. According to the application form, this development would operate without any staff either existing or additional. To operate a slaughter house a license is required and the on-site presence of a vet. To date there are neither pigs nor turkeys on the site but a pack of guard dogs which bark continuously and disturb the wildlife. This development is a large commercial undertaking in an area which is totally unsuitable for this type of development. Mr Maslin shows little or no regard for the planning regulations and in this case Enforcement action must take place either for the buildings be demolished or to be converted for genuine agricultural use.

To be brought to the attention of the full Council.

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.	Approved
-------------	--	----------

F/2009/1388	Land opposite Rooks Nest Farm, Barkham Ride Proposed change of use from agricultural land to informal public open space for the purpose of suitable alternative natural green space and associated development including access, car park, footpath network and landscaping.	Approved
-------------	---	----------

Page 09/712

F/2009/1444	329c Barkham Road Proposed raising of roof to create first floor accommodation and demolition of existing conservatory to be replaced by single storey rear extension.	Approved
-------------	---	----------

Page 09/712

F/2009/0132	26 The Vines Proposed two storey side extension.	Granted At Appeal
-------------	---	----------------------

Reasons: The proposal would increase the number of bedrooms from 3 to 4. WBC state that due to the increase more off street parking would need to be provided at the dwelling, but more parking would not necessarily be required if the extra bedroom is for a child. It is by no means certain that the occupiers of the dwelling would have more cars than can be accommodated within the site and the garage may suffice for a small car. On the assumption that additional on street parking will occur, The Vines is a cul de sac with only a limited number of properties being served beyond No 26. Many of the dwellings have ample off street parking, despite the winding nature of the road, there are places nearby where cars can be parked on street. The Council's highway officer had no comment to make on the proposal and there is nothing to suggest that more on street parking would present unacceptable hazards to highway safety. The occupiers of the neighbouring dwelling No 25 raised concerns about the closeness of the proposed extension to their property, but the front of No 25 would be separated from the side wall of the new extension by the width of the drives of No 25 and No 26. The separation distance would overcome the concerns raised by the Parish Council as to the expanse of brickwork on this elevation.

**OH0216145 SN GVOL Variation Application for Pike T/A Wokingham Car Spares, Highlands Ave.**

Notification received from WBC of an application for a variation of a GVOL

Russell James Pike & Partners T/A Wokingham Car Spares

Partners: Sally Pike, Russell James Pike

Silver Birch, Highland Ave

Increased authorisation at existing operating centre: Silver Birch, Highland Ave.

New authorisation at this centre will be 10 vehicles, 3 trailers (currently there are 7 vehicles authorised for this site.)

Clerk to write to the Traffic Commissioner, WBC Highways and Planning Depts. opposing this application which would give a 40% increase in traffic to Highlands Ave. The heavy lorries are already causing damage to Highlands Ave and Bearwood Road particularly at the junction. The lorries start their deliveries very early in the morning, on occasions large pieces of car fall from the skips which are not netted. Over the years there has been a continued level of growth at this site and it would appear that WBC have granted the owners every application that has been applied for. Mrs Stubbs to list this for consideration at the next Development Control Meeting.

**Coppid Hill House**

John Steepe the Enforcement Officer at WBC had advised that the time frame for compliance is 6 months from the date of the appeal decision 24<sup>th</sup> July.

Meeting closed at 8.00 p.m.