

BARKHAM PARISH COUNCIL
Planning Committee

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Minutes of meeting of the Barkham Parish Council Planning Committee held on 13th December 2011 in Barkham Village Hall at 7.30 p.m.

Present: Mr. A. Scott (in the Chair), Mr C. Heyliger, Mr F. Postlethwaite, Mr K. Lane and the Clerk.

Apologies: Mr. L. Heath (another commitment)

11/727 **Minutes** of meeting held on 8th November 2011 were approved and signed as a true record. The Planning meeting which was scheduled to take place on 22nd November was cancelled as the only application was the Appeal at 229 Barkham Road.

11/728 Planning

F/2011/1410	Land Adjoining 229 Barkham Road Proposed change of use of land for the stationing of caravans for residential purposes for 2 gypsy pitches together with the formation of additional hard standing and utility/dayrooms ancillary to that use.	Appeal Lodged With Planning Inspector
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Clerk to write to the Inspector stating that BPC are strongly opposed to this application which is located in the Green Gap between the settlements of Wokingham and Barkham. The proposal would consolidate development along the north side of Barkham Road and would lead to urbanisation of the area. There have been three planning applications for this site in recent years, all of which have been refused. Two of the three applications have also been dismissed by the Planning Inspector and there is no reason why this application should be any exception. The last Dismissal was October 2008, the reasons stated are the same concerns which the Parish Council have raised: Inspector stated:

Site is located outside the settlement boundary and within the countryside. It lies within a Green Gap. The site comprises open land that lies between the side boundaries of dwellings 229 and Folly Thatch the gap is perceived as a visual urban break in the urban development along Barkham Road which is important in providing some continuity with the countryside that separates the built areas in this locality. I do not consider that the proposal would be infill of a small gap in an otherwise built up frontage. It would erode the narrow strip of countryside between the urban areas of Wokingham and Barkham and so would adversely affect the setting of these settlements.

There are no factors which alter this decision. The access is located at the bend in the road where visibility is poor and dangerous and the development is not in keeping with the Local Plan. We were advised by Wokingham Borough Council that following a recent successful appeal for 8 gypsy pitches within the Parish, the need for pitches as set out in the Core Strategy has now been met.

F/2011/2411	5 The Vines Proposed conversion and single storey extension to garage to provide family room, storage area and wet room.	Proposed No Comment
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F/2011/2435	Barn Cottage, Barkham Road Proposed conversion of existing garage to habitable rooms and erection of single storey side extension to form new garage and studio.	Proposed No Comment
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SO/2011/2481	Hogwood Farm, Sheerlands Road, Finchampstead Application for a Scoping Opinion to determine the content of an Environmental Impact Assessment for proposed development of Site including 1500 new homes, employment land, neighbourhood Centre, a primary school, open space and Suitable Alternative Natural Greenspace (SANG).	Proposed
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Clerk to reply stating that more information is required and that no development should be permitted until the brownfield sites have all been fully utilised.

CLP/2011/2104	2 Cherry Tree Grove Application for a certificate of lawfulness for the proposed erection of a singles storey extension to form a conservatory.	Approved
F/2011/2237	11a Rickman Close Proposed installation of a fixed ground based solar PV system to rear of dwelling.	Approved
CLE/2011/2158	Tricorne Stables, 15b Sandy Lane Application for a certificate of lawful use for change of use from stable block to a residential dwelling.	Refused

Reasons: The applicant has supplied insufficient evidence to demonstrate that the property or the surrounding land has been utilised as a separate residential dwelling for a continuous four year period.

The Clerk wrote to the Head Of Planning to complain about planning applications not being available to view on the web site for Councillors to view prior to meetings the reply was:-

“Please accept my apologies for the problems that you and the parish councillors have encountered in viewing plans on the web-site. I have investigated the two examples you have provided and found that in the case of F/2011/2237 - 11a Rickman Close there was a delay of 10 working days between your consultation being issued on the 27th October 2011 and the plans being displayed; they didn't appear on the web-site until 9th November 2011. I would normally expect the information to be available in 5 working days or less, I have raised this issue with the manager of our scanning bureau to ensure he is aware of this delay. Our scanning records indicate that F/2011/2288 - Inglewood, School Road appeared on the web-site on the 3rd November 2011, 3 working days after the consultation was issued on the 1st November 2011 – this is well within the agreed scanning deadline.

As a point of clarification our planning application consultations should indicate you have 4 weeks (28 days) and not 3 weeks in which to respond, if you do receive any consultations from us that have a shorter deadline please let me know.”

Meeting closed at 8.00 p.m.