

**MINUTES OF A MEETING OF
THE PLANNING COMMITTEE of SWALLOWFIELD PARISH COUNCIL
HELD ON TUESDAY 22nd SEPTEMBER 2009
IN THE DAVIES ROOM, SWALLOWFIELD PARISH HALL AT 8.00 P.M.**

Present:

Mr. M. Bowker (Chairman)	
Mr. G. Collender	Mr. D. Entwistle
Mr. E. Handley	Mrs. B. Stanley

Members of the public: 0

1. Apologies for absence – Mrs. Ashford, Mr. Goldsmith, Mrs. King, and Mrs. McDonald
2. Minutes of last Meeting – the minutes of the meeting held on 23rd June 2009 were agreed a correct record

3. Current Applications:

702/F/2009/1818 – Proposed erection of two storey side extension with front and rear dormer window extensions at first floor level plus single storey front and rear extensions to dwelling, Whispey, Norton Road, Riseley

Written comments from a neighbouring property were noted – that velux windows on the rear of the property should be considered instead of dormers, in accordance with the Riseley VDS; and a restriction be applied that no business activity be carried out which would involve further vehicle movements in the lane. It was felt that the second issue could not be dealt with by condition and would need a new application for change of use if necessary, at which time comments could be made regarding traffic. With regard to the window issue, the Committee disagreed with the comment and considered dormer windows to be preferable. It was therefore agreed that the PC had no objection to this application. All in favour.

703/F/2009/1826 – Proposed change of use from A4 (public house) to C3 (dwelling house), Fox and Hounds, Church Road, Farley Hill

Written comments from a local resident requesting the PC to strongly oppose the application due to the loss of the pub to the community were noted. The Committee agreed with the sentiment but felt that, in the present economic climate and with many village pubs closing every week, in this instance, due to the pub's restricted size, it was unrealistic to believe that it could survive any longer as a public house. Therefore it was agreed that, with regret, there was no objection to the application. All in favour.

It was noted that the following application had been withdrawn:

701/F/2009/1711 – Proposed erection of single storey front and rear extensions, plus creation of new rear deck area, Farley Hill School, Church Road, Farley Hill

To note that this application was due to be considered by WBC's Planning Committee on 16th September, but that it was withdrawn on 14th September to enable further discussions on car parking arrangements

4. Results – noted

679/F/2009/0589 – Proposed erection of 2 storey side extension to dwelling, single storey rear extension, first floor rear pitched roof extension to replace existing rear dormer and new front porch. Demolition of existing front and rear porches and rear dormer, Highfields, Church Road, Farley Hill (PC no objection in principle, but comments made on the architectural aspects of each of the four elements of the application)

PP approved July 09 w conditions – no windows on first floor level or side elevations, and mitigation measures (listed) relating to the bat survey

681/F/2009/0740 – Proposed change of use from barn/field shelter for sheep to equestrian stable block, tack room and hard standing (retrospective), Wheelers Farm Cottage, Nutbean Lane, Swallowfield (PC strongly objected)

PP approved July 09 with conditions that a native hedge be planted (by 23 Sept 09)

682/F/2009/0839 – Proposed erection of a two storey side extension to existing cottage, 1 Loddon Court Farm Caravans, Beech Hill, Spencers Wood (PC no objection)

PP approved June 09 with conditions including requirement for another bat survey if development does not commence before 1st June 2010

683/LB/2009/0898 – Listed building application for a proposed loft conversion with dormer window plus external alterations to doors and windows and internal alterations, Nutbean Farm, Nutbean Lane, Swallowfield (PC no objection)

LB consent refused July 09 due to the absence of precise details as to the Building and Fire Regulation requirements as a result of the proposed loft conversion

684/F/2009/0916 – Proposed erection of rear two storey extension to dwelling, Dolphin House, Part Lane, Swallowfield (PC no objection)

PP approved July 09

686/F/2009/0954 – Proposed erection of detached two storey double garage with habitable accommodation above to create storage/gymnasium, Chusan, Church Road, Farley Hill (PC no objection)

PP refused July 09 due to the visually prominent location, substantial increase in built form and in conjunction with an increased area of hardstanding would have an adverse visual impact on the area

687/VAR/2009/1094 – Proposed removal of condition 2 of planning consent 37965 relating to the consent being granted specifically and solely to Mrs. S. Miller (PC no objection)

PP approved Sept 09

688/F/2009/1103 – Proposed change of use of storage building to cattery, Handpost House, Barge Lane, Swallowfield (PC no objection)

PP approved July 09 with conditions relating to vehicle turning and access; and details of the waste storage and collection methods approved by the LPA

689/F/2009/1188 – Proposed erection of a single storey rear flat roof extension with balcony terrace, Castle Cottage, Bunces Shaw, Farley Hill (PC no objection)
PP approved Aug 09

691/F/2009/1241 – Proposed erection of 1 x 4 bedroom detached dwelling plus detached garage with office above, West Grey Lake, Part Lane, Riseley (PC strongly objected on basis that this is not materially different to a previous application that was refused and dismissed on appeal; and the original reasons for refusal still apply.)
PP refused August 09 due to gap being lost/erosion of rural character/adverse impact on visual amenity and character of the area; also adverse impact on amenities in the area

692/F/2009/1309 – Proposed change of use of land from agricultural to equestrian use, Wheelers Farm Cottage, Nutbean Lane, Swallowfield (PC strongly objected as it did not comply with policy; and is also in an ASLI; also that PPS7 does not apply to equestrian for domestic use only)
PP approved August 09

694/F/2009/1299 – Proposed erection of section boundary fence adjacent Back Lane, JP Winkworth Ltd, Estate Office, Lambs Farm Business Park, Basingstoke Road, Swallowfield (PC no objection but requests landscape scheme to minimise harsh impact of proposed fencing)
PP approved Aug 09 – colour to be same dark green as existing fence

695/F/2009/1327 – Application for temporary planning permission for the stationing of two mobile homes to accommodate seasonal agricultural workers (retrospective). Springalls Farm, Trowes Lane, Swallowfield (PC no objection as the need for the seasonal workers is accepted)
PP approved Aug 09 with condition that if mobile homes cease to be of use by agricultural workers they shall be removed within 3 months; they shall only be occupied between 1 May and 30 Nov each year and shall be used solely for ancillary staff accommodation for seasonal workers at Springalls

697/F/2009/1335 – Proposed erection of two storey side extension to dwelling, plus demolition of existing garage and workshop (renewal of planning consent F/2006/7508) Willowbrook, The Street, Swallowfield (PC reiterate previous comments - no objection but request brick banding on the side)
PP approved Aug 09 – materials to match existing

698/F/2009/1467 – Proposed erection of an agricultural workers dwelling and garages with farm office above, Tanners Dairy, Swallowfield Road, Arborfield (PC no objection)
PP approved Sept 09 with conditions relating to occupation limited solely to person working in agriculture; time restrictions for building work; landscaping scheme; S.106 issues; potential contamination report; and boundary treatments to be approved

5. Appeals results – noted
696/RFS/2008/00629 – enforcement notice in relation to erection of a fence in excess of 1m in height along the boundary of the land adjacent to Basingstoke Road and Barge Lane, 1 Handpost Cottages, Basingstoke Road, Swallowfield
Appeal July 09 - Appeal dismissed due to the harm to the character and appearance of the locality, which is contrary to policy. The enforcement notice was upheld with corrections (the fence to be removed or reduced in height within one month). WBC has agreed an extension to the deadline - now early October.
6. Change of address: Handpost House, Basingstoke Road, Swallowfield RG7 1PY to Handpost House, Barge Lane, Swallowfield RG7 1HZ
7. Enforcement update - noted
 - Fairlands, Farley Hill
673/F/2009/0269 – Application for the erection of piers, gates and walls (retrospective), Fairlands, Foxhill, Farley Hill (PC strongly objected)
PP refused April 09 due to materials, size and scale, urbanising effect and detrimental to visual amenity
Expediency of Enforcement Action to be considered
674/F/2009/0270 – Application for the erection of barn for B8 use (storage) (retrospective), Fairlands, Foxhill, Farley Hill (PC strongly objected)
PP refused April 09 due to ASLI and ASC (impact and appearance), poor design and unacceptable visual impact; insufficient information on highway and pedestrian safety impact.
Appeal by written statements – PC’s comments, below, sent to Inspectorate 14 Sept 09.
The PC supported WBC in its original refusal for planning permission for the following reasons –
Site is not within identified settlement; and furthermore is in an ASLI
Applicant is not an agricultural business and there is no justification for the building
Site is in open countryside
Poor design; and PPS7 cannot be used as the use is not related to business/farm diversification

675/F/2009/0273 – Application for the change of use of land from Agricultural to Touring Caravan Park (restospective), Fairlands, Foxhill, Farley Hill (PC strongly objected) *Application withdrawn* - Applicant to be given time to remove the barn or appeal the decision; and the expediency of enforcement action on the gates/piers is being investigated. A new application for the caravans has been requested by WBC.
The PC reported to WBC on June 12th that another large mobile home had been taken onto the site that morning.
Nothing further from WBC on this at present.
 - 2 Kent Cottages, Riseley
388/F/2004/3066 – Proposed erection of a replacement garage, 2 Kent Cottages, Odiham Road, Riseley (PC viewed the proposal as an improvement on the existing and so had no objection)
PP approved Dec 04 w condition that no additional windows shall be constructed in the west elevation and that the building shall not be occupied or used at any time other than incidental to the enjoyment of the residential dwelling on the site
WBC making enquiries as to whether the building has been occupied.

➤ Loddon Court Farm – Caravans

Noted that an Enforcement Notice was served at this address in August 09, which required compliance by November 09. An appeal may be submitted before then however.

➤ Hollybush House, Swallowfield

Application F/2004/1719 – WBC to confirm whether or not there are any breaches at this property.

8. Reports/consultations/correspondence:

➤ Design SPD – comments required by 7th October

WBC is consulting on its Design SPD (Supplementary Planning Document); the consultation aims to bring Village Design Statements and Wokingham policy in line with its Local Development Framework - to ensure that they continue to have weight in planning decisions. In addition it sets out the rules for preparing/amending VDS's.

Councillors considered that it covered the situation very well and it was agreed that the planners would be thanked.¹

➤ PPS7 and 'horsiculture' – it was noted that enquiries had been made to the Government department who had prepared PPS7 for clarification over its use in relation to personal leisure proposals, compared with those of a commercial nature. This followed the difference of opinion between advice received by the PC from Planning Aid and WBC's planning officers (in relation to the recent application at Wheelers Farm Cottage).

➤ Hants CC Minerals and Waste Development Framework – consultation on integrated sustainability appraisal scoping report 13 July – 17 August. Noted.

➤ Strategic Development Locations/consultation on details – it was noted that a consultation was about to be received and a working party would be formed to look at this.²

➤ SANG land – it was noted that the proposed sites for the 100 houses, to be allocated in the 9 villages around Wokingham, would not be considered until the Inspector had passed the Core Strategy Plan, which meant that the information would not be available until the middle of next year. Therefore Mr. Bowker would be approaching WBC in case further information could be obtained in the event a decision on the SANG was required before then.

➤ Mr. Bowker reported on the meeting which had taken place the day before at Wokingham, where the parishes had been invited to a talk/presentation by the Planning Department. Mr. Goldsmith, who had also attended, had written a report and this would be circulated. It was felt that the meeting had been very useful and Mr. Bowker would be writing to thank the Planners for their time.

9. Comments/Questions from Members of the Public – none

10. Date of next Planning Committee meeting – Tuesday 20th October 2009 in the Davies Room, Swallowfield Parish Hall

NB: The next meeting may be cancelled, subject to the number of applications and other items for discussion. If this is the case, outstanding planning matters will be discussed at the next Parish Council meeting instead.

There being no further business, Mr. Bowker declared the meeting closed at 9.00 p.m.

¹ Clerk

² Working Group