

MINUTES OF A MEETING OF
THE PLANNING COMMITTEE of SWALLOWFIELD PARISH COUNCIL
HELD ON TUESDAY 23rd SEPTEMBER 2008
IN THE DAVIES ROOM, SWALLOWFIELD PARISH HALL AT 8.00 P.M.

Present:

Mr. M. Bowker (Chairman)

Mr. S. Collins

Mr. D. Entwistle

Mr. M. Goldsmith

Mrs. A. King

Mrs. B. Stanley

Members of the Public: 0

1. Apologies for absence – Mr. Collender, Mrs. Gower and Mrs. McDonald
2. Minutes of last Meeting – to approve minutes of the last meeting held on 25th March 2008
3. Current Applications:
 - Application withdrawn* – Noted.
644/F/2008/1573 – Proposed erection of single storey rear extension to dwelling, Church Cottage, Church Road, Farley Hill
Notification that this Application has been withdrawn prior to WBC making a decision.
 - Current applications*
647/F/2008/1685 – Application for the erection of brick piers and gates at access to the northeastern corner of site. Retrospective. Wheelers Farm Cottage, Nutbean Lane, Swallowfield
PROPOSED that the PC would object to the application on the basis that the gates were not in keeping with the rural character of the areas; that they were a dominant feature; that the access was inappropriate to an agricultural area and in an ASLI; and against countryside policy. All in favour.

 - 648/F/2008/1837 – Proposed conversion of existing house and garage into 2 no residential units plus erection of two new single storey front extensions to form porches, Maythorne Cottage, Basingstoke Road, Riseley
PROPOSED that the PC had no objection to the application and that it complied with the Riseley VDS. All in favour.

 - 649/F/2008/1868 – Proposed sub-division of existing one bedroom flat to create two studio flats, 11 Swallowfield Park, Swallowfield
PROPOSED that the PC had no objection to the application

650/LB/2008/1870 – Listed building application for the proposed sub division of existing one bedroom flat, to create two studio flats, 11 Swallowfield Park, Swallowfield

PROPOSED that the PC had no objection to the application, provided that the Conservation Architect was happy with it.

4. Results –

605/F/2007/2957 – Application for proposed Change of Use from B1c and B8 to class B1c, B8 and Waste Electrical and Electronic Equipment (WEEE) storage, refurbishment, transfer and recycling (Sui Generis), Handpost, Basingstoke Road, Swallowfield (PC had several concerns and does not have expertise to comment so trusts WBC will get expert to advise)

PP approved Sept 08 with conditions -

For use as set out in email from Marie Inns dated 25 July with attached letter stating that the site is used for dismantling and repair of pc's, servers, printers and monitors on site and a transport/collection service for items such as fridges delivered directly to a recycling facility off site. Only for Class B1(c), B8 or WEEE and for no other purpose (including others in Class B1 or any other WEEE. Time of operation 8am-6pm M-F and 8am-1.30pm Sat. External lighting to be approved by LPA. WEEE use personal to Mr. and Mrs. Inns and shall be discontinued on the date they vacate the site. Site only then for Class B1(c) or B8 use. No materials or containers to be stored outside building, except in the two outside storage containers (and a drawing showing their location to be submitted to the LPA) + other conditions on plant and machinery noise and dust, fumes etc.

610/F/2008/0209 – Proposed erection of two storey side extension and detached garage. Demolition of existing car port and garage. Shaw House, Bunces Shaw, Farley Hill (PC had no objection)

PP refused Mar 08 by virtue of scale and bulk; and that the annexe would be separate and not reliant on main dwelling

613/F/2008/0087 – Proposed erection of two storey side extension, Church Terrace, Castle Road, Farley Hill (PC had no objection)

PP refused April 08 due to increase in scale and bulk

614/VAR/2008/0308 – Application for variation to condition 1b of planning consent O/2003/0586 to extend the time for approval of reserved matters for a further 3 years, Winkworth Machinery Ltd, Willow Tree Works, Swallowfield Street, Swallowfield (on the basis permission had lapsed due to WBC failing to issue mitigation measures relating to the SPA, PC had no objection)

PP refused June 08 as level of development considered unsustainable as future occupiers would be reliant on their cars; also due to the cramped and contrived layout not relating to surrounding pattern and character of development; by virtue of size and layout disproportionate and detrimental to character of the area; by reason of size and height; site in flood plain; TVPSPA; bat survey; trees on site; factory boundary outside settlement boundary; no provision for adequate services, amenities, infrastructure or affordable housing.

615/LB/2008/0324 – Listed Building application for the proposed formation of new access between dining room and kitchen, replacement of timber boards with limestone flooring in kitchen, lobbies and wc. Girdlers, Basingstoke Road, Swallowfield (PC had no objection subject to Conservation Architect's comments)

LB consent approved April 08

616/F/2008/0405 – Proposed erection of new dwelling, plus demolition of existing dwelling, Kingsbridge, Lambs Lane, Spencers Wood (PC had no objection, subject to ridge height)

PP refused April 08 due to substantial increase in scale and bulk – excessive prominence and reinforce built form

617/F/2008/0036 – Proposed erection of two storey side extension to dwelling, plus demolition of existing garage and boiler room, Kingsbridge Cottage, Lambs Lane, Spencers Wood (PC had no objection in principle but concern over volume of existing dwelling and detached area allowing possible increase to much larger dwelling)

PP refused April 08 due to – not established that the building is a separate dwelling (and if so would be contrary to policy); siting, scale and bulk, SPA; and possible impact on mature oak tree nearby

618/F/2008/0103 – Proposed erection of one dwelling. Demolition of existing dwelling. Fairlands, Church Road, Farley Hill (PC had no objection)

PP approved April 08 (with various conditions)

619/F/2008/0142 – Proposed erection of single storey rear extension to accommodate disabled access wc/toilet facility. The Mill House Hotel, Basingstoke Road, Swallowfield (PC had no objection)

PP approved April 08

622/F/2008/0455 – Proposed single storey side and rear extensions to dwelling, 11 Foxborough, Swallowfield (PC had no objection, subject to surface water run off)

PP approved April 08

629/CLP/2008/0412 – Certificate of Lawful Proposed Use – erection of single storey garage extension, 3 Curly's Way, Swallowfield (PC not consulted)

CLP approved April 08

638/F/2008/1320 – Proposed erection of single storey rear extension to form conservatory, Conifers Church Road, Farley Hill (PC no objection)

PP approved Aug 08

639/F/2008/1423 – Proposed erection of 1 x 6 bedroom detached dwelling. Demolition of existing dwelling, Kingsbridge, Lambs Lane, Spencers Wood (PC didn't consider it to be an improvement over the previous application)

PP refused Aug 08 due to scale and bulk within rural area

640/F/2008/1401 – Proposed raising of roof and conversion of loft to habitable space, erection of single storey front, rear and side extensions to dwelling, plus first floor side extension and rear dormer extension, Hilltop, Church Road, Farley Hill (PC didn't consider it to be an improvement on the previous one and the building would be out of balance with the one next door)

PP approved Aug 08

641/LB/2008/1344 – Proposed demolition of outbuildings within the curtilage of a listed building 1) concrete garage, 2) wooden shed including 2 lean to's attached to it. All in unrepairable condition, Nutbean Farm, Nutbean Lane, Swallowfield (PC no objection)
Listed Building consent approved Aug 08

643/F/2008/1497 – Proposed erection of a single storey rear extension to dwelling to accommodate a hydrotherapy pool, Whistlings, Spring Lane, Swallowfield (PC no objection)

PP approved Aug 08, with conditions

645/F/2008/1608 - Proposed erection of two storey side extension plus ground floor front extension to existing dwelling, Red Oaks, Odiham Road, Riseley)PC objected to the application on the basis of causing it to look like a terrace;

overdevelopment of the site; the damage to the visual amenity of the street scene; and that the design created an unbalanced appearance)

PP approved Aug 08

5. Enforcement - update
 - Wheeler's Farm Cottage – current application (above) for gates and brick piers. Hardstanding and equestrian use amalgamated into one application but currently invalid and outstanding
 - Hill Farm – application for storage of scaffolding due by the end of September.
 - Fairlands, Farley Hill – WBC highways section progressing this matter relating to the front wall that has been built on highway land. Mobile home use permitted pending completion of the development of the new dwelling.
 - Deepwater – WBC still investigating.
6. Temporary permissions – the current list of temporary permissions was circulated.
7. Appeals
 - Meakins Appeal
To note that the PC has withdrawn from being a party to the Inquiry under Rule 6(6) and its original comments will stand.
 - Kingsbridge Appeal
To note that the appeal has been withdrawn.
8. Farmers Meeting – to be held Tuesday 18th November at 7.30 p.m. in the Davies Room, Swallowfield Parish Hall (agreed whole farm plans would be included)
9. WBC Planning Committee – to note that the application at Farley Hill school was withdrawn from 17 September meeting (next meeting 16th October)
10. Core Strategy consultation response – agreed that the PC would write in support of three of the elements which WBC was objecting being removed from the Core Strategy. All in favour.
11. Reports/consultations/correspondence:
 - JSPU – LDF guide to mineral extraction and waste management in Berkshire. Representations due by 27th October. Documents to Mr. Bowker.¹
 - Planning Policy Update - report on Briefing 17th September (notes previously circulated)
 - Strategic Housing Land Availability Assessment workshop – 23rd September (noted – no attendees)
 - Regional Spatial Strategy for the SE – publication of Panel Report – noted
12. Comments/Questions from Members of the Public- none
13. Date of next Planning Committee meeting – Tuesday 28th October 2008 in the Davies Room, Swallowfield Parish Hall (*time tba*)

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.

¹ MB/clerk