

**MINUTES OF A MEETING OF  
THE PLANNING COMMITTEE of SWALLOWFIELD PARISH COUNCIL  
HELD ON TUESDAY 27<sup>th</sup> OCTOBER 2009  
IN THE DAVIES ROOM, SWALLOWFIELD PARISH HALL AT 8.00 P.M.**

Present:

Mr. M. Bowker (Chairman)	
Mrs. A. Ashford	
Mr. G. Collender	Mr. D. Entwistle
Mr. M. Goldsmith	Mr. E. Handley
Mrs. A. King	Mrs. M. McDonald

Members of the public: 7  
Wokingham Borough Councillor – Stuart Munro

1. Apologies for absence – Mrs. Stanley
2. Minutes of last Meeting – the minutes of the meeting held on 22<sup>nd</sup> September 09 were agreed a correct record. All in favour.
3. Current Applications:

The Chairman adjourned the meeting temporarily to allow questions and comments from members of the public.

There were various comments from members of the public and their concerns included –

That WBC highways department seemed to be supporting the proposal

The screening in previous application has been removed from this application

Other sites have not been considered

Precedent for future may be set and future applications in and around the business park could be viewed more favourably

Design and access statement contain a number of misleading statements

Failing to consult – people were presented with the proposals, rather than asked for their views before any decisions were made

It wasn't made clear that the site is a 'playing field' as opposed to an agricultural field

It wasn't made clear that there was a substantial number of objections

The location of the school was described as a business area, but there are about a dozen residential dwellings between the school and the businesses

A letter was tabled containing a list of objections, including –

Neighbours not having been consulted; green wedge issues; highway safety; parking obstructing private driveways; the centre being more logical location

WBC member, Cllr. Stuart Munro, confirmed that this application would go to WBC's Planning Committee to determine; and recommended that residents also attend the Shinfield Parish Council Planning Committee meeting to let them know their feelings. He also noted that a lot of work was being done on the school Travel Plan.

The meeting was then reconvened.

705/F/2009/1975 – Proposed erection of new building to be used as pre school nursery and community centre for a temporary period of 7 years, Playing field opposite Lambs Lane CP School, Lambs Lane, Spencers Wood

It was agreed that the Parish Council would object to the application on the following grounds –

1. That the application went against WBC's Countryside Policies
2. On the building itself –
  - its design was poor and would detract from the visual amenity of the area; and
  - it was larger than it needed to be due to proposed community use and inclusion of reception class - community use should not be included as other halls in the immediate area are not fully utilised and the reception class should not be included as they are already accommodated in the main school
3. Highways safety due to the building being on the opposite side of the road and the nature of the traffic in the area (builders yard, business park etc) and particularly as reception year children will be regularly crossing the road
4. The PC's dissatisfaction with the way the Early Years pre-school provision was being implemented within the Borough. One of the advantages of being a Unitary Authority should be that it could employ 'joined up' thinking and the issue should have been looked at by the Borough as a whole
5. That the provision of the pre-school in this location was not a necessity and there was a perfectly good pre-school already in existence within the community
6. That the car park design is flawed and dangerous with cars being encouraged to reverse into the pathway designed for children to walk along; and the exit is shared with an industrial estate
7. The centre of the villages should be promoted and levering out the pre-school would not help
8. Fear that building may lead to settlement boundary being extended to the South of Back Lane

All in favour.

Loss of playing field was felt to be an issue, but as Sport England had supported the application it was felt this could not be argued against.

[Members of the public then left the meeting].

706/CLE/2009/1907 – Application for a certificate of existing use for the erection of an area of hardstanding, Springalls Farm, Trowes Lane, Swallowfield

Agreed that there the PC had no reason to believe that the hardstanding was not in use on the dates given by the applicant, and therefore had no objection. All in favour.

707/F/2009/2119 – Proposed erection of single storey rear extension to dwelling to form conservatory, 2 Jubilee Cottages, Basingstoke Road, Riseley

708/F/2009/2120 – Proposed erection of single storey rear extension to dwelling to form conservatory, 3 Jubilee Cottages, Basingstoke Road, Riseley

Agreed that these items would be taken together and that the PC considered the applications to be sensible, especially as they matched, and therefore had no objection. All in favour.

709/F/2009/2103 – Proposed single storey rear extension to form garden room, 6 Barracks Lane, Spencers Wood (*adjoining parish consultation*)

Agreed that as the site was not visible from this parish, the PC had no objection. All in favour.

4. Results – noted.

699/F/2009/1525 – Proposed erection of extension to existing unit J to provide additional space, Lambs Farm Business Park, Basingstoke Road, Swallowfield (PC no objection)

*PP approved Sept 09 w cond that no building be occupied until vehicle parking and turning space had been provided*

700/F/2009/1611 - Proposed erection of single storey rear extension to dwelling, 1 Jubilee Cottages, Basingstoke Rd, Riseley (PC no objection)

*PP approved Sept 09 – cond that materials match existing*

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, Whispers, Norton Road, Riseley (PC no objection)

*PP approved Oct 09 – w cond that garage shall be for parking and ancillary to the residential use – not to be used for a business nor as habitable space*

5. Appeals –

APP/X0360/C/09/2111957 – Loddon Court Farm, Beech Hill Road, Spencers Wood Enforcement Appeal re the stationing of mobile home(s) on the land without planning permission

Grounds of Appeal: That planning permission should be granted for what is alleged in the notice

Representations to be received by the Planning Inspectorate by 18<sup>th</sup> November

Agreed that the PC would write and support WBC in its enforcement on this site. All in favour.

6. 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 sent to Inspectorate 14 Sept 09**

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.

Noted that lights continue to be an issue at this site and it was agreed CPRE would be contacted to see whether there was any help they could offer.<sup>1</sup>

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<sup>1</sup> Clerk

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*

Update: Enforcement Officer reported that there was little or nothing that the LPA could do on this matter.

Loddon Court Farm – Caravans

An appeal has now been submitted (see above)

Hollybush House, Swallowfield

Application F/2004/1719 – WBC has been asked for information on a possible breach and had reported that if a planning application for the pond was necessary it would be requested but if not submitted, the question of expediency would have to be considered.

7. PPS7 response to PC's query – none received to date.
8. Reports/consultations/correspondence – none.
9. Comments/Questions from Members of the Public – none.
10. Date of next Planning Committee meeting – Tuesday 24<sup>th</sup> November 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 the Chairman declared the meeting closed at 8.50 p.m.