

BARKHAM PARISH COUNCIL
Planning Committee

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Minutes of meeting of the Barkham Parish Council Planning Committee held on 14th February 2017 in Barkham Village Hall at 7.30 p.m.

Present: Mr. A. Scott (in the Chair), Mr G. Dexter, Mrs P. Stubbs, Mr K. Lane and the Clerk.

Apologies: Mr Heath (on holiday) and Mr C. Heyliger (on holiday)

17/663 **Minutes** of meeting held on 24th January 2017 were approved and signed as a true record.

17/664 Planning

170101	Coombe Hill, Hayes Lane Householder application for the proposed erection of a single storey rear extension to dwelling.	Proposed No Comment
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170191	The Gables, Barkham Street Householder application for the proposed erection of a two storey rear extension to dwelling, to include 3 dormer windows.	Proposed Opposed
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Clerk to respond to WBC quoting the same reasons that the previous application was refused. The proposed extension would result in a disproportionate cumulative increase in scale, form, bulk and mass and an increase in the original footprint of the dwelling resulting in harm to the rural character of the area and is not considered appropriate in this countryside location. This new application does not adequately address the issues for which it was refused before.

170328	37 Almond Close, Barkham Application to remove condition 4 of planning consent 25033 dated 18.4.86 to allow a loft conversion including rear dormer.	Proposed
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Clerk to contact the planning officer to find out the exact text of Condition 4.

It later transpired that the application is invalid as the applicant has submitted the incorrect form. This to be resubmitted as a householder application for the conversion of the loft to additional habitable accommodation and erection of rear dormer. Application will be part retrospective as works have already commenced on site. Condition 4 is a restrictive planning condition attached to the original planning approval 25033 for 45 houses and prevents the insertion of any windows at first floor level or above without the benefit of full planning permission. If WBC were to process the application as submitted as a removal of this condition, then under a S73 application (an application to vary or remove a condition), the new decision would relate to all of the 45 houses and this is not what is intended. Hence the need to be re submitted as a new householder application.

170098	Biggs Lane Application for advertisement consent for proposed erection and display of signage on the hoarding along Biggs Lane	Proposed No Comment
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162881	Former Hazebrouck Barracks, Princess Marina Drive Full application for temporary planning permission for the use of land for filming, incorporating change of use of existing former barracks buildings from Class Sui Generis to Use Class B1, and the use of the site and hard standing for parking and storage, with associated access.	Approved
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Conditions:-

1. Temporary Use – the use shall be discontinued and the land restored to its former condition on or before 9 years from the date of this decision 2.2.2017.
2. Hours Of Use – Monday to Friday Filming hours 08.00 – 20.00. Associated activities 8.00 – 18.00
 Saturday Filming Hours 08.00 – 13.00 Associated activities 8.00 – 13.00
 Sunday & Public Holidays Closed
 Late Night (limited to no more than 28 days per year 20.00 – 00.00
 Overnight (limited to no more than 10 days per year) 00.00 – 08.00
3. Site Access – No building shall be occupied until the access has been constructed in accordance with the layout. The visibility shall be kept free of all obstructions above a height of 0.6 metres.
4. Off Site Works – No development shall commence until the completion of
 - Cutting back of the hedgerow adjacent to the footway on the north side of Langley Common Road between the site access and Biggs Lane.
 - Clearing of the footway surface of any vegetation and patch the surface of the footway where in a poor state of repair.
5. Lighting – No operation shall commence until details of any proposed external lighting scheme shall be submitted and approved by LPA. The scheme shall set out the steps that will be taken to ensure that external lighting does not cause a nuisance to local residents and future residents and shall include details of locations on site, on public roads, direction and level of illumination.
6. Travel Plan – Within 6 months of the occupation of the site the occupant shall submit a Travel Plan to include a programme of implementation and proposals to promote alternative forms of transport to and from the site other than by private car.

Informatives:-

1. The applicant should use local labour where possible, advertisement of jobs with local agencies, recruitment and training of residents from the local area, seek tender of local suppliers or contractors for work.
2. Approval from WBC must be sought for the access construction.
3. Precautions shall be taken during construction to prevent the deposit of mud on the highways.

163303	Brook Cottage, Barkham Street Householder application for the proposed erection of a first floor Rear extension to dwelling with balcony and roof lights.	Approved
153323	Brook House, Barkham Street Full planning application for the proposed erection of a single storey two bedroom dwelling following demolition of existing single storey dwelling and detached garage.	Appeal Lodged With Planning Inspector

Mr Dexter will circulate draft comments discussed for further consideration by the Planning Committee prior to the Clerk replying to the Planning Inspector.

At the time, BPC stated support for the extension to the main building (Application No. 153325) was conditional on this proposal (Application No. 153323) being removed. Now that the extension for the main building is well advanced, the Parish Council position regarding this proposal remains unchanged for the following reasons:

Original comments

1. This proposal will encroach upon countryside adjacent to an Area of Special Character and, with the extension to the main house, is over development of this site.
2. The property is close to Barkham Brook which is prone to flooding and this will be exacerbated by the greater run-off due to the increased build footprint on the overall site.

Additional Comments re the Appeal Statement

3. The revised plans retain the new building in the original proposal in the same location so it still encroaches upon the countryside. The only difference is the removal of the detached garage which could be added at a later date.
4. The Appeal Statement places considerable weight on existing screening but such screening today does not ensure such screening tomorrow. The effectiveness of this barrier could be reduced by failing health of the trees/hedges as a result of age etc or surreptitious pruning 'to open up views'.
5. This is not a replacement project. It is a larger building in a different location on a site where the build footprint is being increased by the building of the extension to the main house.
6. Barkham is a semi-rural parish and the surrounding countryside is much valued by its residents. The historic farmland adjacent to this site forms the setting for the Area of Special Character. Allowing this application to proceed will set a precedent for the continued encroachment of this countryside.

As the extension of the main building on the site is progressing, Barkham Parish Council requests that the appeal against the decision not to allow this project is dismissed as outlined above.

F/2014/1582

Land Off Blagrove Lane
Proposed change of use of land as a residential caravan site for
two traveller families.

Dismissed
By Inspector

Conclusion:

The site is intrusive and harms the character and appearance of the area. The Inspector is not convinced the Council has a shortfall of sites, and they have been proactive in developing a gypsy policy and allowing sites when suitable opportunities arise. There is nowhere at the moment for them to go but this does not outweigh the permanent harm to the countryside that would be created by allowing the appeal. Alternative sites will become available if not ideal. An extension beyond 9 months was not needed. The appeal is dismissed.

Meeting closed at 8.00 p.m.