

BARKHAM PARISH COUNCIL
Planning Committee

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Minutes of meeting of the Barkham Parish Council Planning Committee held on 28th February 2017 in Barkham Village Hall at 7.00 p.m.

Present: Mr. L. Heath (in the Chair), Mr. A. Scott, Mrs P. Stubbs and the Clerk.

Apologies: Mr G. Dexter (on holiday) and Mr C. Heyliger (on holiday)

17/678 **Minutes** of meeting held on 14th February 2017 were approved and signed as a true record.

17/679 Planning

170361	Biggs Lane Application for advertisement consent for the proposed erection of 2no. 1800 x 4000mm large monoliths, 1 no. 1310 x 3000mm small entrance monoliths, 2no. 1310 x 3000mm small monoliths, 2no. 1200 x 775mm bespoke timber entrance signs. Part retrospective.	Proposed No Comment
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170328	37 Almond Close Householder application for conversion of loft to additional habitable accommodation plus the erection of a rear dormer extension and the insertion of 5 roof lights on front elevation and 2 double roof lights on rear elevation. Retrospective.	Proposed To Comment
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This application has been 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. Previously submitted as an application to remove condition 4 of planning consent 25033 dated 18.4.86 to allow a loft conversion including rear dormer. 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.

Clerk to reply with an observation expressing concern that the proposed rear dormer window must have obscure glass and it does seem to be overlooking the properties to the rear in Cherry Tree Grove. Concern was expressed with the construction of the loft conversion and suggest that Building Control at WBC must be consulted and approval sought.

170448	41 Bearwood Road Householder application for the proposed erection of a single storey Side extension to the existing dwelling and conversion of existing loft space to habitable accommodation with rear dormer extensions.	Proposed To Comment
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Clerk to reply to WBC stating that there is some discrepancy with the plans, some show the dormer extensions in the roof while some do not.

170433	Bridge farm, Reading Road, Arborfield Full application for the proposed extraction and processing of approx. 3.6 million tonnes of sand & gravel from a site of 190 HA, known as land south west of Bridge Farm, together with erection of an aggregates processing plant, ready mix concrete plant and the provision of associated ancillary infrastructure and parking for HGV's & staff, with mixed restoration including importation of inert material to agriculture, lowland meadows and wetlands. Proposed temporary diversion of public footpath 20 for the duration of operations. Adjoining Parish Consultation.	Proposed
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Clerk to contact Arborfield Parish Council to ascertain their views and support as we see appropriate.

162321 Land to the north of Wood Lane (west of Meadow Croft), Wood Lane Proposed
Application for the change of use of agricultural land to equestrian
land, erection of a stable block and storage of logs. Retrospective.

BPC responded on 12.10.16 stating that this should be restricted to personal use only.

This application will come before the Planning Committee on 1.3.17 & recommendation is to approve.

BPC do not wish to speak at the Planning Committee.

162120 1A Bearwood Road Proposed
Householder application for the proposed erection of two storey front Opposed
extension to dwelling plus new driveway access from Barkham Road

Mr Kaiser has listed this application for consideration at the Planning Committee.

Clerk to contact the planning officer Stephen Thwaites as a neighbour has reported seeing foundation trenches being filled with concrete from a large ready mixed concrete lorry. No decision has yet been granted.

Greenway Consultation

The proposed new Greenway will run from Commonfield Lane to FBC Centre, part of the route will be using Barkham bridleway 14, this runs along our boundary. Having studied the proposed plans concern was raised as to whether the crossing is fit for purpose as it will be positioned in a section of Commonfield Lane with poor sight lines. BPC also question what plans do WBC have for linking this route to the Bohunt School. Mr Heath to view the area in question and comments to be sent to WBC. The deadline for comments is 17th March.

Meeting closed at 8.00 p.m.

Next meeting of full Council on 14th March 2017 at 8 p.m.

Next meeting of Planning Committee on 28th March 2017 at 7.30 p.m.