

Planning Committee

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Minutes of meeting of the Barkham Parish Council Planning Committee held on 28th June 2017 in Barkham Village Hall at 7.30 p.m.

Present: Mr. A. Scott (in the Chair), Mr C. Heyliger, Mr G. Dexter, Mrs P. Stubbs, one member of the public and the Clerk.

Apologies: Mr. L. Heath (family commitments)

17/737 **Minutes** of meeting held on 13th June 2017 were approved and signed as a true record.

17/738 **Planning**

171597	Langley Pond farm Livery Stables, School Road	Proposed
	Outline application for the redevelopment of the existing livery yard with 3 no. two storey dwellings with access off School Road. Access, layout and scale to be considered.	Opposed

Clerk to write to WBC opposing this application which is currently equestrian land and should remain as such.

1. The site lies outside the settlement area and pursuant to Core Policy 11 of the current 2010 Core Strategy development outside these limits will not normally be permitted. Whilst this policy allows for some exceptions, none of these apply in this case and do not justify further encroachment of this rural location.
2. The site falls within a settlement separation zone which should be maintained. The principle for such zones was endorsed during the examination of WBC's MDD in May 2013 by the presiding inspector who felt this was well covered by clear definition of the settlement boundaries and CP11.
3. School Road is a busy road, narrow in places, and often used by horse riders, where motorists often drive in excess of the speed limit. The flow of traffic is hindered by cars parking well down the hill from the Coombes School well past the proposed site at the start and the end of the school day. This adds to the hazards and congestion experienced in the area, resulting in traffic jams twice a day. Furthermore, the junction of School Road and Langley Common Road is acknowledged to be difficult with effectively a blind turning towards the west when leaving School Road where several accidents have been reported. The additional traffic accessing this site from School Road will only compound these already difficult traffic conditions and should not be allowed.
4. The site is close to the Coombes Woodland, which is designated as a Local Wildlife Site.

Mr Kaiser has listed this for consideration at the Planning Meeting at WBC.

162120	1A Bearwood Road	Approved
	Householder application for proposed erection of two storey front extension and two storey side extension, plus new driveway access from Barkham Road.	

The Clerk wrote to Marcia Head at WBC stating that if the building is ever used for habitable accommodation then planning permission would be required. She has replied "The outbuilding can be used for any purpose ancillary or incidental to the enjoyment of the dwelling house without the need for planning permission. Planning permission would be required if a material change of use to a self-contained dwelling house is proposed. Your statement that planning permission would be required for it to change to habitable accommodation seems incorrect to me".

171174

Pickwick, School Road

Withdrawn

Householder application for the proposed two storey rear, side and front extension plus single storey rear and front extensions to dwelling following demolition of existing garage.

Oakview, School Road

A Newsletter has been distributed among residents from Green Planning Studio stating that an outline application for housing at land at Oakview, School Road is being prepared. It states that the application will be for 69 units, including 27 affordable homes. The Newsletter is seeking the opinion of residents. BPC were made aware of this Newsletter and immediately responded with a flyer which was distributed to 250 homes in the immediate area, informing residents that this is not a planning application and not a formal consultation and is outside of the normal planning process. BPC is totally against any further development in this area, with its known drainage issues and access onto the heavily congested School Road in close proximity to The Coombes School. BPC has requested that any resident wishing to respond to Green Planning Studio should be against any development full stop. Any feedback to be sent to BPC and Councillor John Kaiser. In the meantime we await a formal application which will be responded to in the normal manner.

Meeting closed at 9.00 p.m.

Next meeting of full Council on 11th July 2017 at 8 p.m.

Next meeting of Planning Committee on 25th July 2017 at 7.30 p.m.