

**BARKHAM PARISH COUNCIL**  
Planning Committee

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**Minutes** of meeting of the Barkham Parish Council Planning Committee held on 26<sup>th</sup> September 2017 at The Community Centre, Arborfield Green at 7.30 p.m.

**Present:** Mr. L. Heath (in the Chair), Mr C. Heyliger, Mr G. Dexter, Mrs Stubbs, Mr Lane, one member of the public and the Clerk.

**Apologies:** Mr. A. Scott (family commitments)

**17/776 Declarations Of Interest**

Mr Lane declared an interest in planning application 172165 Oakwood View.

17/777 **Minutes** of meeting held on 12<sup>th</sup> September 2017 were approved and signed as a true record.

**17/778 Planning**

172165	Oakwood View, School Road	Proposed
	Outline planning application for 70 dwellings. Access to be considered and all other matters reserved.	Opposed

Mr Lane declared an interest and did not participate in the discussions.

Mr Dexter, Mr Heath and Mr Heyliger met with the case officer Mark Croucher prior to the meeting and he suggested that the Parish Council should submit a statement with accurate facts to demonstrate that this site is not sustainable, such as, a lack of any regular bus service, no medical facilities or local shops, plus the impact of further traffic and parked cars in School Road at peak times. All local information can be passed on to Highways and other relevant departments in order to construct a case to refuse this application. In the past WBC Highways have been particularly lame in their comments. The response to the Langley Common Farm 18 dwelling application No. 171186 is typical of their responses – ‘It is unlikely that the traffic from this development would have an adverse impact on the highway network’.

This application will be submitted to the Planning Committee.

The key points to be mentioned are:

- The site lies within open countryside and forms part of a green wedge. 70 properties on this site will result in an urbanising encroachment and have a detrimental impact on the character and appearance of the surrounding area.
- The site lies outside the settlement area and pursuant to Core Policy 11 of the current Core Strategy, development outside these limits will not normally be permitted.
- There are well known drainage issues on the site and the area is prone to flooding and we understand there have been flooding problems on adjacent properties.
- School Road is not a suitable access, it is a busy road which is narrow in places and already has various traffic calming features to reduce the speed of the traffic outside the primary school.
- The junction with Langley Common Road is also unsatisfactory with a blind turning towards the west when exiting from School Road.
- School Road has a primary school, the flow of traffic is hindered by cars parking well down the hill from the School and this adds to the hazards and congestion experienced in the area.
- The site is close to the Coombes Woodland, which is designated as a Local Wildlife Site and a Local Geological Site and is in close proximity of protected species. School Road is used by horse riders access The Coombes and byways.
- This application, if approved would erode the separation of settlements.
- Wokingham Borough Council can demonstrate that it has a 5 year land supply and with the SDL at Arborfield Green progressing there is no need for further development.

It was agreed that BPC's response should be sent to Councillors Lee and Weeks under a cover note that provides a short summary of the main points.

A number of actions on a linked but broader planning front were also discussed.

Mr. Heath reported that under the Neighbourhood Plan project there would be a series of press releases to maintain public focus on the important issues. This was supported.

An item will be included at the next meeting of the full Parish Council meeting to review the points that emerge from the Neighbourhood Plan public event – 'Shaping our Future' – on Sat 30 Sep 17.

Mrs Stubbs suggested it was now time to issue an open letter in the local press to highlight these challenges, including the question of GP surgeries, which should be followed up by inviting local BBC TV to report on them. The former was agreed and Mrs Stubbs indicated her willingness to progress the TV option.

Mr Dexter and Mr Heyliger to construct a response, this to be circulated among the councillors for comments to be submitted by 13/10.17.

172670	Mobile Home, land rear of 41 Bearwood Road Application for a certificate of existing lawful development for the use of land for stationing of a mobile home for residential use.	Proposed No Comment
172690	Long Meadow Farm, Edneys Hill Householder application for the proposed erection of detached garage to side of existing house.	Proposed No Comment
172121	2 Coppid Hill, Barkham Road Householder application for proposed erection of single storey rear extension to dwelling.	Approved

Condition: The materials to be used in the construction of the external surfaces of the extension hereby permitted shall be of a similar appearance to those used in the existing building unless otherwise agreed in writing by the local authority.

160207	Barkham Manor Farm, Barkham Road Without planning permission the material change of use of land and buildings to a mixed use for the purposes of a residential dwelling house (under construction), agriculture, event venue and hog roast/catering businesses.	Notice Of Public Inquiry
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The adjourned Inquiry will be reconvening on 11<sup>th</sup>, 12<sup>th</sup>, 13<sup>th</sup> October, then 16<sup>th</sup>, 17<sup>th</sup>, 18<sup>th</sup>, 19<sup>th</sup> 20<sup>th</sup> October.  
Mr Heath to speak at the Inquiry.

Meeting closed at 9.15 p.m.

Next meeting of full Council on 10<sup>th</sup> October 2017 at 8 p.m.

Next meeting of Planning Committee on 24<sup>th</sup> October 2017 at 7.30 p.m.