

MINUTES OF THE MEETING OF
SWALLOWFIELD PARISH COUNCIL PLANNING COMMITTEE
HELD ON TUESDAY 26TH MAY 2020, 7:30PM
AS A VIRTUAL MEETING

Members: Cllr. J. Wheelwright (Chairman) Cllr. J. Anderson Cllr. G.E. Collender
 Cllr. W. Dance Cllr. Drew
 Cllr. A. King Cllr. M. McDonald

In attendance: Liz Halson (Clerk)

Members of the public: 2

2114 APOLOGIES FOR ABSENCE

Cllr. Binns

2115 DECLARATIONS OF INTEREST

None

2116 QUESTIONS OR COMMENTS FROM MEMBERS OF THE PUBLIC

None

2117 PLANNING

2117.1 Current Applications – details on page 2020/710

2117.1.1	193411 – The Barn, Curlys Way, Swallowfield RG7 1QZ	No Comment
2117.1.2	200888 - Lambs Farm Business Park, Basingstoke Road, Swallowfield RG7 1PQ	
		Objection
2117.1.3	201111 - Walnut Tree Farm, Part Lane, Riseley RG7 1RY	Comment
2117.1.4	201234 – Napoleon House, Riseley Business Park, Basingstoke Road, Riseley RG7 1NW	No Comment

2117.2 Results – details on page 2020/712

2117.2.1	200371 – Glasspool Farm, Part Lane, Riseley RG7 1RU	Prior approval given
2117.2.2	200779 – Woodcot Cottage, Bunces Shaw, Farley Hill RG7 1UU	Approved
2117.2.3	200880 – Lenette, Church Road, Swallowfield RG7 1TH	Refused

2117.3 Tree Protection Orders

2117.3.1 201014 – 8 The Mews, Farley Hill, RG7 1XD
Application for works to protect trees TPO 437/1988, areas 1 and 2 G1, Group of 5 x Sycamores – fell to ground level

The council agreed that it did not have the expertise to determine whether the trees were dangerous and agreed that the decision should be taken by the experts employed by Wokingham Borough Council.

DETAILS

2117.1 Current Applications

Agenda Ref	App No	Type	Address	Application
2117.1.1	193411	Householder	The Barn, Curlys Way, Swallowfield RG7 1QZ	<p>Householder application for proposed erection of a first floor rear extension including the insertion of 8no. rooflights, plus changes to fenestration.</p> <p>It was PROPOSED and seconded that the council would not comment on this application. All in favour.</p>
2117.1.2	200888	Full application	Lambs Farm Business Park Basingstoke Road Berkshire RG7 1PQ	<p>Full application for the proposed erection of 3 no. buildings (units R1, R2 and R3) for business use (Use Classes B1(a), (b), (c) and B8) with ancillary office space, parking and associated works.</p> <p>It was noted that this was yet another application on a congested and contentious site and part of an incremental process of expansion.</p> <p>The three units would extend into what is currently the main HGV parking and turning area at the south eastern corner so although within the main site would take away important vehicle parking and turning space. This will lead to the loss of HGV parking and turning area at the south eastern corner which is critical for the operation of the site and prevents parking spillage onto Back Lane near the school. This may well be followed by another attempt to extend the parking southwards beyond the current curtilage and creeping towards the stable block.</p> <p>The council also considered that the following points were important:</p> <ul style="list-style-type: none"> - Massing of units leading to urbanising in countryside thereby overbearing in its setting - Massing of units leading to very restricted service areas and

				<p>inadequate entrance at the business park; entrance last improved in 2009 to comply with splay condition in upholding appeal relating to F/2006/7760</p> <ul style="list-style-type: none"> - Negative impact on highway safety in and around Back Lane/in vicinity of Lambs Lane Primary School - Inadequate soakaway drainage system no longer sustainable leading to major run off on to B3349 at Lambs Farmhouse and south into adjoining land that slopes to the River Loddon; best guesstimate area of buildings and hard/porous (lorry park) surfaces at the park is in the region of 8 acres - Contravenes council planning policies including: <ul style="list-style-type: none"> o CP1; sustainable development o CP3; principles of development o CP9; scale and location of developments o CP11; development in the countryside o CP15; core employment areas <p>If minded to approve the council would ask that conditions are included which ensure that a hedge is created with a mixture of trees (not leylandii) to the west of the existing service areas/road to preserve what the inspector noted (162594 appeal decision, para. 5) "...The open nature of the paddock land, whilst subject to some urban influences, provides an attractive and spatial setting to the LFBP and contributes positively to the countryside character and appearance of the area".</p> <p>It was PROPOSED and seconded that the council object to this application as detailed above. All in favour.</p>
2117.1.3	201111	Lawful development certificate	Walnut Tree Farm, Part Lane, Riseley RG7 1RY	<p>Application for a lawful development certificate for a proposed stationing of six additional caravans for residential purposes.</p> <p>The council discussed its concerns with this application which would see the number of caravans on this site increase significantly. However, the</p>

				<p>site has a licence under the 1960 Caravan Act which was granted in 1987. It was AGREED that the council had no information which would assist in determining the decision.</p> <p>It was PROPOSED and seconded that the council would write to the Planning Team at Wokingham detailing its concerns; i) flooding on Part Lane in the vicinity of the site has been significant in recent years causing some properties to be flooded. Any increase of hardstanding in this area would exacerbate the problem ii) the increase from 1 caravan to 12 would constitute a material difference. All in favour.</p>
2117.1.4	201234	Prior approval submission	<p>Napoleon House, Riseley Business Park, Basingstoke Road, Riseley RG7 1NW</p>	<p>Prior approval submission for proposed conversion of office building (Use Class B1(a)) to 17no. residential units (Use Class C3).</p> <p>Decision is based on whether the criteria for permitted development are satisfied or not.</p> <p>It was PROPOSED and seconded that the council would not comment on this application.</p>

2117.2 Results

Agenda Ref	App No	Address	Application	Result
2117.2.1	200371	Glasspool Farm, Part Lane, Riseley RG7 1RU	<p>Prior approval submission for the proposed change of use of 1no. agricultural building to office use (Class B1) and demolition of existing cattle shed.</p> <p>The council did not comment on this application.</p>	Prior Approval given
2117.2.2	200779	Woodcot Cottage, Bunces Shaw Road, Farley Hill RG7 1UU	Householder application for the proposed erection of a single storey side extension and changes to cladding, plus erection of 2 no. detached outbuildings to form a workshop, garage and caravan store following the demolition of existing workshop, garage and shed.	Approved

Agenda Ref	App No	Address	Application	Result
			The council did not comment on this application.	
2117.2.3	200880	Lenette, Church Road, Swallowfield RG7 1TH	<p>Permission of principle application for the proposed erection of up to 5 first time buyer homes.</p> <p>Summary of reasons for refusal: 1) Inappropriate development within designated countryside, doesn't meet requirements to be considered as a rural exception site, entry level site or site for affordable housing, would have a detrimental visual and urbanising impact on landscape, character and appearance of the area, overdevelopment of the site, 2) Unsustainable location, local bus service does not meet the definition of a good service. 3) Flood Zone 3, would introduce more vulnerable residential development within an active flood plan and exacerbate challenges with flooding of this land and neighbouring land, 4) Location within Thames Basin Heath Special Protection Area.</p> <p>The council objected to this application.</p>	Refused