

MINUTES OF THE MEETING OF
SWALLOWFIELD PARISH COUNCIL PLANNING COMMITTEE
HELD ON TUESDAY 28TH JULY 2020, 7:30PM
AS A VIRTUAL MEETING

Members: Cllr. J.W. Anderson
Cllr. W. Dance
Cllr. A. King

Cllr. M. Binns
Cllr. C. Drew
Cllr. M. McDonald

Cllr. G.E. Collender
Cllr. I. Fullerton

In attendance: Liz Halson (Clerk), Sue Howorth (RFO)

Members of the public: 0

2150 APOLOGIES FOR ABSENCE

Mr. J. Wheelwright

In Cllr. Wheelwright's absence, Cllr. Anderson chaired the meeting.

2151 DECLARATIONS OF INTEREST

None

2152 PLANNING

2152.1 Current Applications – details on page 2020/735

2152.1.1	201661 - Farley Hall, Castle Road, Farley Hill RG7 1UL	Comment
2152.1.2	201703 - Three Gables, The Devils Highway, Riseley RG7 1XR	Comment
2152.1.3	201184 - Istana, Lambs Lane, Spencers Wood RG7 1JB	No Comment

2152.2 Results – details on page 2020/737

2152.2.1	193356 - Balcombe Nurseries, Basingstoke Road, Swallowfield RG7 1PY	Approved
2152.2.2	200888 - Lambs Farm Business Park, Basingstoke Road, Swallowfield RG7 1PQ	Approved
2152.2.3	201234 - Napoleon House, Riseley Business Park, Basingstoke Road Riseley RG7 1NW	Prior Approval Refused

2153 DATE OF THE NEXT MEETING

The next meeting of Swallowfield Parish Council will be held on Tuesday 25th August 2020 at 7:30pm as a virtual meeting.

[The meeting closed at 19:39]

DETAILS

2152.1 Current Applications

Agenda Ref	App No	Type	Address	Application
2152.1.1	201661	Householder	Farley Hall, Castle Road, Farley Hill RG7 1UL	<p>Full application for the proposed demolition of a former dairy building; clearance of the site; and erection of a single storey replacement building for residential occupation by a worker in connection with Farley Hall and its rural estate.</p> <p>Cllr. Anderson explained that this application was for the same development as 193305 which was refused in February 2020 principally because there was not enough justification of the need for a rural worker's residence or enough information regarding the ecological outcome for protected species. The new application addresses the reasons for refusal. The council had no objection to the previous application but did comment about the ecological mitigation, particularly the bats and asked that conditions ensure that the dwelling's use is tied to the hall. It was suggested that on this occasion the council should respond as follows:</p> <p>If WBC is minded to approve the application:</p> <ul style="list-style-type: none"> a) The mitigation and compensation recommendations of the bat survey should be rigorously applied and also to query whether the bat survey is sufficiently current (Oct 2019). b) Conditions should be applied to tie the dwelling's use to Farley Hall and to restrict its occupation to a Farley Hall estate worker. <p>It was PROPOSED and seconded that the council would respond as above. All in favour.</p>

2152.1.2	201703	Householder	Three Gables, The Devils Highway, Riseley RG7 1XR	<p>Householder application for the proposed erection of a first floor side extension above garage and replacement of rear existing flat roof to pitched roof.</p> <p>It was agreed that the council had no objection to this application but would ask Wokingham to ensure that mitigation for the bats was appropriate.</p> <p>It was PROPOSED and seconded that the council would respond as above. All in favour.</p>
2152.1.3	201752	Householder	Istana, Lambs Lane, Spencers Wood RG7 1JB	<p>Householder application for the proposed raising of the roof with 3 no. dormers, 4 no. rooflights and a rear Juliet balcony to create first floor accommodation, plus changes to fenestration.</p> <p>It was NOTED that this property is not in the Parish of Swallowfield and therefore the council would not usually comment on householder applications of this sort. It was PROPOSED and seconded that the council would not comment on this application. All in favour.</p>

2150.2 Results

Agenda Ref	App No	Address	Application	Result
2152.2.1	193356	Balcombe Nurseries, Basingstoke Road, Swallowfield RG7 1PY	<p>Full application for the erection of 5No detached dwellings, one with separate garage and four dwellings with internal garages. Associated landscaping works including one balancing pond. 2No entrance gates and 1.2m post and rail fencing.</p> <p><i>Swallowfield Parish Council did not object to the houses, but it did object to the plans for a 2nd entrance from the Basingstoke Road. WBC has approved this proposal.</i></p>	Approved
2152.2.2	200888	Lambs Farm Business Park, Basingstoke Road, Swallowfield 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><i>Swallowfield Parish Council objected to this application.</i></p>	Approved
2152.2.3	201234	Napoleon House, Riseley Business Park, Basingstoke Road Riseley RG7 1NW	<p>Prior approval submission for proposed conversion of office building (Use Class B1(a)) to 17no. residential units (Use Class C3).</p> <p>Refused because not enough information had been submitted in a number of areas to enable WBC to make a decision.</p> <p><i>Swallowfield Parish Council is not able to comment on this type of application.</i></p>	Prior Approval Refused