

MINUTES OF THE MEETING OF
SWALLOWFIELD PARISH COUNCIL
HELD ON TUESDAY 8TH FEBRUARY 2022, 7:30PM
IN THE ROSE ROOM, SWALLOWFIELD PARISH HALL

Councillors: Mr. J. Anderson (Chair) Mr. M. Binns Mrs. C. Drew
 Mrs. L. Edmonds Mrs. A. King Mrs. M. McDonald

In attendance: Liz Halson (Clerk)

Members of the public: 1

2441 APOLOGIES FOR ABSENCE

Mr. I. Fullerton, Mr. D Lamont, Mr. J. Wheelwright

2442 DECLARATIONS OF INTEREST

None

2443 QUESTIONS OR COMMENTS FROM MEMBERS OF THE PUBLIC

2443.1 Resident – I would like to give you some background information about planning application 214153. When we started conversion of the church into a residence, we did not include the plans for the fencing at the front. WBC have informed us that the fence is too high and obscures the building. We have subsequently submitted the planning application which you will consider tonight. The frontage was previously very overgrown with very little visibility of the building so the fence does not provide any more cover. The location of the building on the plot means that there is no way to separate the front and rear gardens, so security from the road is important for children and pets. We have put lots of thought into the design of the entrance which includes two pillars and Siberian larch fence rails which whilst modern incorporates natural materials. Several residents have expressed their support of our work and we hope that the council will too.

[Cllr. Drew joined the meeting and stated that she had no declarations of interest]

2444 MINUTES OF LAST MEETING

2444.1 Minutes of the Parish Council Meeting held on 11th January 2022 – it was **PROPOSED** and seconded that the minutes of the meeting be **APPROVED**. All in favour. ¹

¹ JA

2445 CLERK'S UPDATE

2445.1 Update on matters arising and outstanding actions from last meeting.

2445.1.1 2433.1.2 Riseley Sports Pavilion, Water Heaters – it was **NOTED** that the heater in the disabled shower had been removed.

2445.1.2 2433.1.3 Riseley Sports Pavilion, Windows – it was **NOTED** that Cllrs. Drew and Anderson carried out a snagging review and a list of minor issue had been sent to the contractors. Remedial work would take place when the doors are installed. ²

2445.1.3 2433.2.1 Max Bowker Legacy – it was **NOTED** that the working group would meet on 28th February 2022.

2445.1.4 2437.1 Waste Management – it was **NOTED** that information regarding our current provision has been collated and three contractors had been selected for initial discussions on streamlining services. ³

2445.2 Other

2445.2.1 Swallowfield Toddler Group – it was **NOTED** that it is proving difficult to find a suitable time/venue for the Swallowfield Toddler Group to meet in its current form as the number of attendees had significantly increased. The Halls Working Group had met with organisers of both Swallowfield Pre-school and the Toddler Group several times and various options had been trialled. The council is grateful for the work put in by the current organisers and will continue to work with them to explore ways to ensure this important parish group can continue in some form. ⁴

2445.2.2 Covid Vaccination Clinic – it was **NOTED** that the medical practice held its last vaccination clinic on 22nd January. The council would like to express its gratitude to all the volunteers who had turned out, rain or shine, to marshal the car park. It made a tremendous difference to the experience of patients and the medical practice are very grateful for the support of the council and the volunteers. ⁵ The council would also like to express its gratitude to all the staff at the Medical Practice who worked so hard to schedule so many clinics, often at short notice. The clinics ran like clockwork and enabled our residents to be vaccinated close to home. ⁶

² Clerk to chase

³ Clerk/DL

⁴ Clerk

⁵ Clerk

⁶ Clerk

2446 PLANNING

Chairman of Planning Committee: Cllr. J. Wheelwright

2446.1 Current applications – see details on 2022/933.

- | | | |
|----------|---|--|
| 2446.1.1 | 214124 – Moatside, The Street, Swallowfield RG7 1QY | Comment |
| 2446.1.2 | 214142 – Elm House, The Street Swallowfield RG7 1RE | Comment |
| 2446.1.3 | 214153 - The Old Church, Church Road, Farley Hill RG7 1TR | Comment |
| 2446.1.4 | 220034 – Lambs Farm Business Park, Basingstoke Road, Swallowfield | Object |
| 2446.1.5 | 213380 – Balcombe Nurseries, Basingstoke Road, Swallowfield – to | NOTE that this application is scheduled to be considered by the WBC Planning Committee on 9 th February. It was AGREED that Cllr. Anderson would represent the council at the meeting. Stuart Munro, Borough Councillor would also speak. |

2446.2 Results – see details on 2022/935.

- | | | |
|----------|---|----------|
| 2446.2.1 | 213508 – 1 Farley Court, Church Road, Farley Hill RG7 1TT | Approved |
| 2446.2.2 | 213659 – Kiln House, Kiln Lane, Farley Hill Rg7 1XE | Approved |
| 2446.2.3 | 213673 - The Orchard Plot Land Rear Of Rowes Farmhouse Swallowfield RG7 1TJ | Approved |
| 2446.2.4 | 213742 – Farley Castle, East Wing, Castle Hill, Farley Hill RG7 1XD | Refused |
| 2446.2.5 | 213882 - 2 The Pippins Swallowfield RG7 1LW | Approved |
| 2446.2.6 | 213906 - Village Farm House, The Street, RG7 1QY | Refused |
| 2446.2.7 | 213921 - Village Farm House, The Street, RG7 1QY | Refused |

2446.3 Appeals

2446.3.1 APP/X0360/X/21/3283156 (210252) – Riseley Business Park, Napoleon House, Basingstoke Road, Riseley RG7 1NW – prior approval submission for proposed conversion of office building (Use Class E (i)) to 15 no. residential units (Use Class C3).

The appeal will be determined on the basis of written representations. All representations must be received by 2nd March 2022.

It was **AGREED** that the council would submit a further statement stating that since the original application the only public transport provision in the parish had been cancelled leaving residents unable to access work, education, or shops without a car. The location of these additional residential units is completely unsustainable. ⁷

2446.3.2 APP/X0360/X/21/327186/202926 - Loddon Court, Lambs Lane, Swallowfield RG7 1JE - Breach alleged without planning permission, the material change of use of the land to a mixed use of dwellinghouse and the siting of a caravan (in the approximate position outlined in blue on the attached plan) for independent human habitation. (See Enforcement Notice online, linked case 3271863/202926)

⁷ Clerk

2446.3.3 APP/X0360/X/21/3271863 (202926) – Loddon Court, Lambs Lane, Swallowfield RG7 1JE – application for a certificate of existing lawful development for use of existing caravan ancillary to host dwelling (Lead Appeal 3271861/211057).

The appeal hearing will on 8th February 2022, with 15th March 2022 if a second day is required.

2446.4 Enforcement Investigations

2446.5 Open – it was **NOTED** that there are 6 open investigations, no new investigations had been added.

2446.5.1 Closed – it was **NOTED** that 3 enforcement investigations had been closed for the following reasons “No Breach”, “Application Submitted”, “Not Expedient”.

2447 QUEEN’S PLATINUM JUBILEE

2447.1 Meeting – it was **NOTED** that members of the Parish Council met on 20th January 2022 to discuss how the council would celebrate/commemorate HM The Queen’s Platinum Jubilee. The group discussed several options, Cllr. McDonald circulated notes of the meeting and summarised the proposal in the document circulated. The following recommendations are being made:

2447.2 Project Lead - it was **PROPOSED** and seconded that Cllr. McDonald would lead on this project. All in favour.

2447.3 Commemoration – it was **PROPOSED** and seconded that the council would invest in projects, particularly environmental, which would deliver a legacy for our community. See items 2447.4, 2450.1.1 and 2450.2. All in favour.

Further information on these would be shared in the coming months.

2447.4 Jubilee Picnic Tables – it was **PROPOSED** and seconded that the first of these projects be the purchase and installation of picnic tables/benches on the parish recreation grounds. All in favour.

It was **PROPOSED** and seconded that £5,000 is set aside from the council’s reserves for the purchase and installation of 5 picnic tables/benches, 2 at Swallowfield, 2 at Riseley and 1 at Farley Hill. The one for Farley Hill would not be purchased or installed until the future of the playing field had been agreed with WBC. All in favour.

It was **PROPOSED** and seconded that the council delegate responsibility for selection of appropriate tables/benches and installation to the Clerk following consultation with Cllrs. McDonald, King and Anderson. All in favour. ⁸

⁸ Clerk/MM/AK/JA

2447.5 The Big Jubilee Lunch – the working group also considered whether it should organise a parish event but given that our Parish is a fantastic community of communities, covering the areas of Swallowfield, Riseley, Farley Hill and Stanford End, we do not feel that a single, ‘central’ event would be the best way to bring people together. There will no doubt be several larger events taking place, more widely, for those interested.

We are aware that discussions about smaller, localised events, similar to those which proved successful this Christmas, are already underway and we look forward greatly to seeing these in action.

Whether you choose to gather to mark the occasion in your part of the Parish, or among friends and neighbours closer to home, you will find helpful information on organising and hosting an event at: www.platinumjubilee.gov.uk.

2447.6 Statement - it was **AGREED** that a statement based on that circulated by Cllr. Lamont, but including reference to the two approved projects, would be posted on social media and the website. ⁹

2448 FINANCE

(Budgets/investments/sinking fund/grants/risk assessments/insurance)

Lead Councillor: Cllr. J. Anderson

2448.1 Accounts Update

2448.1.1 Month End Accounts – it was **NOTED** the Month End Accounts had been circulated. It is **PROPOSED** and seconded that these are accepted. All in favour.

2448.1.2 Bank Reconciliation Statements – it was **PROPOSED** and seconded that the Bank Reconciliation Statements be **APPROVED**. All in favour. ¹⁰

2448.2 Internal Audit – it was **NOTED** that the internal auditor had issued her interim report. This would be reviewed by the Finance Working Group. ¹¹

2448.3 Investments – it was **NOTED** that Charles Stanley Group PLC had been acquired by the Raymond James Financial, Inc group. Charles Stanley would continue to operate in the UK as a sister company to Raymond James’ existing UK business.

⁹ Clerk/DL

¹⁰ JA

¹¹ JA

2449 BILLS FOR PAYMENT

It was **PROPOSED** and seconded that the payments as listed below would be approved. On-line payments would be checked by Cllr. McDonald and authorised by Cllrs. Anderson and McDonald. All in favour. ¹²

1	Grundon	114.18
2	Grundon	105.72
3	Nigel Jeffries	804.00
4	CPRE	36.00
5	Smartway	160.45
6	Deposit Refund	100.00
7	Deposit Refund	100.00
8	Reading BC	342.00
9	Playground Facilities	5,971.78
10	RES	252.96
11	Xylem	384.84
12	Coral Bell	160.00
13	Moorepay	53.98
14	Nigel Jeffries	1,632.00
15	Pretty Green Landscapes	315.72
16	Mrs K U Luke	234.00
17	Claire Connell	310.00
18	Lucas Plumbing and Heating	162.00
19	ALCC	50.00
20	Earley Town Council	43.20
21	Earley Town Council	43.20
22	Molegone Pest Control	120.00
23	AG Pope	360.00
24	Heartwood	180.00
25	GLS	23.09
26	Precision Plumbing & Heating	3,414.00
27	Direct Debit (CASTLE WATER) - TW2836480081	65.90
28	SSE - Gas	310.08
29	Lloyds Bank (Alto Card)	247.99
30	Southern Electric	11.42
31	Southern Electric	1,141.81
32	Direct Debit (HMRC PAYMENTS)	1,028.97
33	BACS Charge	117.12
34	Direct Debit (CASTLE WATER) - TW9215892362	9.53
35	Payroll	5,341.96
36	Wokingham Council	85.00

¹² JA/MM

2450 ENVIRONMENT & RURAL AFFAIRS

(The Marshes/Van Demans/Swallowfield Meadow/Community/Orchard/
Biodiversity/Footpaths/Waste/NAG/RCAG)

Lead Councillor: Cllr. A. King

2450.1 Fox's Run – it was **NOTED** that Cllr. King had circulated a paper explaining the history of Fox's Run.

2450.1.1 Fox's Run – it was **PROPOSED** and seconded that the council approves a payment of £550 plus VAT to Pretty Green Landscapes for the urgent work carried out on Fox's Run. ¹³

2450.1.2 Wildflower planting – it was **PROPOSED** and seconded that wildflowers would be sown along Fox's Run and a plaque installed to explain that it was done to commemorate the Queen's Platinum Jubilee. All in favour. ¹⁴

2450.1.3 Maintenance – it was **PROPOSED** and seconded that the council engage Pretty Green Landscapes to carry out a maintenance program throughout the year to keep Fox's Run tidy and encourage the wildflower growth at a cost of £650 plus VAT per annum. All in favour. ¹⁵

2450.2 Van Demans – it was **NOTED** that Cllr. King had circulated a paper detailing the proposal for Van Demans.

2450.2.1 Grazing Licence - it was **PROPOSED** and seconded that the Parish Council would not renew the grazing licence after 31st December 2022. All in favour.

2450.2.2 Future - it was **PROPOSED** and seconded that the Parish Council would form a working group led by Cllr. King to:

- Investigate future landscaping options
- Contact WBC re their tree planting initiatives and ask for advice from their countryside team
- Contact other Trusts and organisations

It was **AGREED** that the group would present its recommendations to the Council during 2022 to allow time for detailed planning and to find funding. ¹⁶

¹³ RFO

¹⁴ Clerk

¹⁵ Clerk

¹⁶ AK

2451 RECREATION

(Play areas/skateboard park/recreation grounds/football pitches/mpg court)
Lead Councillor: Cllr. L. Edmonds

2451.1 Children's Play Area, Riseley

2451.1.1 Equipment – it was **NOTED** that the cost of play equipment had increased since the original quotes were obtained due to increased cost of manufacture and transportation.

It was **PROPOSED** that Playgrounds by Fawns be appointed to install new items of play equipment and to lay new surfacing in the children's play area at Riseley at a cost of up to £32,999 plus VAT. ¹⁷

2451.1.2 Funding - it was **PROPOSED** and seconded that the council applies to Hart District Council for the release of £20,000 of s106 money from the Cala Homes development which was allocated to pay for new playground equipment at Riseley. All in favour. ¹⁸
It was **NOTED** that the additional funds required had been allocated in the budget approved in January 2022.

2451.2 Surfacing in Swallowfield – it was **PROPOSED** and seconded that AES Services Limited be engaged to carry out repairs to the surfacing and the other remedial work identified at a cost of £1,430 plus VAT. All in favour. ¹⁹

2452 TRANSPORT

(Road issues/speeding/public transport/police liaison)
Lead Councillor: Cllr. J. Fullerton

2452.1 Tiger No 7 – it was **NOTED** that Cllr. Anderson is taking the lead on this issue. He had sent letters to the CEO of Reading Buses and the CEO of WBC expressing the council's frustration at the sudden cancellation of services.

2452.1.1 Meetings with WBC – it was **NOTED** that Cllr. Anderson and the Clerk attended two meetings with our borough councillor, the Executive Member for Highways, Officers from WBC responsible for Highways and Buses and representatives from Shinfield Parish Council. It was **NOTED** that a further meeting scheduled for 7th February had been postponed until Friday 18th February, as WBC were still pursuing options. Cllr. Anderson and the Clerk would attend.

2452.1.2 Survey – update. It was **NOTED** that the results of the survey had been shared with WBC. It was **AGREED** the findings would be published on the website and a link posted on social media. ²⁰

¹⁷ LE/Clerk

¹⁸ Clerk

¹⁹ Clerk

²⁰ Clerk/LA

2452.2 Speedwatch – it was **NOTED** that Cllr. Fullerton was engaging with the volunteers who agreed to join the Speedwatch team and hoped to hold an open-air face-to-face meeting next month. Several volunteers had completed the necessary on-line training. Cllr. Binns had been working to set up the equipment and familiarise himself with its operation.

2453 PROPERTY

(Fieldfare, Halls, Land)
Lead Councillor: Cllr. J. Anderson

2453.1 Post Office – it was **NOTED** that the Post Office had resolved the technical issues preventing the Post Office from opening. It was **AGREED** that Cllr. Drew would write to the customer services representative asking for an explanation of why it took so long to rectify the problem. ²¹

2454 COMMUNICATION

(Newsletter/Website/Annual Report/Media)
Lead Councillor: David Lamont

2454.1 Website – it was **PROPOSED** and seconded that the site map circulated by Cllr. Lamont represented the council's requirements. All in favour. ²²

2454.2 Email – it was **PROPOSED** and seconded that the council appoint Blucando to deliver its email provision at cost of £900 plus VAT for setup, £3.80 per user per month for councillors and £9.40 per user per month for staff both plus VAT. All in favour. ²³

2454.3 Logo – the council **AGREED** that it did not have sufficient information to make a decision so in the absence of Cllr. Lamont it was agreed that this item would be carried forward to the next meeting. ²⁴

2455 RESILIENCE

(Flooding/ditches/rivers/ Flood Resilience Group 'FRG')
Lead Councillor: Cllr. I. Fullerton

2455.1 Ditches – it was **NOTED** that the annual ditch maintenance had been carried out. Graham Stanley had inspected the work and identified some areas which had not been completed. ²⁵

2455.2 Natural Flood Management Project – it was **NOTED** that a progress report had been

²¹ CD

²² DL

²³ Clerk DL

²⁴ DL to circulate more information

²⁵ Clerk

received from Graham Stanley. The group had met with the Environment Agency (EA) and Wokingham Borough Council (WBC) who were both very supportive of the project. More work is required to clarify benefits of the scheme. FRG continues to analyse data from the 2007 floods and would organise a further meeting with the EA and WBC. The group also intends to meet with the South East Rivers Trust and the University of Reading.

2455.3 Church Road – it was **NOTED** that WBC had agreed to install dropped kerbs on Church Road as proposed by FRG in October 2021. Graham Stanley was liaising with WBC and local residents to ensure that they are installed in the correct position.

2455.4 Thames Water Sewers – it was **NOTED** that in November 2021 the council received a response to the letter sent to Thames Water in July 2021. Thames Water rebuts the council's argument that the foul sewer network in Swallowfield has insufficient capacity for new development, stating that the pumping station hasn't exceeded 50% capacity. FRG reports instances of sewer overflow when there is flooding on the roads but instances of restricted toilet use are under-reported by residents. FRG asks that the council encourages residents to report issues on each and every occasion it occurs as it is a key indicator for Thames Water. ²⁶

2456 HEALTH & WELLBEING
(Lead Councillor: Cllr. A. King)

2456.1 Link Visiting Scheme – it was **NOTED** that Cllrs. McDonald and King and the Clerk would meet with Marjie Walker and Jayne Streak from the Link Visiting Scheme/Friendship Alliance on Tuesday 1st March.

2457 CORRESPONDENCE

2457.1 Play Area at Farley Hill – it was **NOTED** that a request had been received from a resident asking that the play equipment in Farley Hill is upgraded. The Clerk had responded as below:

The ownership/responsibility of the playing field at Farley Hill is somewhat complicated, I have detailed the situation below, but in summary the Parish Council is only responsible for the maintenance of the play equipment. As a Parish Council we are aware that some of it may be approaching the end of its life. However, it is worth noting that all play equipment is inspected regularly by independent professionals to ensure it is maintained and safe to use.

I am in regular contact with WBC regarding the state of the fencing, the future management of the field and potential funding for upgrading the play equipment.

Whilst, like many residents, we would very much like to be able to fund a brand-new playground in its entirety, we understand and are limited by the significant cost of such projects. For example, even a relatively simple/small piece of high quality and

²⁶ AK

long-lasting play equipment can cost between £5,000-£15,000 to purchase and install.

Funding for the work at Swallowfield and Riseley has come from developer s106 contributions (The Pippins and Dukes Meadow). S106 money must be spent on specific projects to mitigate the impact of new houses in the area where they are built.

The parish council has been talking to WBC for some time with regard to the future maintenance of the playing field and play equipment and will continue to do so. Once we have more information the council will engage with local residents.

Summary of the position regarding the King George V Playing Field at Riseley.

The land was gifted to the local authority and can only be used as a recreational area, covenants exist to ensure that position. Wokingham Borough Council (WBC) is the custodial trustee and owns the freehold, it is responsible for fencing and gates. WBC leased the field to Farley Hill School which was the managing trustee responsible for grass cutting and soft boundaries (trees/hedges). However, the school ended that lease when it moved to the new school at Arborfield Green so we believe these responsibilities reverted to WBC, although it is not yet clear who is now the managing trustee.

The parish council purchased the play equipment and is responsible for its maintenance, WBC gave permission for the installation of the equipment on their land.

- 2457.2 Mind in Berkshire - Wokingham Wellbeing Service – it was **NOTED** that the council had received an email from this organisation detailing the service which it offers and suggesting that the council might be able to make referrals. It was **AGREED** that the council was not in a position to do this. ²⁷

2458 DATE OF NEXT MEETING

The next meeting of Swallowfield Parish Council will be held on Tuesday 8th March 2022 at 7.30 p.m. in The Rose Room, Swallowfield Parish Hall, Swallowfield Street, Swallowfield.

If you would like to attend the meeting, please let the Clerk know in advance as there is limited space.

²⁷ Clerk

Appendix A

6 PLANNING

6.1 Current Applications

Agenda Ref	App No	Address	Application
6.1.1	214124	Moatside, The Street, Swallowfield RG7 1QY	<p>Householder application for the proposed erection of two storey side and front extension, single storey rear extension, single storey side extension for timber store plus changes to fenestration, erection of front porch canopy, erection of 1.3 to 1.8m brick wall encompassing new double wooden entry gate connecting to 1.8m boundary fence plus installation of 2no. rooflights following demolition of existing timber store, garage and utility room.</p> <p>The council agreed that the design of the house is in keeping with policy and The Street. However, the garden of Moatside extends a short way behind the house next door so that the proposed extension does not meet the criteria of a front to flank distance of 12m as defined in the Wokingham Design Guide. There is already some overlap, but this would be increased by a further 2.5m in depth and this is a 2-storey development. The council also noted that the proposed new wall at the front sweeps up to 1.8m at the gate posts which isn't in keeping with other properties in The Street where, in the main, walls adjacent to the road are low.</p> <p>It was PROPOSED and seconded that the council comment as detailed above. All in favour.</p>
6.1.2	214142	Elms House, The Street, Swallowfield RG7 1RE	<p>Householder application for the proposed part two storey, part single storey, side and rear extension.</p> <p>The council noted that the design of the house met with policy guidelines, however, the volume of the extension may exceed 50% of the original building.</p> <p>It was PROPOSED and seconded that the council would comment as detailed above. All in favour.</p>

Agenda Ref	App No	Address	Application
6.1.3	214153	The Old Church, Church Road, Farley Hill RG7 1TR	<p>Householder application for the proposed erection of fence railing to front boundary wall. (Retrospective).</p> <p>The council agreed that the fence was a creative design and in keeping with the setting.</p> <p>It was PROPOSED that the council comment as documented above. All in favour.</p>
6.1.4	220034	Lambs Farm Business Park, Basingstoke Road, Swallowfield	<p>Full application for the proposed erection of 3No business units within the business park with additional vehicle parking and ancillary works.</p> <p>The council agreed that any further development on this site was a detriment to greenery on-site, created more demand for parking with less parking spaces available.</p> <p>The site is congested with inadequate parking on site for the units already in operation which leads to parking overspill into Back Lane. Any additional units will increase the amount of traffic coming into the site with the challenges this presents to keeping children and their families safe at school, because of traffic movement and vehicle emissions. The proposal to add EV charging points and cycle stores will not help mitigate this, as the business units are designed for travel-based businesses which need a longer range.</p> <p>The council would like to point out that:</p> <ul style="list-style-type: none"> • Unit N5 will remove the turning area at the east of the site • J2 proposes to build on 8 parking spaces and replace with 5 – a net loss of 3 spaces whilst generating more demand from the office space in this unit. Again, constraining the available turning space for lorries. • M4 likewise is squeezed in on the boundary with just one additional external parking space. <p>It was PROPOSED that the council object to this application for the reasons detailed above. All in favour.</p>

6.2

Results

Agenda Ref	App No	Address	Application	Result
6.2.1	213508	1 Farley Court, Church Road, Farley Hill RF7 1TT	Application for Listed Building consent for the proposed installation of a parapet to the existing roof (part retrospective).	Approved
6.2.2	213659	Kiln House, Kiln Lane, Farley Hill RG7 1XE	Householder application for the proposed erection of a single storey rear extension, plus changes to fenestration. The council did not comment on this application.	Approved
6.2.3	213673	The Orchard Plot Land Rear Of Rowes Farmhouse, Swallowfield RG7 1TJ	Full application for the proposed erection of 1no. shed and 1no. greenhouse to serve edible forest garden with perennial planting and formation of wildlife pond. The council did not comment on this application.	Approved
6.2.4	213742	Farley Castle, East Wing, Castle Hill, Farley Hill RG7 1XD	Full application for the proposed erection of 1 no. 3 bedroom house, plus landscaping and associated works. Summary of reasons for refusal: does not fall within the limited category of exceptions where development proposals may be acceptable in the countryside; scale, form and footprint would have an urbanising impact; scale, roof form and materials would introduce alien and incongruous design features into the area; scale, footprint and proximity to Grade II listed building would be visually obtrusive and would result in harm to the setting of that building; unsustainable as no public transport links or safe walking area; location and footprint infringes upon root protection areas of trees protected by TPOs,. Swallowfield Parish Council commented that this application fell outside development limits but there may be grounds for an exception to be made.	Refused

Agenda Ref	App No	Address	Application	Result
6.2.5	213882	2 The Pippins, Swallowfield, RG7 1LW	Householder application for the proposed development of a rear single storey extension. The council did not comment on this application.	Approved
6.2.6	213906	Village Farm House, The Street, RG7 1QY	Householder application for the proposed changes to fenestration. Summary of reason for refusal: adverse impact upon the significance and appearance of the designated heritage asset and its setting. The council did not comment on this application.	Refused
6.2.7	213921	Village Farm House, The Street, RG7 1QY	Application for Listed Building consent for the proposed changes to fenestration	Refused