

MINUTES

Sulhamstead Parish Council Planning Committee Meeting held on Thursday 28th July at 7.30pm in Sulhamstead & Ufton Nervet Village Hall

Present: Parish Councillors: Mrs Margaret Baxter (Chair), Mr Ivan Wise, Mr Richard Smith, Ms Teresa Sosna, Mr Roger Ashfield, Mr Chris Souden.

In attendance: Mrs Fiona Jones - Clerk

1. Apologies

Mrs Rosemary Sanders Rose.

2. 16/01827/FULD 57 Normoor Rd., Burghfield Common

Proposed erection of a 2 bedroom detached dwelling.

Public Forum

The Chairman asked members of the public to comment on the application. She reminded the public that the Parish Council can only comment on planning matters in association with the application. She also asked members of the public to note that whatever the views of the Parish Council, West Berkshire Council make the final decision on planning applications.

Members of the public raised the following concerns:

- The area is prone to flooding – 3 times in the last 10 years.
- There are tree preservation orders in place for all the trees. Concerns that roots extend into the area proposed for building.
- It was felt that a site visit by WBC would be necessary to gauge the size of the plot in relation to the proposed development.
- Access of 2.9m reducing to 2.7m is very narrow.
- The amenity 'green space' is very limited, only just complying with the minimum of 100m². Much of the new property's garden will be in shade during the summer months due to the tree canopy.
- The new property will overlook the front gardens of numbers 55, 53, 51, 49 and 47.
- Although the plans state there are no windows on the side elevations, the drawings indicate there are two windows.

Councillors' Deliberations

Following a site visit by 4 Councillors on Wednesday 27th July, it was felt that the new build would be overbearing to a number of properties in Normoor Rd. It was also noted that whilst the minimum amenity space of 100m² was just met, space around each property would be very limited. Councillors noted the comments made by members of the public, and agreed that concerns regarding the trees on the site; the overbearing nature of the proposed property and the impact on neighbouring properties were of considerable concern. The Councillors voted unanimously to object to the application. The Chairman agreed to write a response to WBC outlining the council's concerns. **Action: Chairman**

3. Solar Farm Appeal APP/W0340/W/16/3154590

The appeal document was discussed and it was agreed that the Chairman would write a response. **Action: Chairman**

4. Any other business

a) Burghfield Neighborhood Development Plan

Mr Wise had received a letter from Councillor Longton of Burghfield Parish Council, asking for input from Sulhamstead Parish Council on the NDP. It was agreed to work with Burghfield on this. **Action: Mr Wise**

The next meeting of the Parish Council will be held in Sulhamstead Village Hall on Thursday 22nd September, 2016 at 7.00pm