

MINUTES

Sulhamstead Parish Council Planning Committee Meeting held on Thursday 19th October, 2017 at 5.30pm in the Sulhamstead & Ufton Nerve Village Hall

Present: Parish Councillors:, Mrs Margaret Baxter, Mr Ivan Wise, Ms Teresa Sosna, Mrs Liz Penston, Mr Stuart Stanley, Mrs Rosemary Sanders-Rose

In attendance: Mrs Fiona Jones - Clerk

1) Apologies

Mr Roger Ashfield, Mr Richard Smith

2) Approval of the minutes from the planning meeting held on 14th September, 2017

The minutes were approved and signed as a true record.

3) Discussion of planning appeal APP/W0340/W/16/31529933 Benhams Farm, Hollybush Lane, Burghfield Common

Mr Joe Atkinson from Charlesgate Homes was present as a member of the public. He said that he was in attendance as we were to discuss his planning appeal, and he would be happy to answer any questions. Mrs Baxter explained that the Parish Council (the Council) had taken advice from a planning expert on the definition of 'self build' houses, and they had been advised that there was no formal government definition. Mr Atkinson contradicted this advice and agreed that he would write to the Council to provide the information in relation to the relevant Government planning Acts. The Chairman asked about the number of houses which were to be self build and which were to be custom build. Mr Atkinson stated that there would be 4 self build houses and the remaining 39 houses would be custom build. Mr Atkinson also spoke about plot passports and agreed to write to the Council to explain about the concept. The Council also wanted to understand what requirement there would be for affordable housing and how it would be met. It was agreed to discuss the Council's response to the appeal at the next full Council meeting.

4) Discussion of planning application 17/02241/MINMAJ Theale Quarry in Dean Copse Rd – the development of three industrial buildings for the processing of non-hazardous materials, together with a small office, parking, storage areas and internal roads

The application was discussed and concerns were raised about the number of potential vehicle movements, the nature of the waste to be handled and the noise at the site. It was agreed to object to the application and the Chairman agreed to pull together the detail of the objections and circulate to the Council. **Action: Chairman**

5) Discussion of planning application 17/02578/RESMAJ Firlands Farms, Hollybush Lane, Burghfield – Approval of reserved matters following outline permission 14/01730/OUTMAJ – Erection of 90 dwellings with vehicular access to Hollybush Lane and associated public open space, landscaping and drainage work. Matters seeking consent: Appearance, Landscaping, Layout and Scale.

It was noted that there was a good deal of landscaping to the front of the plot adjoining Hollybush Lane. There also appeared to be 3 balancing ponds for

dispersal of water on the site, but the Council needed to seek clarification about this. **Action:Chairman**

The Council were still concerned about the number of additional car movements entering Hollybush Lane opposite the Willink School.

No objections to the application were raised but it was agreed to make comments as discussed above.

6) Discussion of planning application 17/02725/FUL – Removal of the two containers which currently provide residential accommodation and the siting of two mobile homes to provide staff accommodation within the curtilage of the public house.

There were concerns that the proposed mobile homes would be out of place next to the Public House and that they would compromise the architectural integrity of the main building. Also the mobile homes would be very visible from the road and would dominate the site. The Council also noted that a previous planning application had been granted for the temporary siting of containers for domestic storage. However, it appeared that these had been subsequently used as accommodation, which the Council felt was very unsatisfactory. The Council voted by five members to one to object to the application.

7) Any Other Buisness

a) Willink Leisure Centre

Councillor Wise had attended a meeting of the Willink Liaison Committee. It was established that Mortimer and Burghfield Parish Councils would continue to pay the charge for the Leisure Centre. The Council discussed their position and agreed to debate further at the next full meeting of the council.

b) Jackaways Cottage – Koi Carp Farm

Following on from the alleged breach of planning conditions which neither the Enforcement Officer or Tree Officer from West Berkshire Council wanted to follow up, it was agreed to write to WBC with a formal complaint in the first instance. If no action was taken then this would be followed up with a complaint to the Secretary of State. **Action: Chairman**

The next meeting of the Parish Council will be held in the Parish Room at St Mary's Church, Sulhamstead Abbots, on Thursday 16th November, 2017 at 7.00pm