

MEMBERS' UPDATE

Planning Committee – 10 August 2017

Site Address: 15-27 High Street, Wargrave
Application No: 17328, Pages. 13-52

Parish Council comments

The Parish Council comment that they consider the amended scheme represents an improvement but that they are concerned with the safety of residents using the bus stop and regarding visibility for drivers on the main road and emerging from the entrance to the development onto the main road.

Condition 9 requires that no building is occupied until the required visibility splays are in place and remain free of obstructions.

With regard to the bus stop, the bus stop is existing and is currently located in front of one of the existing accesses to the site, which is to be stopped as part of the proposed development, representing an improvement over the existing arrangement. The bus operates an hourly service to this stop with a stopping time of (approximately) 1 minute. The location of the bus stop and the existing access are considered to be acceptable in respect of highway safety. The current arrangement has been discussed with the Council's Public Transport team who raise no issues with the arrangement, and welcomes the improvement of the removed access which the bus currently stops in front of.

Concerns raised by the Almshouses

Regarding the use of the access via Wargrave Hill for construction traffic and the lack of a 'trigger' to require the closing of the access via Wargrave Hill.

Condition 12:

No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for/ include:

- i) the parking of vehicles of site operatives and visitors,
- ii) loading and unloading of plant and materials,
- iii) storage of plant and materials used in constructing the development,
- iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate,
- v) wheel washing facilities,
- vi) measures to control the emission of dust and dirt during construction,
- vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.

viii) the requirement that all construction traffic access the site via the High Street.

*Reason: In the interests of highway safety & convenience and neighbour amenities.
Relevant policy: Core Strategy policies CP3 & CP6.*

Condition 14:

Prior to the commencement of the development hereby approved, the existing vehicular access to the north of the site shall be stopped up and abandoned in perpetuity and shall only be used for pedestrian and cycle access including refuse collection, in accordance with the approved plans listed in condition 2 of this planning consent unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of highway safety and convenience. Relevant policy: Core Strategy policies CP3 & CP6.

Amended plans and condition

Updated plans have been submitted of the narrowed Main building towards the High Street (block with units 1 – 8). These plans are included within this update (below). To take this into account, **Condition 2** is amended to read:

This permission is in respect of the submitted application plans and drawings numbered:

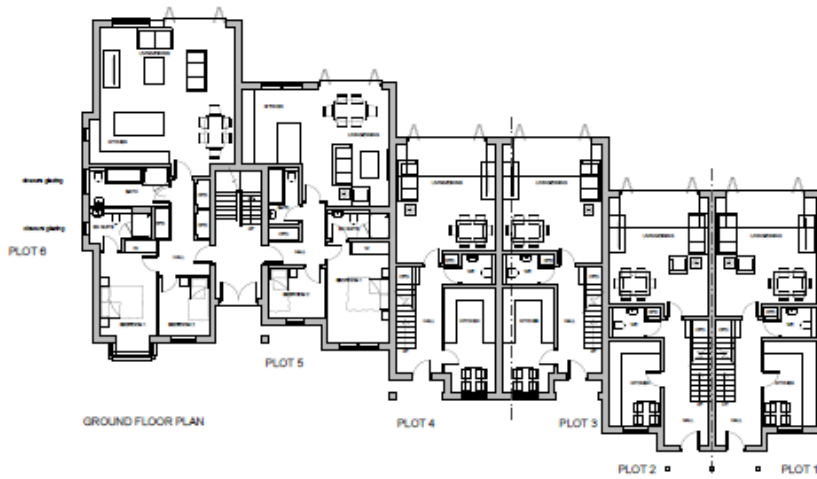
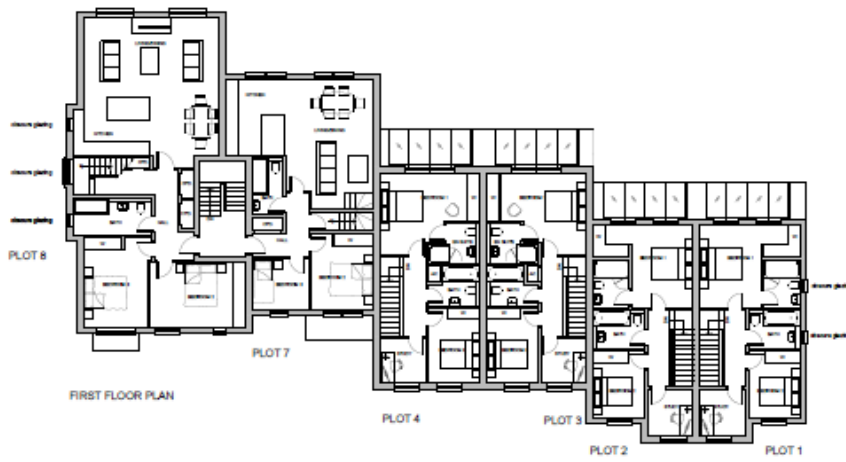
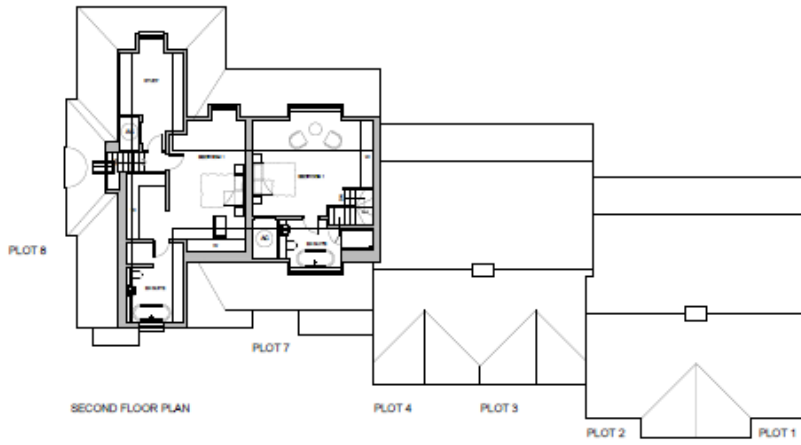
- 16-P1382 – 201 rev A (floor plans plots 1 - 8)
- 16-P1382-202 rev A (elevations plots 1-8)
- 16-P1382- 204 rev A (sections/street scene plots)
- 16-P1382-CP rev A (context plan)
- 16-P1382-200.1 rev A (colour site plan)
- 16-P1382 – 200 rev A (Site plan)

Schedule of accommodation

Received by the local planning authority on the 28th July 2017 and plans and drawings:

- 16-P1382-205 (bin and bike store)
- 16-P1382-105 (Bin Store)
- 16-P1382-203 (floor and elevation plan plots 9 – 10)

Received by the Local Planning authority on the 04/05/2017.



28.07.17		Building/Urban	
PLANNING APPLICATION			
 ASCOT DESIGN Timeless architecture <small>100 High Wycombe Road, 97th Floor, High Wycombe, Bucks, HP12 3JF Tel: 0494 451111 Fax: 0494 451112 Email: info@ascotdesign.co.uk</small>			
ORACLEMARKER			
PROJECT WARGRAVE MOTORS, 15-27 HIGH STREET			
DRAWING NO. PLOTS 1-8 FLOOR PLANS			
1:100@A1	APR 17	13MB	
16-P1382-201		A	
<small>THIS DRAWING IS UNLESS OTHERWISE SPECIFIED TO BE IN ACCORDANCE WITH THE BRITISH STANDARD BS1192:2014</small>			



PROPOSED FRONT ELEVATION
plot 6.8 plot 5.7 plot 4 plot 3 plot 2 plot 1



PROPOSED SIDE ELEVATION Plot 6.8 and 5



PROPOSED FLANK ELEVATION Plot 1



PROPOSED REAR ELEVATION
plot 1 plot 2 plot 3 plot 4 plot 5 plot 6

PLANNING APPLICATION

ASCOT DESIGN
Timeless architecture

ORACLEMARKER

WARGRAVE MOTORS,
15-27 HIGH STREET

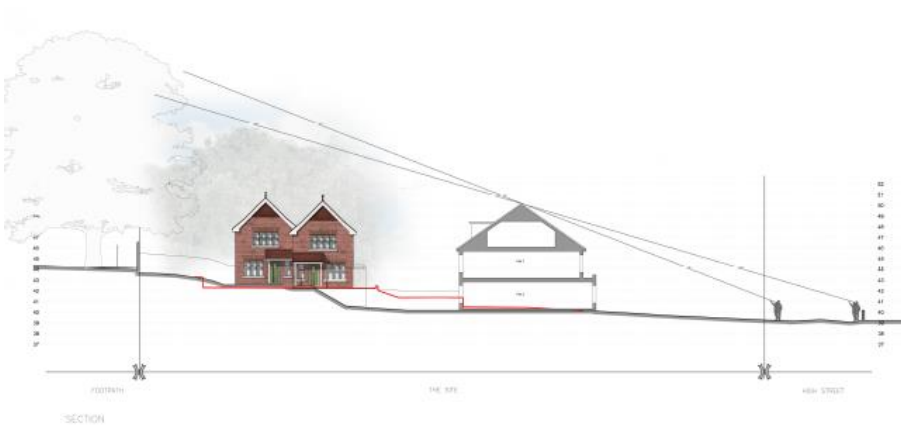
FLOTS 1-8
ELEVATIONS

1:1000 A1 APR 17 1403

16-P1382-202 A



PROPOSED STREET SCENE ALONG HIGH STREET WARGRAVE



PLANNING APPLICATION

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Page No. WARGRAVE MOTORS, 15-27 HIGH STREET, WARGRAVE, READING, RG10 8BU

PROPOSED STREET SCENE AND SITE SECTION

1:200 @ A2 APR 17 DO

16 - P1382 - 204 A

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Site Address: Arborfield Garrison and Adjoining Lane
Application No: 171333, Pages 53-79.

Amended Condition:

Condition two has been amended to now include the final plans for the application:

2. Plans

The development hereby permitted shall be carried out in accordance with the following approved plans:

<u>Drawing Description</u>	<u>Drawing Number</u>	<u>Revision</u>
<u>Location Plan & Survey</u>		
Site Location Plan (1:5000@A0)	1273	D 1000 /
Site Survey Plan (Topo) (1:500@A0)	1273	D 1001 /
<u>Layout Plans 1:500</u>		
Roof Plan	1273	D 1100 D
Parking Strategy Plan	1273	D 1200 E
Tenure Strategy Plan	1273	D 1201 C
Refuse Strategy Plan	1273	D 1202 C
Boundary Condition Strategy	1273	D 1203 C
Site Layout Plan (red line)	1273	D 1300 G
Existing and Proposed Levels - Site Plan	1273	D 1301 D
Elevation Location Plan/ Section Lines	1273	D 1304 B
<u>Apartment Block Plans 1:100</u>		
Apt Block 1 - Ground floor plan	1273	D 1500 a
Apt Block 1 - 1st floor plan	1273	D 1501 a
Apt Block 1 - Second floor plan	1273	D 1502 a
Apt Block 2 - Ground floor plan	1273	D 1503 a
Apt Block 2 - 1st floor plan	1273	D 1504 a
Apt Block 2 - Second floor plan	1273	D 1505 a
Apt Block 3 - Ground floor plan	1273	D 1506 b
Apt Block 3 - 1st floor plan	1273	D 1507 b
Apt Block 3 - Second floor plan	1273	D 1508 b
Apt Block 4 - Ground floor plan	1273	D 1509 a
Apt Block 4 - 1st floor plan	1273	D 1510 a
Apt Block 4 - Second floor plan	1273	D 1511 a
Apt Block 5 - Ground floor plan	1273	D 1512 b
Apt Block 5 - 1st floor plan	1273	D 1513 b
Apt Block 5 - Second floor plan	1273	D 1514 b
Apt Block 6 - Ground floor plan	1273	D 1515 a
Apt Block 6 - 1st floor plan	1273	D 1516 a
Apt Block 6 - Second floor plan	1273	D 1517 a
<u>House Layout Plans 1:50</u>		
House Type 1 (HT1) - Ground floor	1273	D 1600 /
House Type 1 (HT1) - 1st floor	1273	D 1601 /
House Type 1 (HT1) - Ground floor- Handed	1273	D 1602 /
House Type 1 (HT1) - 1st floor - Handed	1273	D 1603 /

House Type 1a (HT1a) - Ground floor	1273	D	1604	/
House Type 1a (HT1a) - 1st floor	1273	D	1605	/
House Type 6 (HT6) - Ground floor	1273	D	1606	/
House Type 6 (HT6) - 1st floor	1273	D	1607	/
House Type 14d (HT14d) - Ground floor	1273	D	1608	/
House Type 14d (HT14d) - 1st floor	1273	D	1609	/
House Type 14d (HT14d) - Ground floor -Handed	1273	D	1610	/
House Type 14d (HT14d) -1st floor -Handed	1273	D	1611	/
House Type 18 (HT18) -Ground Floor	1273	D	1612	/
House Type 18 (HT18) - First floor	1273	D	1613	/
House Type 18 (HT18) - Ground floor- Handed	1273	D	1614	/
House Type 18 (HT18) - First Floor- Handed	1273	D	1615	/
House Type 18a (HT18a) - Ground Floor	1273	D	1616	/
House Type 18a (HT18a) - First Floor	1273	D	1617	/
House Type 27b & 27c (HT27b & 27c) - Ground Floor	1273	D	1618	/
House Type 27b & 27c (HT27b & 27c) - First Floor	1273	D	1619	/
House Type 35 (HT35) -Ground Floor	1273	D	1620	/
House Type 35 (HT35) - 1st	1273	D	1621	/
House Type 35 (HT35) - Second	1273	D	1622	/
House Type 36 & 37 (HT36 &37) - Ground Floor	1273	D	1623	/
House Type 36 & 37 (HT36 & 37) - First floor	1273	D	1624	/
House Type 36 & 37 (HT36 & 37) - Ground floor- Handed	1273	D	1625	/
House Type 36 & 37 (HT36 & 37) - 1st Floor- Handed	1273	D	1626	/
House Type 38 (HT38) - Ground Floor	1273	D	1627	/
House Type 38 (HT38) - First floor	1273	D	1628	/

Street Elevations / Sections at 1:100

Elevation 1 - Lakeside Drive Elevation	1273	D	1800	b
Elevation 2 - Road 2 Elevation (East to West)	1273	D	1801	b
Elevation 3 - Road 1 Green Avenue (Bus Route)	1273	D	1802	b
Elevation 4 - Road 3 Street Elevation	1273	D	1803	b

Unit Elevations at 1:100

House Type 1 (HT1) - Elevations	1273	D	1850	a
House Type 1 (HT1) - Elevations- Handed	1273	D	1851	a
House Type 1a (HT1a) - Elevations	1273	D	1852	a
House Type (HT6) - Elevations	1273	D	1853	a
House Type 14d (HT14d) - Elevations	1273	D	1854	a
House Type 14d (HT14d) - Elevations- Handed	1273	D	1855	a
House Type 18 (HT18)- Elevations	1273	D	1856	a
House Type 18 (HT18)- Elevations - Handed	1273	D	1857	a
House Type 18a (HT18a)- Elevations	1273	D	1858	a
House Type 27b & 27c (HT27b & 27c) - Elevations	1273	D	1859	a
House Type 35 (HT35) - Elevations	1273	D	1860	a
House Type 36 & 37 (HT36 & 37) - Elevations	1273	D	1861	a
House Type 36 & 37 (HT36 & 37) - Elevations -Handed	1273	D	1862	a
House Type 38 (HT38) - Elevations	1273	D	1863	a

Apartment Block Elevations at 1:100

Apartment Block 1 Elevations	1273	D	1870	a
Apartment Block 2 Elevations	1273	D	1871	a
Apartment Block 3 Elevations	1273	D	1872	a
Apartment Block 4 Elevations	1273	D	1873	a
Apartment Block 5 Elevations	1273	D	1874	a
Apartment Block 6 Elevations	1273	D	1875	a
Cycle Store Elevations	1273	D	1880	/
Refuse Store Elevations	1273	D	1881	/

Garage Elevations	1273	D	1882	a
Summary Schedule of Accommodation				F F
Plot by Plot Schedule of Accommodation				
Design and Access Statement				B

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

Site Address: 7-9 Shute End, Wokingham, RG40 1BH
Application No: 171648, Pages 81 - 102.

No Update

Site Address: Land to the Rear of 484-488 Reading Road, Winnersh, RG41 5ET
Application No: 171358, Pages 103 - 124.

Planning History:

Application 170306 was refused in March 2017 for a similar scheme on the site for the following reasons:

1. The proposed development by reason of its bulk, massing, scale, cramped layout, loss of landscape features, minimal landscaping and close proximity to neighbouring properties would result in an incongruous and contrived overdevelopment of existing residential gardens that would be harmful to the character and appearance of the area, contrary to policy CP1 and CP3 of the Core Strategy, MDD Local Plan policy CC01, CC02, CC03 and TB06, the Borough Design Guide SPD and the Core Planning Principles and section 6 and 7 of the NPPF.
2. The proposed development, by reason of its siting, windows, scale, bulk, massing and proximity to the boundaries, would have a detrimental impact on the amenity of the neighbouring residents, contrary to policies CP1 and CP3 of the Core Strategy, CC01 of the MDD Local Plan, the Borough Design Guide SPD and section 7 and the Core Planning Principles of the NPPF.
3. The proposed development would fail to achieve a satisfactory living environment to the future occupiers by reason of the disproportionately small garden areas in relation to the size of the houses and the overhanging canopies of the adjacent tall trees, contrary to Core Strategy policy CP1 and CP3, MDD Local Policy TB06 and section 7 and the Core Planning Principles of the NPPF.

The amended scheme is a smaller size and scale of built form as outlined below:

	170306	171358
Width	15 metres	14.5 metres
Depth	20.8 metres	10 metres
Ridge Height	9.1 metres	8.5 metres



Street Scene 170306



Street Scene 171358

The table and street scene illustrate how the proposed development has overcome the first reason for refusal which related to the excessive bulk and massing of the refused scheme. The hipped roof and overall reduction of the footprint and height has resulted in a scale of development which appears as a suitable addition to the street scene which would relate well to the local character and built character.

The reduction in the size of the proposed semi-detached dwellings has meant that the separation distances between the proposed development and neighbouring properties has increased and therefore reason for refusal 2 which relates to neighbour amenity has been overcome by the development meeting the Borough's standards.

The 3rd reason for refusal related to the amenity of future occupiers and the harm from the relatively small gardens and canopy overhang. The current application has increased garden depths by reducing the overall proposed footprint of the proposed dwellings. It is proposed to remove three trees within the gardens which would allow for less overshadowing from the canopies of these trees. It is considered that the amenity from these trees would not be lost as it is proposed to incorporate replacement planting within the front and rear garden areas to soften the appearance of the proposed development.

Further Assessment:

Paragraph 2 of the officers report advises that the development of private residential gardens must make a positive contribution in respect of the following aspects:

- i. The relationship of the existing built form and spaces around buildings within the surrounding area;
- ii. A layout which integrates with the surrounding area with regard to the built up coverage of each plot, building line(s), rhythm of plot frontages, parking areas, and
- iii. Existing pattern of openings and boundary treatments on the site frontage
- iv. Providing appropriate hard and soft landscaping, particularly at site boundaries.
- v. Compatibility with the general building height within the surrounding area
- vi. The materials and elevational detail are of high quality, and where appropriate distinctive and/ or complementary

The proposed development is considered to relate well to the built form and spacing in the local area, and is considered not to close any significant gap between built form along Baslow Road. The proposed development would provide a positive and active street frontage which would relate positively to the residential dwellings on the eastern side of Baslow Road. The size and scale of the proposed dwelling would relate to the pattern of development along the street scene and would especially relate to the pattern of development along other street scenes such as Chatsworth Avenue whereby shorter plots can be seen.

The revised scheme subject to the current application is considered to have appropriately reduced the size, scale and mass of the proposed dwellings to create a development which is in keeping with the local area and relates to the building height and plot frontages in the local area. The footprint and proposed layout appropriately allows for there to be sufficient space within the front garden for successful landscaping to soften the appearance of the development, which is generally not seen in residential developments of this scale.

Overall the proposed development is considered to represent a positive form of development which would not result in any harm to the local character and built context. The size, scale and mass of the proposed development is reflective of the local area and the proposal is considered not to result in any detriment to the street scene, nor the character and appearance of the local area. As such the proposal is considered to accord with Core Strategy policy CP3 and MDD Local Plan policy TB06.

Additional Information:

The applicant has submitted a revised site plan which includes the separation distance between the proposed development and neighbouring site. This is included on the following page.

Amended Condition:

Following the submission of an additional plan, Condition 2 (Approved Plans) should be amended to read as follows:

This permission is in respect of the submitted application plans and drawings numbered ref: 2387/PL/401 Rev A; 2387/PL/402 Rev A and 2387/PL/403 Rev A and plan numbered 2387/PL/401 Rev B received by the local planning authority on 3rd August 2017. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

Clarification:

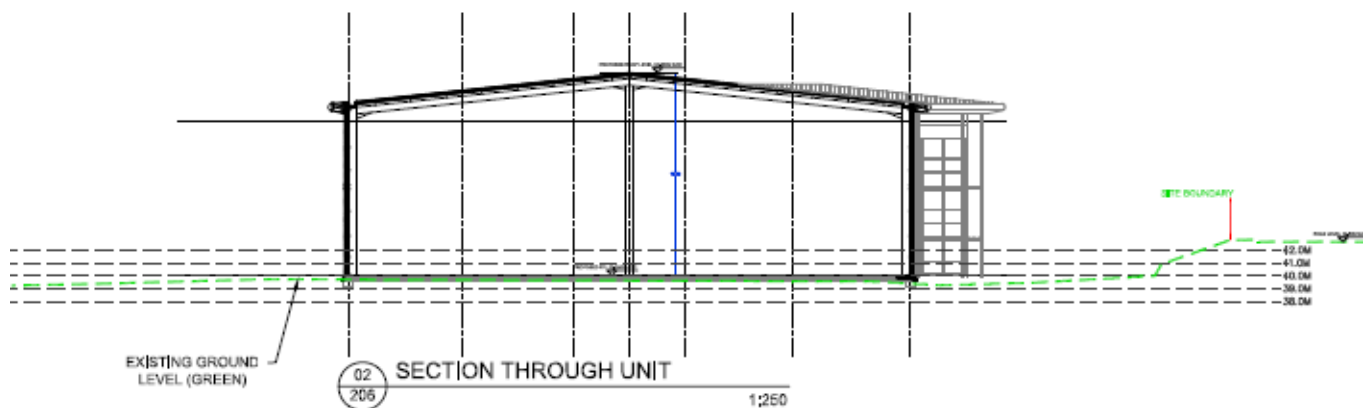
Development opposite - Calver Close

- Reserved Matters Application for Outline consent O/2004/2574 for the erection of 44 dwellings with associated garaging parking and access. Design External appearance and landscaping to be approved. Demolition of existing dwellings. Resubmission of RM/2006/9357.- Allowed on Appeal

Site Address: Unit 27 – 28 Suttons Business Park, Suttons Park Avenue
Application No:171496, Pages125-146.

Additional plan

A plan has been provided to demonstrate that the building would be located in lower lying land, reducing the impact of the height of the building. The building would be around 2.5 metres below the ground level along 'Suttons Park Avenue'.



Alterations to conditions

Following the receipt of additional information the council's drainage consultee has advised that such information is acceptable. A condition (condition 21) can therefore be added to require the implementation of such drainage and maintenance plan.

The drainage consultee also advised a condition requiring the LPA to be updated each time maintenance works are carried out as indicated by the maintenance program. However, it would be unreasonable to impose such condition for the life time of the development, and the enforcement of such maintenance can be achieved through planning enforcement.

Condition 21: Sustainable Drainage

The sustainable drainage scheme set out within Issue 3 of Ramboll Flood Risk Assessment (FRA) UK11-22801 dated 24/07/2017; TR Collier proposed drainage layout drawing 3500/50 T2 dated 20/07/2017; Rev A of TR Collier micro-drainage calculations dated 20/07/2017 shall be implemented and thereafter managed and maintained in accordance with the approved details as so approved.

Reason: To prevent increased flood risk from surface water run-off. Relevant policy: NPPF Section 10 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10

Amended plans

The site plan (**30906-PL-201 rev D**) has been amended to include 2 visitor cycle bays to the front elevation.

Condition 2 has been amended to include the amended site plan and section plan:

This permission is in respect of the submitted application plans and drawings numbered '30906-PL-202A, 30906-PL-203B' received by the local planning authority on 17/05/2017 and the revised plans 1790 04 B received by the council on the 14/07/2017, **and plan 30906-PL-201 rev D received on the 7/07/2017 and plan 30906-PL-206 received on the 31/07/2017.**

The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

Condition 6 has been amended to include the amended site plan:

Secure and covered bicycle storage/ parking facilities for the occupants of [and visitors to] the development shall be implemented in accordance with such details as set out on plan **30906-PL-201 rev D** and shall be permanently retained in the approved form for the parking of bicycles and used for no other purpose.

Reason: In order to ensure that secure weather-proof bicycle parking facilities are provided so as to encourage the use of sustainable modes of travel. Relevant policy: NPPF Section 4 (Sustainable Transport) and Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

Amended conditions

Condition 13: Tree protection

The plan number is altered from DLA-1790-AREB-01 to DLA-1790-ARB-01 due to a typing error (as indicated in bold).

- a) The development hereby approved shall be carried out in accordance with the tree protection details as agreed in Tree survey and Constraints plan **DLA-1790-ARB-01** May 2017 on plan numbers '1790 01 A, 1790 02 B, 1790 03 B, (referred to as the Approved Scheme). The tree protection measures approved shall be implemented in complete accordance with the Approved Scheme for the duration of the development (including, unless otherwise provided by the Approved Scheme) demolition, all site preparation work, tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery.
- b) No development (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) shall commence until the local planning authority has been provided (by way of a written notice) with a period of no less than 7 working days to inspect the implementation of the measures identified in the Approved Scheme on-site.
- c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.

- d) The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval of the local planning authority has first been sought and obtained.

Reason: To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21

Alterations to the wording of conditions

Condition 8 has been altered as the required information has been provided:

Vehicle Management system

The vehicle management system as set out within email dated 4/08/2017 shall be fully implemented, maintained and reviewed as so-approved.

Reason: In the interest of highway safety. Relevant policy: NPPF Section 4 (Sustainable Transport) and Core strategy policy CP6.

Condition 15: Ecology

Has been altered to be a pre-occupation condition rather than pre-commencement:

Prior to occupation of the development a detailed scheme to provide wildlife enhancements for bats and birds shall be submitted to and approved in writing by the local planning authority. The measures contained within the plan shall be implemented in accordance with the approved plan unless otherwise approved in writing by the local planning authority.

Reason: To secure wildlife enhancements within the course of the development, as appropriate under the NPPF.

Removal of condition 4: Archaeology

The consultee, Berkshire Archaeology, in receipt of an archaeological evaluation of the site has provided new comments. No archaeological remains were found in the trial trenches and Berkshire Archaeology have advised that there no longer a need for an archaeological condition. As such condition 4: Archaeology should be removed.

Site Address: Hollow Lane, Shinfield

Application No: N/A, Pages 147-152.

No update

Pre-emptive site visits

Ref: 171944 - Land to the West of Faringdon Road, Earley

Full application for the erection of temporary sales and marketing office, with associated parking and landscaping (part retrospective)

Reason: to assess the impact of the development on the character of the area and highway network

Ref: 170794 - Land to the rear of 39 & 41 Lowther Road Wokingham

Full application for the proposed erection of 2no detached 4xbedroom two storey dwellings and new access driveway

Reason: to assess the impact of the development on the character of the area

Non-householder appeal decisions

Address	Development	Decision	Main planning issues identified/ addressed
Land adjacent to Grange Lodge, Cutbush Lane, Shinfield	2 detached dwellings with access and parking	Dismissed	<ul style="list-style-type: none"> Harm to the setting of a Listed Building Acceptable impact upon character of the area
27-29 The Square, Spencers Wood	2 detached dwellings	Dismissed	<ul style="list-style-type: none"> Out of keeping with pattern of development in the area and harmful to character
Pineridge & New Acres Caravan Parks, Nine Mile Ride	Material change of use of the land from agriculture and forestry to the stationing of mobile homes for the purposes of human habitation together with associated domestic paraphernalia including parking of vehicles, and the creation of associated hard surfacing and fencing	Dismissed	<ul style="list-style-type: none"> Continuous use not demonstrated Council's housing land supply arguments accepted Harm to ecology Flood risk can be mitigated Limited weight applied to personal circumstances Interests of children and human rights outweighed by planning harm
Sonning Golf Club, Duffield Road, Woodley	13 dwellings with associated highway works, public open space and landscaping	Allowed	<ul style="list-style-type: none"> Council unable to demonstrate adequate housing land supply Moderate harm to character and appearance of the area found to be acceptable in planning balance
The Cabin, rear of 85 Kiln Ride, Finchampstead	Replacement dwelling	Allowed	<ul style="list-style-type: none"> No harm to character or appearance of area
Church Farm, Church Lane, Finchampstead	Farm workers dwelling	Allowed	<ul style="list-style-type: none"> Need for a dwelling on site accepted Development would not have a significant urbanising effect

Forthcoming Public Inquiries and Informal Hearings

Type	Date	Room	Site	Development
Hearing	22/08/17	David Hicks	Land adjacent The Stables, Lower Sandhurst Road	Full application for the proposed change of use of land for the stationing of 1 no. touring caravan, 1 no. mobile home together with the formation of hard standing and utility/dayrooms
Hearing	28/09/17	David Hicks	Land to the south west of Barkham Ride	Without planning permission a) The carrying out of operational development on the Land, namely the erection of timber buildings to be used for human habitation, the creation of hard standing and erection of fencing. b)The material change of use of the Land from use for agriculture to a mixed use of agriculture and residential
Inquiry	26,27,28 /09 & 03/10/17	Council Chamber	Paddocks, Kybes Lane	Without planning permission the material change of use of the land for the stationing of caravans for human habitation
Inquiry	11,12,13, & 17, 18/10/17	Council Chamber	Barkham Manor Farm	Without planning permission the material change of use of the land and buildings to a mixed use for the purposes of a residential dwelling house (under construction) agriculture, event venue and hog roast/catering businesses.
Inquiry	10,11,12 13,17,18 /10/17	Council Chamber	Wyvols Field, Swallowfield	Outline planning permission for the erection of a residential development up to 65 dwellings to include open space, landscaping and associated infrastructure (access to be considered)