

PLANNING REF : 200888  
PROPERTY ADDRESS : Parish Office  
: Swallowfield Street, Swallowfield, Reading  
: RG7 1QX  
SUBMITTED BY : Swallowfield Parish Council  
DATE SUBMITTED : 01/06/2020

COMMENTS:

Swallowfield Parish Council object to this application for the following reasons:

The three units would extend into what is currently the main HGV parking and turning area at the south eastern corner so although within the main site would take away important vehicle parking and turning space. This will lead to the loss of HGV parking and turning area at the south eastern corner which is critical for the operation of the site and prevents parking spillage onto Back Lane near the school. This may well be followed by another attempt to extend the parking southwards beyond the current curtilage and creeping towards the stable block.

The council also considered that the following points are important:

Massing of units leading to urbanising in countryside thereby overbearing in its setting

Massing of units leading to very restricted service areas and inadequate entrance at the business park; entrance last improved in 2009 to comply with splay condition in upholding appeal relating to F20067760

Negative impact on highway safety in and around Back Lane in vicinity of Lambs Lane Primary School

Inadequate soakaway drainage system no longer sustainable leading to major runoff on to B3349 at Lambs Farmhouse and south into adjoining land that slopes to the River Loddon; best guesstimate area of buildings and hard porous (lorry park) surfaces at the park is in the region of 8 acres

Contravenes council planning policies including:

- oCP1; sustainable development
- oCP3; principles of development
- oC P9; scale and location of developments
- oCP11; development in the countryside
- oCP15; core employment areas

If minded to approve the council would ask that conditions are included which ensure that a hedge is created with a mixture of trees (not leylandii) to the west of the existing service area road to preserve what the inspector noted (162594 appeal decision, para. 5) The open nature of the paddock land, whilst subject to some urban influences, provides an attractive and spatial setting to the LFBB and contributes positively to the countryside character and appearance of the area.

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