

PLANNING DECISIONS SEPTEMBER 2017

Reference 17/02313/CPD, Alternative Reference PP-06243047

Application Validated Thu 20 Jul 2017

Address **Blackthorn Farm** West End Road Waltham St Lawrence Reading RG10 0NL

Proposal Certificate of lawfulness to determine whether a detached outbuilding is lawful

Decision **Permitted** Development

Decision Issued Date Wed 20 Sep 2017

WSL Parish Council comment:

The Parish Council has no comment at this stage to this application

Reference 17/02327/FULL, Alternative Reference PP-06245642

Application Validated Thu 20 Jul 2017

Address **The Barn** The Straight Mile Shurlock Row Reading RG10 0QP

Proposal Construction of new gate and driveway following removal of existing hard surface.

Decision **Refuse**

Decision Issued Date Thu 14 Sep 2017

WSL Parish Council comment:

Following a site visit and consultation at the Waltham St. Lawrence Parish Council August meeting:

The Parish Council strongly objects to this application as it objected to the previous application in 2016 namely:

Extract from Planning App 10/040001/HR The stretch of hedgerow must be removed within the period of two years beginning with the date of service on this Council of that notice, which is by 21 September 2012.

Should the section of hedgerow not be removed within that time frame, then a further notification for removal will need to be served on the Council This decision notice is in relation to the Hedgerows

Regulations only. I should point out that it does not confer the right to make access onto the Straight Mile.

The Straight Mile is a classified road, the B3018, and therefore the creation of a new access would need a planning consent in its own right. You may already be aware that there is a general presumption against the formation of new access points onto the classified highway network, unless an adequate need is demonstrated.

The Parish Council objected to this application on the following grounds: 1. Items 3.5 and 3.6 in the Planning Statement are not relevant as The Straight Mile is a classified road and those two paragraphs should be ignored. Similarly item 4.2 should be ignored. 2. There has not been a fresh application to remove hedgerow to give access for the gate and driveway. The 2010 application has lapsed 3. The road is very fast being unrestricted until the site in question, where 40mph restriction commences. The speed restriction is often ignored in that cars slow when they reach the sign. 4. The property is in the same ownership of Glebe Farm Cottage and both properties share a common entrance leading to separate drives. There is no reason why the existing arrangement should not continue. 5. The application seems to be in conflict with RBWM policy GB2 paragraph 2.1.16 If RBWM are of a mind to grant permission we would ask for a condition that the ditch and culvert fronting both properties be well maintained. A further condition that the hedge by the 40mph be cut back so the sign is visible. Furthermore, with regards to the new application:

The Parish Council objects because the new access is so close to the 40mph sign on this fast road thus presents a safety hazard. The proposed extensive driveway harms the open and rural character of The Green Belt. As no information has been submitted with regard to the intended building material the Parish Council considers the application to be deficient. If The Borough are minded to approve this application The Parish Council would request a condition of suitable material to be used for a green belt site and the matter to be taken to panel.

Reference 17/02210/FULL, Alternative Reference PP-06222771
Application Validated Wed 12 Jul 2017
Address **Milley Farm** Milley Road Waltham St Lawrence Reading RG10 0JR
Proposal Single storey rear extension and two storey side extension
Decision **Refuse**

WSL Parish Council comment:

The Parish Council has no objection to this application.

Reference 17/02223/FULL

Application Validated Thu 06 Jul 2017
Address **Glebe Farm Cottage** The Straight Mile Shurlock Row Reading RG10 0QP
Proposal Construction of a 20m x 40m riding arena with all weather riding surface.
Decision Application Permitted

WSL Parish Council comment:

Following a site visit and consultation at the Waltham St. Lawrence August meeting: The Parish Council has no objection to this application, subject to it be restricted to private use and no floodlighting.

Reference 17/02815/CONDIT, Alternative Reference PP-06360237

Application Validated Tue 05 Sep 2017
Address **Paradise Farm** Twyford Road Waltham St Lawrence Reading RG10 0HL
Proposal Details required by condition 2 (historic building record) 4 (method statement) 5 (mortar and pointing) 8 (detailed plans) 11 (bin and cycle storage and boundary enclosure) of listed building consent 16/03967 for conversion of existing Barn B to dwelling, alteration and amendments to fenestration, single storey side extension, associated landscaping and parking.
Decision Approve Discharge of Condition

WSL Parish Council comment:

Application received after the September Parish meeting, so no comment was made.

Reference 17/02775/CONDIT, Alternative Reference PP-06334479

Application Validated Mon 04 Sep 2017
Address **Barn Bears Copse** Plough Lane West End Waltham St Lawrence Reading
Proposal Details required by Conditions 3 (vehicle parking and turning space); Condition 4 (refuse bin storage area-highways safety) of planning permission 17/00766/CLASSM for a Class R; Change of use from agriculture to a flexible use within Shops, Financial and Professional Services, Restaurants and Cafes, Business, Storage or Distribution, Hotels, or Assemble or Leisure.
Decision Approve Discharge of Condition

WSL Parish Council comment:

Application received after the September Parish meeting, so no comment was made.

PLANNING DECISIONS END SEPTEMBER- OCTOBER 10th , 2017

Reference 17/01142/FULL

Application Validated Thu 30 Mar 2017
Address: **Waltham Lodge** Nut Lane Waltham St Lawrence
Proposal Construction of a replacement detached garage with accommodation in roofspace
Status Decided
Decision **Refuse**

Decision Issued Date Thu 28 Sep 2017

WSL Parish Council Comment:

The Parish Council has no objection to this application, subject to it being ancillary accommodation to the main house.

Reference **17/02189/CPD**
Alternative Reference PP-06209547
Application Validated Fri 11 Aug 2017
Address: **Fernbank**, The Straight Mile Shurlock Row
Proposal Certificate of lawfulness to determine whether a side extension is lawful.
Status Decided
Decision **Permitted Development**
Decision Issued Date Fri 06 Oct 2017

WSL Parish Council Comment:

The application was noted but the Parish council made no comment as this is a matter of law.

Reference **17/01542/FULL**
Alternative Reference PP-06020227
Application Validated Fri 12 May 2017
Address: **Old Gunsbrook House** Twyford Road Waltham St Lawrence Reading RG10 0HE
Proposal Construction of new access and gate
Status Decided
Decision Application **Withdrawn**
Decision Issued Date Mon 02 Oct 2017

WSL Parish Council Comment:

Following a site visit and consultation at the Waltham St. Lawrence July meeting: The Parish Council strongly object to the re-siting of a perfectly adequate entrance that already exists adjacent to the main entrance on green belt grounds as it pushes it further away from the main settlement.

Reference **17/02437/FULL**
Alternative Reference PP-06263663
Application Validated Wed 23 Aug 2017
Address: **Chantry Cottage**, Halls Lane Waltham St Lawrence Reading RG10 0JD
Proposal Construction of a single storey summer house
Status Decided
Decision Application **Permitted**
Decision Issued Date Tue 10 Oct 2017

WSL Parish Council Comment:

The applicant is a Parish Councillor so the application was not discussed as the entire Council declared an interest.