

PURLEY ON THAMES PARISH COUNCIL

Minutes of a meeting of the Planning Committee held on Monday 21st January 2019

Present: Mr G Rolfe (Chairman) Mrs P Beddoes Mrs S Briscoe Mr R Farrow
In attendance: Sarah Williams, Assistant Clerk

PL19/010 APOLOGIES Mrs C Collier Mr N Haughton Mrs J Langford

PL19/011 DECLARATIONS OF INTEREST

Mr G Rolfe – resident of Hazel Road.

PL19/012 TO RECEIVE ANY STATEMENT OR QUESTIONS FROM THE PUBLIC None

PL19/013 MINUTES

The Minutes of the last meeting held on Monday 7th January 2019 were confirmed as a correct record and signed by the Chairman.

PL19/014 MATTERS TO REPORT FROM THE LAST MINUTES

18/03195/FULMAJ Springs Farm – a great number of complaints had been submitted to WBC in regard to how this application might affect footpaths. A “Response to Representations” had been received from the Springs Farm agent and is appended to these minutes.

PL19/015 PLANNING APPLICATIONS

18/03341/HOUSE	6 The Short	Two storey rear extension and car port to front of property OBJECT The property is on the flood plain but no Flood Risk Assessment has been provided. Extension could potentially impact on flooding
18/03172/HOUSE	28 Hazel Road	Proposed first floor extension above existing double garage. Enlargement of ground floor kitchen window to form patio opening. Internal alterations to form open-plan kitchen/dining room. Single storey rear extension to existing dining room, single storey side extension to R/H side elevation SUPPORT Only two parking spaces for a five-bed home. Tree officer needs to consider impact on tree as all trees on the site have a TPO.
19/00025/HOUSE	Quince Cottage, Purley Lane	Single storey rear extension following demolition of existing conservatory NO OBJECTIONS

18/03287/FULD	Land to rear of 42-48 Long Lane	Erection of four detached dwellings including garages, new vehicular access and accommodation works NO OBJECTIONS Parish Council requests CLIs on this development
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PL19/016 WEST BERKSHIRE COUNCIL DECISIONS – NOTED

(CON – case officer notes)

18/02815/HOUSE	39 Waterside Drive	Approval
18/02971/HOUSE	27 Cecil Aldin Drive	Approval

PL19/017 ANY OTHER PLANNING ISSUES TO REPORT UNDER TERMS OF REFERENCE

PL19/018 DATE OF NEXT MEETING Monday 4th February 2019 (subject to change)

DRAFT

Response to Representations

Springs Farm

18th January 2019

The project team at Springs Farm is pleased to provide some further clarification and responses to representations submitted on the recent planning application, and other discussions locally.

Change of Use

We can confirm that this application relates to the change of use of land from agricultural to equestrian, for the personal and private use of the landowner and their family. No commercial or business use is proposed for the estate, which will remain solely in residential use.

A change of use planning application was submitted to support the keeping of horses that will be housed on the estate in the future and because these horses will be kept only for personal, private leisure uses. This differs from what is permitted by an agricultural permission.

Future Masterplan

Some of the submitted plans and documents refer to how the estate could look in the future, after various improvement works have been carried out and planning permissions implemented in full. It is worth recognising that there is no obligation upon the applicant to complete all works for which permission is granted.

The planning application makes reference to the wider proposals to divert the existing public right of way (PURL 1/1). The diversion of the public right of way will be sought via a separate legal process. These planning proposals do not predetermine the outcome of this process nor enable any obstruction of the public right of way prior to the formal diversion of the route. The proposed diversion of the footpath will be considered on its own merits.

Notwithstanding the above, in response to the concerns raised by some local residents to the proposed arrangement of the paddocks in relation to PURL/1/1, the applicant has submitted revised plans to the local planning authority which move the southern boundary of the paddocks north of the PURL 1/1 route. We trust these amendments resolve residents' concerns.

Footpaths

It should be highlighted that the existing PURL 1/1 path is proposed to be diverted, rather than stopped up, to follow the existing permissive path along the southern boundary of the estate. A permissive path does not have the same status as a public right of way and could be closed by the landowner, so designating this route as a public footpath would provide a net gain to the green infrastructure and network of public rights of

way in the local area. It will also provide a much more convenient route for people walking in this area between Purley and Pangbourne.

The permissive path is far in excess of the minimum width required for a right of way, which is only around 3m in width. In contrast, the permissive path along the railway ranges between 5 and 15 meters wide and therefore offers a generous alternative to the current path. The project team are investigating how the quality of this route could be further improved and upgraded, potentially with the introduction of a dedicated cycle lane between Purley and Pangbourne alongside a walking route.

This route has been maintained to a good standard by the site team over recent months, for example with woodchips being put down repeatedly during periods of inclement weather.

Safety and security

Unfortunately there have been instances of vandalism and criminal activity targeting the estate during recent months, all of which have been reported to the police. Although a large estate, Springs Farm remains a residential property and the safety of the people and animals living here is of paramount importance to the applicant.

The estate is a private residence intended for the quiet enjoyment of the landowner and their family and no commercial operation (equestrian or otherwise) is proposed to take place from here. Sporting or equine stud facilities **will not take place** at Springs.

Local engagement

The landowner and project team are committed to working constructively with local residents and has publicised details of an email address, telephone number and Freepost address that people can use to contact them should they have any questions or comments. Anyone is able to contact the team should they wish to speak about the management of the estate, and those living and working there (including some local residents) have to date had numerous positive conversations with local people who are supportive of the works undertaken.

The team has also supported a number of local causes, including donations towards the provision of a new defibrillator at the memorial hall and a new boardwalk along the Thames Path. The Tour de Purley cycle event was also able to cross the site and a water station was allowed to be based here. Equipment and volunteer time has been donated to help with the creation of new micro plots at the neighbouring allotments and clearance of local watercourses, helping to mitigate flood risk in this sensitive area.

All of these examples highlight the team's commitment to local engagement and this will continue in the future. We look forward to working positively with West Berkshire and local stakeholders on the continued enhancement of this estate.