

PLANNING DECISIONS JULY 2017

JUNE:

Reference 17/00813/OUT

Alternative Reference N/A

Application Received Tue 07 Mar 2017

Application Validated Mon 03 Apr 2017

Address Downfield Tip Shurlock Road Waltham St Lawrence Reading

Proposal Outline application with all other matters to be reserved for the erection of equestrian stables, hay and machinery store and grooms' accommodation.

Status Decided

Decision **Refuse**

Decision Issued Date Mon 12 Jun 2017

WSL Parish Council comment:

The Parish Council is concerned at the scale of commercial stabling in an area already well covered by equestrian enterprises where grazing is the approved use with no on site living accommodation. As such at present it contravenes with guidance within GB6 & GB2.

JULY:

Reference 17/01679/FULL

Alternative Reference N/A

Application Received Mon 22 May 2017

Application Validated Mon 22 May 2017

Address The Threshing Barn Coltmans Farm The Street Waltham St Lawrence Reading RG10 0JJ

Proposal Change of use of ancillary accommodation to a separate dwelling with alterations to fenestration following demolition of existing single storey rear lean-to extension

Status Decided

Decision **Application Withdrawn**

Decision Issued Date Mon 17 Jul 2017

WSL Parish Council Comment: - No objection

Reference 17/00708/FULL

Alternative Reference pp05838808

Application Received Mon 27 Feb 2017

Application Validated Thu 16 Mar 2017

Address Land To The Rear of Baskerville House The Street Shurlock Row Reading

Proposal Detached dwelling with basement, additional new fence and new gates following demolition of existing garage.

Status Decided

Decision **Refuse**

Decision Issued Date Fri 07 Jul 2017

WSL Parish Council comment:

The Parish Council strongly objects on these grounds:

GB2: A) greater impact on openness than existing development i.e. garage

B) 2. material intensification in level of activity

3. material increase in scale of development

GB3: 1. it does not represent closing an existing small gap in a built up frontage and is outside the Recognised Settlement boundary

2.1.18 it represents backland development and causes harm to visual character of the Conservation Area
DG1 note 8: adequate vehicle access has to be available for refuse and emergency vehicles.

There is a T.P.O on the willow tree shown in the plans. This proposed development is likely to seriously affect the root system of the tree. It also conflicts with 'limited' infilling para. 89 of NPPF and is not 'affordable housing'. NB if the LPA is minded to recommend approval, this application should be called to Panel.