

# WALTHAM ST LAWRENCE PARISH COUNCIL

The Old School, The Street, Shurlock Row, Berkshire RG10 0PR

Clerk to the Council: *Mrs MJ Sreather 28.2.2024*

Telephone: 07956 217783

Email: parishclerk@wslpc.uk



Waltham St. Lawrence Parish Council Meeting  
to be held on Tuesday 5<sup>th</sup> March 2024 in the Neville Hall  
Members of the Public and Press are welcome to attend.

Summonsed to attend: Cllr Kay, Cllr Patel, Cllr Goodchild, Cllr Hipgrave, Cllr Williams, Cllr Craig, Cllr Crawley-Boevey

## Agenda

	<b>PUBLIC QUESTION TIME:</b>
1	<b>APOLOGIES:</b>
2	<b>MINUTES:</b> To approve minutes of the Parish Council meeting held on Tuesday 13 <sup>th</sup> February 2024
3	<b>DECLARATION OF INTERESTS:</b>
4	<b>SIGNIFICANT MATTERS ARISING FROM THE PREVIOUS MINUTES:</b>
5	<b>PLANNING APPLICATIONS</b> Reference 24/00336/CPD Address The Cottage The Straight Mile Shurlock Row Reading RG10 0QN Proposal Certificate of lawfulness to determine whether the proposed detached outbuilding and swimming pool is lawful. Reference 24/00280/FULL Address Valentines The Straight Mile Shurlock Row Reading RG10 0QN Proposal Outbuilding (Retrospective)
6	<b>TREE PLANNING APPLICATIONS</b>
7	<b>PLANS THAT HAVE ARRIVED IN THE LAST FEW DAYS:</b>
8	<b>OTHER PLANNING MATTERS</b> <ul style="list-style-type: none"><li>• 8 Orchard Cottages</li><li>• Pool Lane Mobile Home addition</li></ul>
9	<b>ENFORCEMENT NOTICES &amp; APPEALS:</b> <ul style="list-style-type: none"><li>• Bellman Hanger Appeal allowed, and 12 houses permitted for development. See CS-H summary</li><li>• Solar Farm No further update See CSH summary</li></ul>
10	<b>FINANCE:</b> <ul style="list-style-type: none"><li>• Online payments of: £866.45 to be approved (Clerk Salary and Dog Binn Collections)</li></ul>
1	<b>REPORTS FROM REPRESENTATIVES:</b> <b>Report from the Clerk:</b> <ul style="list-style-type: none"><li>• Proposed attendees Annual Parish Meeting</li></ul> <b>Report from Borough Councillors:</b> <b>8 Orchard Cottages</b> <b>Allotments:</b> <ul style="list-style-type: none"><li>• Request for allotment swap 1 in 1 out</li></ul> <b>Communications:</b> <b>Burial Ground</b> <ul style="list-style-type: none"><li>• order of plot take up and reservations</li></ul>

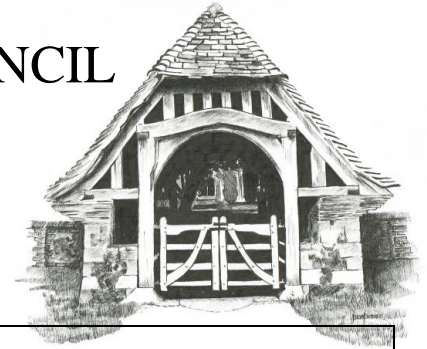
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	<ul style="list-style-type: none"><li>• Memorial Garden plan</li></ul> <b>Bridleways &amp; Footpaths:</b> <b>Defibrillators:</b> <ul style="list-style-type: none"><li>• Unit 4 purchase</li><li>• Awareness</li></ul> <b>Ditches/Culverts/Drains</b> <ul style="list-style-type: none"><li>• Darvills Lane Contractor Meeting update</li><li>• Ket Blockage areas</li></ul> <b>Highways:</b> <ul style="list-style-type: none"><li>• Damage to Halls Lane</li></ul> <b>Speedwatch</b> <b>Parish Maintenance:</b> <b>Nature Reserve:</b> <ul style="list-style-type: none"><li>• Lease signing update</li></ul> <b>CIL Monies</b> <ul style="list-style-type: none"><li>• Alternative Projector Neville Hall</li></ul> <b>Working Groups:</b> <ul style="list-style-type: none"><li>• Litter Pick</li><li>• Burial Ground replant</li></ul> <b>Other:</b>
12	<b>CORRESPONDENCE:</b>
13	<b>MEETINGS ATTENDED BY PERSONS REPRESENTING THE PARISH COUNCIL:</b> Clerks Forum 21.2.24
12	<b>AOB:</b>
	<b>DATE OF NEXT SITE VISITS</b> Saturday 6 <sup>th</sup> April 2024 9am Neville Hall
13	<b>DATE OF NEXT MEETING:</b> Tuesday 9 <sup>th</sup> April 2024 7pm Neville Hall

**See below for Bellman Summary CSH**

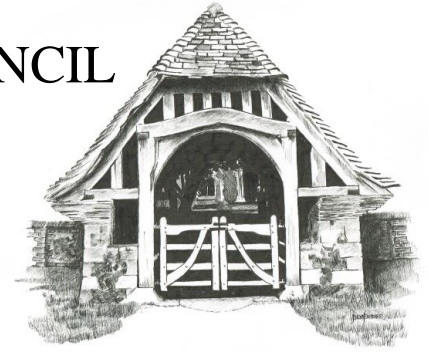
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## BELLMAN HANGAR

The 30 year planning saga, which started in early 90s with 3, 4 and 5 houses, in place of 1940s hangar, all refused on GB grounds, now concludes following a 4 month delay from 10/10 Hearing. Comprehensive Inspectorate report runs to 70 paras with 21 most onerous conditions, including specified sightlines at entrance, the 2022 application for 12 houses 3/4 bed including 3 'affordable' replacing all existing buildings, hardstanding and storage front and rear. The Inspector concludes replacement did not conflict with the openness of the Green Belt, because:

### FOR

1. The site is 'brownfield' i.e. previously developed with the test on 'openness' being 'substantial' harm for 'inappropriate' (NPPF 154g) and 30% 'affordable housing' (disputed).
2. Planning permission for 3 houses was granted in 2015 but never enacted although deemed to have begun 'significant weight' (disputed).
3. The EA became satisfied that a flooding risk did not arise was downgraded from zone 3 to 1 'with no risk of flooding elsewhere'.
4. 3 units and a financial contribution for 'affordable' was eventually agreed, shared ownership and rental.
5. The Hangar was deemed to be permanent since 1940s not temporary and the Appeal site PDL (previously developed land).
6. The housing units would be smaller in volume with reduced hardstanding compared to existing buildings.
7. 'The Hangar is at odds with its surroundings neither residential nor rural in appearance.'
8. 'The occupants would seek to support local services (see 8 below 'minimal') and amenities with some economic benefits' - 'positive weight' (unproven).
9. Para 45 Council cannot demonstrate a 5 year housing land supply only 4.83 years, so this development will help - 'moderate weight and a benefit' (apparent conflict with 5 below).
10. Site is close to working farm with potential for noise and odour but appellants produced an odour report not considered to be a constraint (debatable).

### AGAINST

1. The spread, height, massing and distribution of the development would exceed that of existing but not sufficient to account for 'substantial harm' so VSC not applicable.
2. 'Character and Appearance' (para 37) is relevant to this countryside location and the development is of a "urban appearance" with the layout of "suburban character" incongruous in this rural area with fencing being both

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'cramped' and 'enclosed'. In closing (para 70) he concludes that 'moderate harm' would be caused to character and appearance of the area. (word 'suburban' appears a total of 8 times).

3. Para 39 A development of more suitable design and layout could still be provided on site (nb. Action – Shanly and RBWM to submit revised scheme?).

4. Para 41/42 Existing developments such as Downfield and Woods Yard are different not helpful to appellant's case and para 42 'I conclude that the proposal would be harmful to character and appearance to the area, in conflict with Local and Neighbourhood plans "which respects character and beauty of countryside" – 'moderate weight' 'in view of existing appearance and fall back scheme'.

5. Para 66 2022 Council 'housing delivery test has a HDT measurement of over 100% 'from presumption to none' (apparent conflict with 9 above unless 'land' and 'test' also conflict?).

6. 'Potential for residences to be affected by odour and noise of adjacent farm - the nature of farming operations' (see 10 above).

7. 'Affordable housing would be of a different design and layout to the market housing but will meet an identified need for family housing although facing onto car parking'.

8. 'There are minimal services in vicinity, highway is unlit with no footway of cycling paths, limited bus services, reliant on car use' (no weighting given - conflict with 8 above).

9. 'A 2m fence prevents access to wood with potential overshadowing from trees' bat habitation affected by closeness of light spillage.

10. 'I conclude that the proposal would not be inappropriate development in Green Belt, however moderate harm would be caused to the character and appearance of the area and there would be limited harm arising from its location in respect of access to services and vehicle movements'.

"ON BALANCE I FIND THAT THE ADVERSE IMPACTS WOULD BE SIGNIFICANTLY AND DEMONSTRABLY OUTWEIGHED BY THE IDENTIFIED BENEFITS ARISING IN THE NPPF REPRESENTING SUSTAINABLE DEVELOPMENT AND THE APPEAL ALLOWED"

CSH – 22.2.24