

HURLEY PARISH COUNCIL

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PLANS TO BE CONSIDERED AND DISCUSSED AT THE MEETING OF THE HURLEY PARISH COUNCIL

to be held on

THURSDAY 16th AUGUST 2012 AT 7.30pm

KNOWL HILL VILLAGE HALL, BATH ROAD, KNOWL HILL, BERKS

Please note that all areas of Hurley Parish are protected by Green Belt GB1-GB11. All areas (with the exception of small parts of Knowl Hill and Burchetts Green) are further protected by Policy N1 - Area of Special Landscape interest.

Location	Planning No.	Applicant	Proposal
BERKS COLLEGE OF AGRICULTURE , Hall Place, Burchetts Green Road, Burchetts Green	12/01848	Mr D Marshman, BCA	Erection of 3 single storey temporary teaching facilities
MEADOW VIEW , Star Lane, Knowl Hill	12/01855	Ms M Johnson	Construction of a replacement dwelling and garage
ASCOT COTTAGE , High Street, Hurley	12/01857	Mr D Walter	Various tree works to Willow, Cherry, Limes, Holly and Ash some of which are in the grounds of Runnymede House
THE CLOISTERS , High Street, Hurley	12/02007 Listed Building Consent	Mr and Mrs Green	Consent to extend the approved terrace under App. No. 12/00263
THE FOUR HORSESHOES , Warren Row Road, Cockpole Green	12/02024	Mr J Stone	Reconstruction of a barn to provide ancillary accomodation
BERKS COLLEGE OF AGRICULTURE , Hall Place, Burchetts Green Road, Burchetts Green	12/02048	Busy Bees Nurseries Ltd	Consent to display one non-illuminated freestanding panel sign (renewal of consent 08/00165)
11, CHOSELEY CLOSE , Knowl Hill	12/02079	Mr and Mrs S Cooper	Single storey rear extension
TOP FARM , Honey Lane, Hurley	12/02082	Beech Lodge School	Temporary two year permission for change of use from residential to

			D1 (education) with minor internal alterations and temporary car parking
YE OLDE BELL HOTEL , High Street, Hurley	12/02087	Mr T Dhillon – Dhillon Group	Replacement first floor rear extension (renewal of permission 08/02203)
YE OLDE BELL HOTEL , High Street, Hurley	1202088 Listed Building Consent	Mr T Dhillon – Dhillon Group	Replacement first floor rear extension (renewal of permission 08/02202)
YE OLDE BELL HOTEL , High Street, Hurley	12/02090	Mr T Dhillon – Dhillon Group	Enlargement of windows and new glazed doors to the “link” building along with new landscaping including pergolas and fencing
YE OLDE BELL HOTEL , High Street, Hurley	12/02091 Listed Building Consent	Mr T Dhillon – Dhillon Group	Enlargement of windows and new glazed doors to the “link” building along with new landscaping including pergolas and fencing
YE OLDE BELL HOTEL , High Street, Hurley	12/02102	Mr T Dhillon – Dhillon Group	Consent to convert loft space within brick barn, insertion of roof lights to north elevation
THE COTTAGE, 31 , High Street, Hurley	12/02114	Mr P J Turner	Single storey garage and loggia extension. Bay window to the front elevation to allow the use of the existing garage as habitable accommodation
BERKS COLLEGE OF AGRICULTURE , Hall Place, Burchetts Green Road, Burchetts Green	12/02119	Mr D Marshman, BCA	Single storey office building for a temporary period
MANOR HOUSE , High Street, Hurley	12/02155	Mrs F Fieldhouse	Fell a hawthorn and reduce height of a leylandii by up to 3m.
THE CLOISTERS , High Street, Hurley	12/02161	Mr and Mrs Green	Formation of an extension and access ramp to the existing terrace
THE CLOISTERS , High Street, Hurley	12/02162 Listed Building Consent	Mr and Mrs Green	Formation of an extension and access ramp to the existing terrace

The following applications have recently been determined:

Location	Planning No.	Proposal	Parish Meeting Date	PC's Comments	Decision
GARDEN COTTAGE, Rosehill, Henley on Thames	12/01178	Timber outbuilding with associated works	21.06.12	Application ACCEPTED	12/07/12 REFUSED On grounds GB1 and GB2
TYTHECOTE MANOR, High Street, Hurley	12/01417	Detached double garage and domestic store	21.06.12	Application SUPPORTED subject to the clarification of RBWM's requirement as to Listed Building consent and also the existing car port is removed as a one for one concession.	19/07/12 GRANTED
HALL PLACE, Burchetts Green Road, Burchetts Green	12/01419 (retrospective)	Two detached timber shelters	21.06.12	Application ACCEPTED	<i>Withdrawn</i> 16/07/12
TALL TREES, Burchetts Green Lane, Burchetts Green	12/01446	Single storey rear extension	21.06.12	Application SUPPORTED	02/07/12 GRANTED
THE COTTAGE, 31 High Street, Hurley	12/01514	Single storey detached garage and a bay window to the front elevation to allow the use of the existing garage as habitable accommodation	21.06.12	Application ACCEPTED subject to RBWM consultation on flood plain policy.	19.07.12 <i>Withdrawn</i>
LOWLANDS, New Road, Hurley	12/01537	Single storey side extension and bifold doors to rear	21.06.12	Application ACCEPTED	01.08.12 REFUSED On grounds GB1, GB4, GB2(A) and F1

No Appeals to report.

COUNCILLORS:

Although there are 18 applications for you to consider, at our meeting on the 16th August, most are spread over three sites:

Berks College of Agriculture – 3 applications

Ye Olde Bell Hotel, Hurley – 5 applications

The Cloisters, Hurley – 3 applications

The Cloisters – three applications

These applications seek to extend the current terrace which formed part of the consent under 12/00263 for a single storey rear extension. The Parish Council had approved this application back in February. The Design and Access Statement submitted with these new applications explains why an extension of the terrace and a ramp is sought, as follows:

Proposed additional small increase in the width of the terrace area will give greater unity to the appearance of the building, and avoid the risk that the terrace as existing (and previously proposed and approved) will look truncated.

Proposed grass ramp access will follow Planning for Ageing and Population, SPD guidance and will improve the accessibility of the building from the garden site.

I would therefore suggest that a site visit is not needed in this instance, since this is a very large site and the applications seek to improve the appearance of a terrace for which planning permission has already been granted. Do Councillors agree?

Berks College of Agriculture – three applications

Two applications relate to temporary single storey facilities, the third is in respect of the renewal of a permission for a free-standing, non-illuminated sign, granted in 2008. Is a site visit required?

Ye Olde Bell Hotel, Hurley – five applications

Two applications relate to the renewal of a 2008 permission for a replacement first floor rear extension, which possibly needs no visit, however a visit should be made to view the proposed landscaping proposals and the barn conversion.

Three separate applications - Meadow View, 11 Choseley Close and The Four Horseshoes

May I suggest that South ward Councillors cover these three applications on Saturday morning? Please confirm ASAP in order for me to arrange site visits with the agents/applicants.

Remaining four Hurley North ward applications – Ascot Cottage, Top Farm, The Cottage, Manor House

Top Farm - Steve has spoken to me about the Burchetts Green Residents Association's concerns about the Top Farm application and is keen to carry out a site visit. He is not around at the weekend so proposes a site visit on Tuesday or Wednesday (14th or 15th).

I would suggest that those of you that can attend, also include a visit to **The Cottage** on the same evening. Please let me know if you are available for either evening.

Ascot Cottage and **Manor Farm** are both tree applications and could also be included, or perhaps a North ward Councillor can volunteer to look at them?