



Barkham Parish Council

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2nd December 2024

To whom it may Concern

Planning Application - 242654

Ye Old Leathern Bottel, 221 Barkham Road, RG41 4BY

Single storey extension, first floor extension, loft conversion to create 5x bedrooms and changes to access, parking etc.

Barkham Parish Council objects to this application.

This site together with the surrounding area has a contentious planning history including:

PA 241556 - Ye Old Leathern Bottel, 221 Barkham Road, RG41 4BY

Validated Aug 2024

Proposed extension to include remodelled pub/kitchen and introduction of 5x bedrooms on first floor. Erection of ancillary building to provide a further 8x bedrooms. Associated changes to access, parking, landscaping etc.

PA 232621 - Land west of Limmerhill Road

Validated Oct 2023

60x dwellings includingwith access from Barkham Road. Means of access considered [details] to be reserved.

PA 231990 - Ye Old Leathern Bottel, 221 Barkham Road, RG41 4BY

Validated Aug 2023

Creation of site access to serve existing Public House and the Equestrian centre with clearance of the former access.

Although the above applications are separate, there is a common theme - construction of a new access to the field behind the public house with schemes to convert the public house to a hotel. It is interesting to note that the Planning Officer for PA 241556 in his report described that application as being broadly similar to the previous application for the access road - PA 231990 - with the addition of the accommodation

rooms both within the existing building and as a separate block. This description can be applied equally to this current application albeit without the new additional block.

In the Planning Officer's report for PA 241556 the officer considers the impact on CP11 which states that *Proposals outside of the development limits will not normally be permitted except where 2) It [the proposed development] does not lead to excessive encroachment or expansion of development away from the original buildings.*

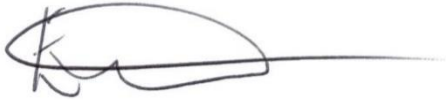
The Planning Officers comments that whereas the pub building is located within the settlement limits, the surrounding grounds ~~de~~ are not and this would include the proposed location of the new access road. The proposed two-way access road with footpaths on either side giving the appearance of an adopted road would perpetuate an encroachment of a hard permanent structure into this area of countryside away from the existing building. The proposal for the current application – PA 242654 - is no different and would also not be in accordance with Policy CP11 Section 2. Furthermore, the scale of the proposed access road will significantly alter the appearance of the frontage onto Barkham Road at this sensitive location between settlement areas.

Moreover, the proposed access road which will contribute nothing to the operation of pub will be at the expense of the number of parking bays available which cannot be right.

Much is said in the report for the earlier application – PA 241556 - about the impact on trees and some of these observations appear to be still relevant with this current application.

For the above reasons, Barkham Parish Council requests that this application is refused.

Yours sincerely,

A handwritten signature in purple ink, appearing to be 'E. Tims', with a long horizontal line extending to the right.

Ellen Tims
Clerk to Barkham Parish Council