

FINCHAMPSTEAD PARISH COUNCIL

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD
at 7.30pm on Wednesday December 7th 2016
California Ratepayers Hall, Finchampstead, Berkshire

PRESENT Cllr Veitch – Chair
Cllr Marshallsay – Vice Chair
Cllrs Mrs Driver, Mrs Jennings- Frisby, Mrs York, Bromley, Cornish, Pearce
Mrs Kent – Assistant to the Clerk.

457/2016 – APOLOGIES FOR ABSENCE

Apologies from Cllr Cundy.

458/2016 DECLARATION OF INTERESTS

None.

459/2016 – MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on November 2nd 2016 were signed as a true and correct record.

PUBLIC PARTICIPATION

No public attended the meeting.

460/2016 – MATTERS ARISING FROM THE MINUTES

472/2012 - CORRESPONDENCE AND OTHER MATTERS – Arborfield SDL

- **ACSG** . Meeting was held on Tuesday 6th December. Cllrs Bromley and Veitch attended. The main points were:
 1. MFT S106 agreed and plans should be signed off this week.
 2. The northern section of NMRE from A327 to Bohunt School will be handed over May 2017 time.
 3. The new building for Bohunt School will be handed over in May 2017. It will not be occupied until the start of the new school year in Sept 2017.
 4. NMR cycleway needs to be in place by the start of the next school year, Sept 2017.
 5. Reading Football club land/ Hogwood Park –pre application discussions are taking place with WBC. Plans may be submitted in Spring 2017.
- **Crest Community Liaison Group** 5th December, Cllr Pearce attended, his notes have been circulated to the committee.
- **Community Forum** – scheduled for spring 2017.

461/2016 CONSIDERATION OF PLANNING APPLICATIONS – Appendix A

Applications for Prior Approval will be listed on our main database.

Plans are downloaded for each meeting along with letters pertaining to the application.

The committee requested application number 162865 – Silverstock Manor be recommended for listing. Cllr Stanton wrote to FPC regarding this and confirming his intention to list this application.

462/2016 – DECISIONS - Decisions were reported as at Appendix B.

AK will follow up where our recommendations differ from WBC's, and planning approval has been given.

463/2016 – APPEALS

New appeals

24 Radical Ride ref - 162103 application for the proposed erection of a two storey front extension and the replacement of the existing flat roof to the garage on the front elevation with a pitched roof. FPC had no objections.

145 Nash Grove Lane – 161709 Application to vary condition 4 and 11 of planning consent F/2014/2676 for the demolition of existing bungalow and erection of new dwelling. Condition 4 to be reworded as ‘within 3 months of the occupation of the new house, to demolish the outbuilding identified on drawing PL-2001, as an alternative to the demolition of the existing bungalow, and to erect plot boundaries as shown on the plan. Condition 11 access to be removed
WBC refused, would result in an additional dwelling within an unsustainable country side location. Not sustainable form of development, inappropriate development in the countryside. New dwelling would be located in an area of poor public transport. FPC had no objections, therefore no further action is required.

Landmark House, Jubilee Rd – 161031. Application for proposed conversion of stables to a live/work unit. FPC objected , on the basis it is a creation of a residential dwelling under the guise of a pseudo industrial unit. Thames Basin Heath, inappropriate development in the countryside. Traffic concerns. Development by stealth. WBC refused unsustainable location, TBH. AK will send the committee’s comments to the Inspectorate.

Broughton, Heath Ride – 142497 proposed demolition of existing outbuildings and the erection of 2 no detached dwellings and use of land as residential curtilages. FPC objected, backland development and Thames Basin Heath. WBC refused, inappropriate development in countryside location. Detrimental and urbanising impact. TBH
Appeal allowed, Feb 16 One of the points that carried weight in favour of the proposal was the ‘scheme proposes a 40% affordable housing contribution’, the inspector saw this is an important consideration. The inspector found that only a limited level of harm would arise to the character of the area. **Dec 2016 Case re-opened. WBC challenged decision & courts said it needed to be reheard.** AK will forward original comments to the Inspectorate.

Appeal Decisions

78 Reading Rd – 153485 Full planning application for the proposed replacement dwelling and garage including new access. Appeal allowed, FPC had no objections.

162c Nine Mile Ride – 160588 Full application for the proposed demolition of existing dwelling and outbuilding and the erection of replacement dwelling, ancillary annexe and garage. Appeal allowed. FPC had no objections

160493- Pickeridge House, Sandhurst Rd, alterations to pool house including removal of pool, erection of porch, chimney and alterations to fenestration for use as ancillary accommodation to the main dwelling. To be determined by written representation. Appeal allowed.
FPC had the following objections, Thames Basin Heath, development in the garden, no substantial difference from last application reference 152593.
WBC refused contrary to Policy CP1 and CP3 of Core strategy as would be an independent dwelling. Unsustainable, countryside location. Urbanising impact

464/2016 – TREE PRESERVATION ORDERS

TPOs, addresses and basic details will be included in minutes. TPOs are kept in Parish Office if further information is required.

7 Applications for works:

Rosewell, 279a Johnson Drive TPO 1522/2016
The Studio, Longwater Lane, TPO 293/1985
156 Barkham Ride TPO 755/1995
21 Bromley Grove TPO 130/1977
21 Little Fryth TPO 325/1987
6 Watson Close TPO 819/199
Cobwebs Hollybush Ride TPO 1015/2000

12c Little Fryth TPO 1015/2000

Consent to works on one Oak.

Entrance to Robinson Crusoe Park, Park Lane TPO 1367/2010

Consent to works on one Oak.

18a Heatherdene Ave, TPO 1060/2004

Consent to works on one Oak.

465/2016 STREET NAMING AND NUMBERING

Confirmation of property address – 422a – 422d Finchampstead Rd.

466/2016 - CORRESPONDENCE AND OTHER MATTERS

Call for Sites

Cllrs Cundy, Marshallsay, Weeks and Veitch considered all the sites, which have been put forward for Finchampstead and adjoining parishes through the Call for Sites, on Thurs 24th November.

Comments have been uploaded to Dropbox (see the third page of each document). The formal submission will be signed off at Main Council in December prior to submission to WBC.

On 23rd Nov, WBC wrote advising additional sites may continue to be suggested to them. WBC intend to publish a monthly update on the first Monday of every month.

Our planning committee will discuss any new sites proposed during our monthly planning meetings. Action- AK will write to WBC asking when the extension finishes, why they have decided to extend the consultation period, and the deadline date for comments on newly suggested sites.

Correspondence

- Planning lists.
- Application 162986, 331 Nine Mile Ride, proposed non- material amendment to application 162018, approved by WBC
- Email from Rob Stanton re application 162865 Silverstock Manor.
- 1603033 Agricultural prior notification application for the proposed erection of a steel frame storage barn at Larchwood Farm, White Horse Lane.
- Notification that application 162316 Queens Mere House has been withdrawn.
- Letter from Crest advising of works taking place in the near future.
- WBC press release regarding potential funding to investigate possible solution to Region's housing needs.
- Agenda for Community Liaison Group meeting on Monday 5th December. Cllr Pearce's notes.
- Arborfield Green newsletter (winter 2016)
- Agenda items for ACSG meeting on 6th December.

467/2016 Date of Next Meeting

The next meeting will be on **Thursday 5th January at 7.30pm** in the California Ratepayers Hall. The meeting closed at 9.15pm.

LOCAL GOVERNMENT ACT 1972 & PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960

It was resolved that as publicity would be prejudicial to the public interest by reason of the confidential nature of the business to be discussed, the Press and Public would be excluded from the meeting during agenda item number 468 /2016 Enforcement matters.

These minutes are subject to confirmation at the next meeting of the Committee.