

**FINCHAMPSTEAD PARISH COUNCIL**

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD  
at 7.30pm on Thursday 5<sup>th</sup> January 2017  
California Ratepayers Hall, Finchampstead, Berkshire**

---

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

**1/2017 – APOLOGIES FOR ABSENCE**

Apologies from Cllr Cundy.

**2/2017 DECLARATION OF INTERESTS**

None.

**3/2017 – MINUTES OF THE PREVIOUS MEETING**

The minutes of the meeting held on December 7<sup>th</sup> 2016 were signed as a true and correct record.

**PUBLIC PARTICIPATION**

No public attended the meeting.

**4/2017 – MATTERS ARISING FROM THE MINUTES**

**472/2012 - CORRESPONDENCE AND OTHER MATTERS – Arborfield SDL**

- **ACSG.** No meeting planned for January 17, a site visit to Bohunt school is proposed in February. Dates of future meetings to be confirmed.
- **Crest Community Liaison Group** possibly March 2017, date to be confirmed.
- **Community Forum** – scheduled for spring 2017.

**5/2017 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.

**6/2017 CALL FOR SITES**

Land to the north of Reading Rd SF1042

Land at the back of Nine Mile Ride SF1045

The committee commented on both sites, and details will be emailed to WBC.

**7/2017 – 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.

**8/2017 – APPEALS**

New appeals

No new Appeals.

**Appeal Decisions**

No Appeal decision notices received.

### **9/2017 – TREE PRESERVATION ORDERS**

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

#### **5 Applications for works:**

**163271** – Tudor Cables, Lower Wokingham Rd, TPO 1348/2010

**163238** – Woodland Retreat, 269a Finchampstead Rd, TPO 893/1997

**163329** -7 Salamanca, TPO/1421/2012

**163379** – 162c Nine Mile Ride, TPO/563/1992

**162971** – 7 Little Fryth, TPO. 325/1987

### **10/2017 STREET NAMING AND NUMBERING**

None received.

### **11/2017 - CORRESPONDENCE AND OTHER MATTERS**

#### **Correspondence**

- Planning lists.
- Email from WBC regarding the notification of the Goods Vehicle Operators Licence. The Assistant to the Clerk will check this monthly for updates.
- WBC's News release on Pineridge.
- Sheet on Free Training in Affordable Housing being held on Feb 21<sup>st</sup> 2017. Email will be forwarded to the committee. Cllrs York and Cornish would like to attend.
- BALC –Planning Framework Training Course on 7<sup>th</sup> March 17. Email information to planning committee
- WBC email - planning application decision 162714
- WBC email – planning application decision 162638
- Notification that Gladman Developments is promoting land off Finchampstead Rd for a potential development of up to 250 homes. Residents have discussed the possible development on the social media site 'Streetview'. The committee suggested FPC should be pro-active and check Streetview regularly, this is a matter for Main Council so a policy can be approved.

### **12/2017 Date of Next Meeting**

The next meeting will be on **Wednesday 25th January at 7.30pm** in the California Ratepayers Hall. The meeting closed at 9pm.

### **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 13/2017 Enforcement matters.*

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

**PLANNING APPLICATION LIST Thursday January 5<sup>th</sup> 2017 Finchampstead Parish Council**

**APPENDIX A**

Location	Ref No/ Planning Officer	Applicant	Proposal	Comments	Meeting date	Decision
Langley Common Rd, Former Hazebrouck Barracks	162881 Alex Thwaites	Greenfield	<b>Comments by 17<sup>th</sup> Jan revised/additional plans, 3 letters objecting 1 supporting</b> Full application for temporary planning permission for the use of land for filming, incorporating temporary change of use of existing former barracks buildings from use class sui generis to use class B1 and the use of the site and hard standing for parking and storage, with associated access.	We support comments made by Arborfield/Barkham parishes. FPC has no further comment.	<b>5.1.17</b>	
Lower Wokingham Rd, Bramblings	163047 Sara De Barros	Yorke-Goldney	<b>Comments by 17<sup>th</sup> Jan</b> Application for a certificate of existing lawful development for the erection of a single storey rear extension to dwelling.	No objections	<b>5.1.17</b>	
Sandhurst Rd, Silverstock Manor	163284 Andrew Chugg	Prior	<b>Comments by 9<sup>th</sup> January</b> Householder application for the proposed two storey front/side extension to dwelling and part demolition of existing dwelling (retrospective).	No objections	<b>5.1.17</b>	
Lower Wokingham Rd, Pine Lodge	163338 Brooke Davey	Rubbani	<b>Comments by 5<sup>th</sup> Jan</b> Householder application for the proposed creation of a new vehicular access to the dwelling.	No objections	<b>5.1.17</b>	
Radical Ride, 25	163445 Jane Burton	Thomas	<b>Comments by 11<sup>th</sup> Jan</b> Householder application for the proposed erection of a single storey rear extension and part conversion of garage to create habitable accommodation to dwelling. Removal of conservatory.	No objection subject to adequate car parking arrangements.	<b>5.1.17</b>	
Park Lane, Hogwood Meadows	163497	Lee	<b>Comments by 19<sup>th</sup> Jan</b> Full planning application for proposed erection of day room/WC and bath facilities building.	No objections	<b>5.1.17</b>	
Park Lane, Norfolk Lodge	163353 Stephen Thwaites	Ridge	<b>Comments by 10<sup>th</sup> January</b> Householder application for the proposed erection of a double car port facing existing double garage and installation of solar panels on the roof of the new car port.	No objections	<b>5.1.17</b>	
Kiln Ride, 51A	163393 Brooke Davey	Clarke	<b>Comments by 10<sup>th</sup> January</b> Householder application for the proposed erection of an oak frame front porch canopy and insertion of 2 no windows to the single storey rear roof.	No objections	<b>5.1.17</b>	
Nine Mile Ride, 148	163481 Pooja Kumar	Ranger	<b>Comments by 18<sup>th</sup> Jan, 1 letter objecting</b> Full application for the proposed change of use of horticultural nursery (sui generis) to residential C3)	No objections	<b>5.1.17</b>	

**PLANNING APPLICATION LIST Thursday January 5<sup>th</sup> 2017 Finchampstead Parish Council**

**APPENDIX A**

Location	Ref No/ Planning Officer	Applicant	Proposal	Comments	Meeting date	Decision
Finchampstead Rd, 416	163506 Brooke Davey	Fronia	<p><b>Comments by 31<sup>st</sup> Jan</b>                      Householder application for the proposed erection of ground front and rear extensions, raising of roof of the existing dwelling to create a first floor habitable accommodation with front and rear dormer extensions plus demolition of existing garage.</p>	Deferred to 25 <sup>th</sup> January meeting.	<b>5.1.17</b>	
Fleet Lane, land rear of Magnolia House	163522 Brooke Davey	Christmas	<p><b>Comments by 27<sup>th</sup> Jan</b>                      Application for a certificate of lawful existing use of the land for the storage of equipment and parking of vehicles in connection with Marquee business.</p>	No objections	<b>5.1.17</b>	

**Planning Decisions**

**Thursday 5<sup>th</sup> January 2017**

**Finchampstead Parish Council**

**APPENDIX B**

Location	Ref No/Case Officers	Name	Proposal	Comments – FPC	Date	Decision – WBC	Date
Nine Mile Ride, 302	141215 (F/2014/2369) Alex Thwaites	Chisholm	<b>Comments by 26<sup>th</sup> Nov</b> Proposed erection of detached temporary dwelling for a period of two years (retrospective)	No objections	5.11.14	Approved	15.12.16
Little Fryth, 12c	162007 Rosie Rogers		<b>Comments by 19<sup>th</sup> Aug</b> Householder application for the erection of a single storey front extension to link the house to the garage, a single storey side extension and a first floor rear extension.	<b>No objection</b>	<b>3.8.16</b>	Approved	21.12.16
Nine Mile Ride, 51	162341 Stefan Fludger	Scannell	<b>Comments by 4<sup>th</sup> Oct</b> Householder application for proposed erection of single storey rear extension following demolition of existing conservatory, front porch extension, front ground floor bay window extension, first floor side extension and conversion of existing garage to habitable accommodation.	No objections	<b>5.10.16</b>	Approved	20.12.16
Drift Lane, Hilton House	162568 Rosie Rogers	Parker	<b>Comments by 21<sup>st</sup> Oct</b> Householder application for the erection of a two storey outbuilding following demolition of existing outbuildings consisting of a garage and garden log store.	Objection, the new building is significantly larger than the garage it is replacing and would have significant negative impact on the countryside.	<b>5.10.16</b>	Refused, excessive bulk and height would result in a structure that no longer appears subservient to the main dwelling. Unacceptable harm to visual amenity and character of the countryside.	5.12.16
Sandhurst Rd, 36	162590 Stefan Fludger		<b>Adjoining Parish Consultation, comments by 21<sup>st</sup> Oct</b> Householder application for the proposed first floor side extension to dwelling.	No objection	<b>5.10.16</b>	Refused, excessive width, scale would be out of place with the street scene.	16.12.16
Barkham Ride, 75	162625 Rosie Rogers	Weeks	<b>Comments by 18<sup>th</sup> Oct Revised proposal</b> Householder application for proposed erection of part single , part two storey rear and side extensions, following demolition of existing attached garage, single storey front porch extension.	No objection to extension, objection to garage in front of building line as detrimental to street scene. Approval of this garage would set a precedent for a revised building line, as there are no other garages like it, according to the street plans we viewed.	<b>5.10.16</b>	Approved	21.12.16

**Planning Decisions**

**Thursday 5<sup>th</sup> January 2017**

**Finchampstead Parish Council**

**APPENDIX B**

Location	Ref No/Case Officers	Name	Proposal	Comments – FPC	Date	Decision – WBC	Date
Lower Wokingham Rd, Hollybush	162638 Daniel Ray	Wakeling	<b>Comments by 31<sup>st</sup> Oct</b> Application for a certificate of existing use of the bungalow within the grounds of Hollybush as a separate dwelling.	Objection, development in the countryside. Thames Basin Heath, no previous evidence of planning permission.	<b>5.10.16</b>	Approved	12.12.16
Barkham Ride, 31	162682 Graham Vaughan	Roberts	<b>Comments by 25<sup>th</sup> October</b> Application for certificate of existing lawful development for the residential use of existing homes numbers 7 and 8	Objection inappropriate development in the countryside. Thames Basin Heath.	<b>5.10.16</b>	Approved	3.1.17
Heath Ride, Tanglewoods	162694 Dariusz Kusyk	Reader	<b>Comments by 7<sup>th</sup> Nov</b> Householder application for proposed erection of single storey side extensions to include garage, following demolition of existing garage and outbuilding.	No objection	<b>2.11.16</b>	Approved	8.12.16
Wick Hill Lane, The Old Orchard	162714 Brett Beswetherick	Singer	<b>Comments by 10<sup>th</sup> Nov, 1 letter objecting</b> Householder application for the erection of a freestanding indoor swimming and gym with ancillary accommodation.	Objection out of proportion to the existing Old Orchard property. Proposed footprint exceeds that of the main dwelling. Inappropriate development in a countryside setting.	<b>2.11.16</b>	Approved	30.11.16
The Ridges, Linwood	162812 Christine Phillips	Hopes	<b>Comments by 22<sup>nd</sup> Nov</b> Householder application for proposed erection of single storey side extension to dwelling.	No objection	<b>2.11.16</b>	Approved	7.12.16
Pine Drive, 19	163054 Pooja Kumar	Williams	<b>Comments by 7<sup>th</sup> December, 1 letter commenting/objecting</b> Full application for the proposed erection of a replacement dwelling.	No objection	<b>7.12.16</b>	Approved	13.12.16
Nine Mile Ride, 280	163068 Christine Phillips	Sidey	<b>Comments by 13<sup>th</sup> December</b> Householder application for the proposed raising of existing roof to create a first floor to existing outbuilding.	No objection subject to it not becoming a separate dwelling.	<b>7.12.16</b>	Refused, unacceptable form of development due to its scale, height and design. Unneighbourly form of development due to its height and proximity to boundary.	21.12.16
Nine Mile Ride, 55	163171 Stephan Thwaites	Richards on	<b>Comments by 15<sup>th</sup> December</b> Householder application for proposed erection of single storey side extension to dwelling.	No objection	<b>7.12.16</b>	Approved	3.1.17