

FINCHAMPSTEAD PARISH COUNCIL

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD
at 7.30pm on Wednesday 25th January 2017
California Ratepayers Hall, Finchampstead, Berkshire

PRESENT Cllr Veitch – Chair
Cllr Marshallsay – Vice Chair
Cllrs Mrs Driver, Cundy, Pearce
Mrs Kent – Assistant to the Clerk.

40/2017 – APOLOGIES FOR ABSENCE

Apologies from Cllrs Mrs Jennings-Frisby, Mrs Yorke, Bromley & Cornish

41/2017 DECLARATION OF INTERESTS

Cllr Cundy declared an interest in 163508, Sandusky, Longwater Lane, TPO application for works.

42/2017 – MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on January 5th 2017 were signed as a true and correct record.

PUBLIC PARTICIPATION

No members of the public attended the meeting.

43/2017 – MATTERS ARISING FROM THE MINUTES

472/2012 - CORRESPONDENCE AND OTHER MATTERS – Arborfield SDL

- **ACSG:** A site visit to Bohunt school is proposed for February 7th. Cllrs Veitch & Bromley scheduled to attend. Dates of future meetings have been published.
- **Crest Community Liaison Group:** Possibly will be held on 20th March 2017, date to be confirmed.
- **Community Forum:** Scheduled for spring 2017.

11/2017 Training in Affordable Housing being on Tuesday Feb 21st 2017.

Cllrs Driver, Yorke, Cornish, May, Veitch & Assistant to the Clerk A. Kent are booked on the course being held at Calcot Community Centre 18.30-21.00

11/2017 BALC Planning Framework Training Course on Tuesday 7th March 2017.

Cllrs Cundy and Veitch have been booked on the course.

44/2017 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.

45/2017 CALL FOR SITES

No new sites, the list will be checked monthly

46/2017 – 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.

47/2017 – APPEALS

New appeals

No new Appeals lodged.

Notification that the Appeal at land north of Johnson Drive for the proposed erection of 34 dwellings, reference 160162 has been withdrawn.

Appeal Decisions

24 Radical Ride -162103 development proposed is a two storey extension to front elevation, replace existing flat roof to garage on front elevation with pitched roof.

Appeal dismissed Proposed development would disrupt the pleasing symmetry of the terrace. It would stand out as a jarring, dominant and incongruous feature. FPC had no objections.

Bluebell Farm, Commonfield Lane – 152107 Proposed for a certificate of existing lawfulness for the use of existing chalet or mobile home as separate residence to the main dwelling

Appeal allowed and a certificate of Lawful use or development describing the existing operation which is considered to be lawful, is attached to the decision.

FPC were notified when WBC refused the application. An application for an award of costs was allowed.

48/2017 – TREE PRESERVATION ORDERS

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

TPO -563/1992 162c Nine Mile Ride,

WBC consents to felling of Common beech.

TPO 1185/2007, land at Rowan Cottage, 37 Pine Drive

WBC consents to removal of a Silver birch.

1 Applications for works:

163508 Sandusky, Longwater Lane.

49/2017 STREET NAMING AND NUMBERING

None received.

50/2017 - 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.
- Gypsy and Traveller Accommodation Assessment (GTAA) consultation survey to be completed by 3rd February. Some questions are not relevant to FPC. A sub-group will review and complete the survey on Monday January 30th.
- Letter from WBC regarding approval of application 160655 Manor Farm.

51/2017 Date of Next Meeting

The next meeting will be on **Wednesday 22nd February 2017 at 7.30pm** in the California Ratepayers Hall. The meeting closed at 8.38pm.

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 52/2017 Enforcement matters.

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

Location	Ref No/ Planning Officer	Applicant	Proposal	Comments	Meeting date	Decision
Hollybush Ride, Two Hoots	163102 Nuno Fernandes		Comments by 14th Feb Householder application for the erection of boundary wall and gates. (Retrospective)	Objection the proposal has an urbanising effect on the site and a detrimental impact on the character of the area and the character of the countryside. The application is therefore contrary to policy , WBC CP11 of the Core strategy and the Borough Design Guide. We note that WBC refused F/2014/2336, Heathercot, Hollybush Ride, on these grounds. This was a substantially smaller development and less intrusive. No substantial change from previous application	25.1.17	
Nine Mile Ride, Longmoor Lake, California Country Park	163385 Sara De Barros	Dukes	Comments by 1st Feb, 2 letters of comment Full planning application for the installation of vehicle overrun strips along the access road, formalisation of the existing car park and the construction of new car park creating a total of 332 bays (an increase of 152 bays) including disabled and public carrier vehicle bays, the removal of 50 trees and the planting of 85 trees and erection of the tensile tent canopy adjacent to the Café, with associated provision for street furniture, lighting and landscaping, replacement of underground pumping station, upgrading of power supply with associated distribution boxes.	Letter of comment attached.	25.1.17	
Finchampstead Rd, 416	163506 Brooke Davey	Fronia	Comments by 31st Jan 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.	No objection	25.1.17	
Park Lane, Reading FC Training Ground	163547 Sophie Morris		Adjoining Parish Consultation comments by 9th Feb Outline application (all matters reserved except access to the site) for up to 140 residential units (use class C3 and all associated parking, soft and hard landscaping within the site and ancillary works. (Means of access into the site off Park Lane , demolition of existing buildings and 2.83ha of SANG to be determined in full detail)	Letter of objection attached.	25.1.17	

Location	Ref No/ Planning Officer	Applicant	Proposal	Comments	Meeting date	Decision
Reading Rd, Belscot	163610 Mark Croucher	White	Comments by 8th Feb Full application for the proposed change of use of the land and buildings from use class B1 (Business) and B8 (storage and distribution) to use class B1 (Business), B2 (General & Industrial) and B8 (Storage & Distribution).	No objection but we note comments from local resident at no 15 and these should be taken into consideration. 8th Feb Supplementary comments; Since making our comments on 27 th January we note that further objections have been received from residents in particular those from The Rise. In the light of this the Parish Council wishes to offer its support to those residents who consider this application inappropriate and unacceptable particularly in view of the potential noise nuisance. When determining this application, we request that WBC take full account of these concerns.	25.1.17	
Shepherds Way, 7	163617 Chris Dempster		Comments by 2nd Feb Householder application for the proposed erection of a part single storey, part two storey side extensions to dwelling.	No objection	25.1.17	
Park Lane, Shepperlands Copse	170027 Sara De Barros	Walker	Comments by 20th Feb Application for a certificate of existing lawful development for the erection of buildings (D and J)	No objection	25.1.17	
Nine Mile Ride, 252a land outside	170038 Christine Philips	BT	Permitted development notification for the proposed installation of 1no electronic communication apparatus.	Noted	25.1.17	
The Village, Mulberry	162978		Notification of Approval of Certificate of Lawful Development For proposed installation of a 10m x 5m swimming pool to rear of dwelling.	Noted	25.1.17	

Planning Decisions

Wednesday 25th January 2017

Finchampstead Parish Council

APPENDIX B

Location	Ref No/Case Officers	Name	Proposal	Comments – FPC	Date	Decision – WBC	Date
Manor Farm	160655 Graham Vaughan	Slavchev	Comments by 18th April (extension approved) 1 letter objecting Full application for the proposed erection of an agricultural worker’s dwelling	Objection Manor Farm was originally a complete farm with farm house and ancillary buildings, which was subsequently split up and sold for re-development, leaving the present farm without any permanent residents. We believe this application should not be treated differently from any other application for development In the countryside. We are objecting on the following grounds; inappropriate development in the countryside, outside the settlement boundary, Thames Basin Heath. Should you be minded to approve this, it should be on the basis of an agricultural tie.	20.4.16	Approved	20.1.17
Park Lane, Longmoor Cottage	162295 Dariusz Kusyk	Tongue	Comments by 16th Nov Householder application for proposed raise in roof height to provide first floor extension with habitable accommodation, erection of new roof over first floor and attached annexe following removal of existing roofs, conversion of garage to habitable accommodation, single storey side/rear extension, two storey side extension plus first floor extension, erection of front entrance canopy and 2 meter high fence along boundary line.	No objection	2.11.16	Approved	9.1.17
Pine Drive, 19a	162480 Dariusz Kusyk	Beasley	Comments by 4th October Householder application for the proposed erection of a single storey side extension and front porch canopy. Raising of roof height and conversion of existing loft space to create first floor accommodation to include 2 juliet balconies and side dormer extension. Demolition of existing conservatory.	No objections	5.10.16	Approved	5.1.17

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Location	Ref No/Case Officers	Name	Proposal	Comments – FPC	Date	Decision – WBC	Date
Barkham Ride land adjacent 16/18	162633 Graham Vaughan		Adjoining Parish Consultation Comments by 31st October Full application for the proposed erection of a single dwelling and associated residential curtilage.	Objection, Thames Basin Heath, outside the village envelope, development in the countryside.	5.10.16	Refused, by virtue of the introduction of a new dwelling within a countryside location, the proposal would have an unacceptable impact on the rural character of the area. The layout and built form would have an urbanising effect that is inappropriate in this location.	18.1.17
Various locations Wokingham Borough	162695 Dariusz Kusy		Adjoining parish consultation Consultation from BT for the proposed removal of 19 public payphones	No objection.	5.10.16	WBC replied to BT	14.12.17
Park Lane, West Court Cottages, 1	162752 Jane Burton	Shakespeare	Comments by 10th Nov Householder application for the proposed part single storey, part two storey rear extension to dwelling following demolition of existing conservatory.	No objection	2.11.16	Approved	21.12.16
Sandhurst Rd, Silverstock Manor	162865 Andrew Chugg	Prior	Comments by 24th Nov Full application for the erection of 7 dwellings following the removal of all existing buildings (including 1 dwelling and outbuilding) and hardstanding.	Objections non sustainable location. Thames Basin Heath. Contrary to the SDL principle. Inappropriate development in the countryside. Traffic issues on this dangerous road (A321). Adverse effects on ecological features, potential harm to protected species, which is contrary to policies CP3 & CP7 of the Core Strategy. Garages are of an incongruous design external staircase looks out of place/character.	2.11.16	Refused, WBC can robustly demonstrate a sufficient housing land supply, no need to approve housing development in locations outside the settlement limits. The proposal would result in a significant urbanising effect. Unsustainable location.	13.1.17
McCarthy Way, 50	163014 Rosie Rogers	Robinson	Comments by 6th December Householder application for the proposed erection of a two storey side extension to dwelling.	No objection	7.12.16	Approved	16.1.17
Lower Sandhurst Rd, Moor Green Lakes Nature Reserve	163049 Daniel Ray	Barnes	Comments by 7th December Full planning application for the proposed car park extension to existing car park.	No objection	7.12.16	Approved	19.12.16

Planning Decisions

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Location	Ref No/Case Officers	Name	Proposal	Comments – FPC	Date	Decision – WBC	Date
Foxcote, 35	163103 Brooke Davey	Mallet	Comments by 19th December, 1 letter supporting Householder application for the proposed erection of a single storey side extension, conversion of existing loft space to additional habitable accommodation and creation of new front entrance porch.	No objection	7.12.16	Approved	5.1.17
Park Lane, Hogwood Meadows Mobile Home Park, land at	163212 Stefan Fludger	Lee	Comments by 22nd December Application to vary condition 3 of planning consent 142177 to allow additional gypsy pitch (no more than 5), demolition of stable/dayroom building, erection of dayroom building and site reorganisation including landscaping. (Retrospective)	Objection, WBC can demonstrate an adequate supply of gypsy and traveller sites. Further development would result in appropriate development in the countryside and it is outside the village envelope. Over development.	7.12.16	Approved	10.1.17
Mulberry, The Village	Rosie Rogers 163233	Connell	Comments by 22nd December Householder application for the proposed erection of a single storey oak framed side extension to the existing dwelling.	No objection	7.12.16	Approved	12.1.17
Kiln Ride, 51A	163393 Brooke Davey	Clarke	Comments by 10th January 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	5.1.17	Approved	23.1.17