

FINCHAMPSTEAD PARISH COUNCIL

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD
at 7.30pm on Wednesday 22nd March 2017
California Ratepayers Hall, Finchampstead, Berkshire

PRESENT

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

119/2017 – APOLOGIES FOR ABSENCE

Cllrs Cornish & Cundy.

120/2017 DECLARATION OF INTERESTS

None.

121/2017 – MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on February 22nd 2017 were signed as a true and correct record.

PUBLIC PARTICIPATION

The meeting closed at 7.50pm for 5 minutes, whilst a resident spoke regarding an item on the agenda.

122/2017 – MATTERS ARISING FROM THE MINUTES

472/2012 - CORRESPONDENCE AND OTHER MATTERS – Arborfield SDL

- **ACSG:** March 7th was cancelled, the next meeting will be held on April 4th 2017.
- **Crest Community Liaison Group:** Scheduled for 10th April 2017.
- **Community Forum:** The meeting was held on 20th March 2017 at Henry St Garden Centre. Cllr Pearce & Cllr Driver attended and updated the committee. This meeting followed a different format to usual, in the first hour a market place 'stalls' session was held. Stalls were manned by Crest, the Greenways project, California Country Park, CEMEX – Farley Farm. The second hour was a question and answer session. Of most interest to attendees was the Cemex – Farley Farm project and the decision not to construct a cycleway down NMR.

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

Cllrs Cundy and Veitch attended the course. Cllr Veitch found the course very useful and suggested we should find out if similar courses are planned in the future.

88/2017 - CORRESPONDENCE AND OTHER MATTERS - Longmoor Lake, California Country Park 163385

Cllr Cundy attended and spoke at the meeting on 1st March. The application has received approval from WBC.

123/2017 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.

Changes to the Planning Act recently introduced, permit changes of use of offices to dwellings without the need for planning permission. Further details of this can be found at the following link; [www.legislation.gov.uk/uksi/2015/596/schedule/2/made \(schedule 2, part 3, class 0 & paragraph W\)](http://www.legislation.gov.uk/uksi/2015/596/schedule/2/made/schedule%202%2C%20part%203%2C%20class%200%20&%20paragraph%20W)

124/2017 CALL FOR SITES

WBC list is checked monthly, no new sites added in March.

125/2017 – 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.

126/2017 – APPEALS

New

161459 - 16 Birch Rd, Finchampstead Appeal was lodged on 22nd February, and withdrawn on 8th March. Householder application for the proposed erection of dormer window extensions to existing loft space. Application reference - 170533 has been received to vary condition 5 of planning consent 161459 to allow changes to the opening of the bathroom window.

161405 – Moonrakers, Church Lane Householder application for the proposed erection of a two storey detached garage with playroom on the first floor, following demolition of existing garage. FPC had no objection. No further action required.

Adjoining Parish, 162633 - Land adjacent to 16 Barkham Ride, 18 Barkham Ride Full application for the proposed erection of a single dwelling and associated residential curtilage.

FPC objected on the following grounds, Thames Basin Heath, outside the village envelope, development in the countryside. Letter with our objections sent to the Inspectorate on March 15th. This Appeal has been linked to another against an Enforcement Notice issued by WBC reference 170518. This was issued, as without Planning Permission,

- i. timber buildings have been erected for human habitation.
- ii. Change of use of land by stationing of a caravan
- iii. Use of timber building for the purposes of human habitation.

Appeal Decision

No Appeal decisions received this month.

127/2017 – TREE PRESERVATION ORDERS

Tree Work applications:

TPO 755/1955 - 156 Barkham Ride, to raise canopy of Scots Pine.

TPO 91/1975 – Nine Mile Ride School, 430 Finchampstead Rd, to reduce overhanging branches of Oak tree.

TPO 886/1997 – 16 Manor Park Drive, no further details.

128/2017 STREET NAMING AND NUMBERING

None.

129/2017 - CORRESPONDENCE AND OTHER MATTERS

Correspondence

- Planning lists.
- Copy of 2 letters sent to WBC regarding application 170385.
- Letter from Planning Inspectorate awarding partial costs against appellants (CALA homes) land north of Johnson Drive to WBC on grounds of “unreasonable behaviour” resulting in wasted or unnecessary expense.
- Notification of public consultation on reserved matters application for land parcel U2 in the Garrison Community Centre on Sat 11th March.
- Notification from WBC – Joint Minerals and Waste Plan; Call for Sites, deadline for submissions 5th May 17.
- Email from Gladman (10th March) requesting to meet PC.
- Cllr Bromley will archive complicated/awkward applications in the Cloud Station under Planning folder – Archive Planning applications & decisions.
- The Assistant to the Clerk will check with WBC if it is policy to remove letters of objection/support from their website once an application has been determined.

130/2017 Date of Next Meeting

The next meeting will be on **Wednesday 19th April 2017 at 7.30pm** in the California Ratepayers Hall. The meeting closed at 9.28pm.

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 131/2017 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
Reading Rd, 72	170014 Katie Herrington	Ayres	Comments by 6th April Outline application for the proposed erection of 1 no three bedroom detached dwelling, access only with other matters reserved.	Objection, inappropriate, overbearing development in the garden. Thames Basin Heath. Detrimental to the street scene and neighbouring property.	22.3.17	
Goldsmith Close, 21	170414 Rosie Rogers	Plunkett	Comments by 22nd March, 2 letters objecting Householder application for the proposed erection of a two storey side and single storey rear extension to dwelling.	Objection, out of keeping and overbearing. Parking appears to be a rather contrived configuration.	22.3.17	
Kiln Ride Extension, Corbiere	170465 Brett Besweterick	Grey	Comments by 27th March Householder application for the proposed two storey front/side extension, part single storey, part two storey rear extension to dwelling including Juliette balcony.	No objection	22.3.17	
Nash Grove Lane, 117	170477 Brooke Davey	Park	Comments by 21st March Householder application for the insertion of window to the side elevation.	No objection	22.3.17	
Little Fryth, 26	170499 Stefan Fludger	Van den Burg	Comments by 30th March Householder application for the proposed single storey rear extension to dwelling following demolition of existing conservatory.	No objection	22.3.17	
Barkham Ride, building at 33	170528 Daniel Ray	Reid	Comments by 27th March Application for a certificate of existing lawful use of the existing building for mixed use as offices and storage of building materials (class B1(a) and B8)	Noted	22.3.17	
Birch Rd, 16	170533 Stefan Fludger	Morhall	Comments by 29th March Application to vary condition 5 of planning consent 161459 to allow changes to the openings to the bathroom window	No objection	22.3.17	
The Spinney, 36	170544 Brooke Davey	Pinder	Comments by 28th March Householder application for the proposed erection of a single storey rear extension with roof lights and a first floor side extension to the existing dwelling.	No objection	22.3.17	
White Horse Lane, White Horse Stables	170561 Graham Vaughan	Seal	Comments by 29th March Full application for the conversion of existing barn to residential and demolition of existing adjoining outbuildings.	No objection, Thames Basin Heath needs to be taken into consideration.	22.3.17	

Location	Ref No/ Planning Officer	Applicant	Proposal	Comments	Meeting date	Decision
Longwater Lane, Land to the west of Twin Oaks	170570 Graham Vaughan	Lee	Comments by 3rd April, letters, 1 supporting, 4 objecting Full application for the change of use of land for the siting of a single mobile home and parking space for 2 no motor vehicles, removal of an existing timber stable block and a soft landscaping scheme.	Objection, WBC can demonstrate an adequate supply of Gypsy and Traveller sites. Development in the countryside. Outside settlement boundary. Unsustainable site. Thames Basin Heath. Appeal Decision reference APP/X0360/A/13/2201525 dated June 2014 for a similar development on this site concluded 'the proposal would harm the character and appearance of the countryside'.	22.3.17	
Reading Rd, 1 Masdar House	170615 Daniel Ray	Slater	Comments by 3rd April, 1 letter objecting Full planning application for the change of use from B1(a) to C3 residential, comprising 3 x 1 bed apartments and 4 x 2 bed apartments on the existing office building.	No objection, Thames Basin Heath needs to be taken into consideration. Cllr Driver abstained from the vote.	22.3.17	
Park Lane, West Court Cottages, 2	170620 Ade Balogun	Egby	Comments by 11th April Householder application for the proposed erection of two storey side extension, two storey rear extension with Juliet balcony and two storey front extensions to the existing dwelling plus conversion of existing garage to habitable accommodation.	Objection, overdevelopment in the countryside. Development inappropriate in a country location.	22.3.17	
Longwater Lane, Milam House	170655 Graham Vaughan	Hambridge Ltd	Prior notification application Prior approval submission for the conversion of existing offices (use class B1(a) to 2 no dwellings with associated car parking.	Noted	22.3.17	
Soldiers Rise, Wellow Pines	170650 Brett Beswetherick	Fenson	Comments by 7th April Householder application for the proposed single storey rear extension to dwelling following demolition of existing single storey rear/conservatory.	No objection	22.3.17	
Roycroft Lane, 6	170656 Ade Balogun	Mason	Comments by 6th April Householder application for the proposed single storey side and rear extension to existing dwelling.	No objection	22.3.17	
Fleet Lane, Pomona	170664 Sejuti Manna	Gillings	Comments by 11th April Householder application for proposed erection of single storey rear extension to dwelling plus changes to fenestration.	No objection.	22.3.17	

Location	Ref No/Case Officers	Name	Proposal	Comments – FPC	Date	Decision – WBC	Date
Kiln Ride 85, The Cabin Rear of	162918 Graham Vaughan	Tranckle	Comments by 2nd December, 1 letter objecting Full application for proposed replacement of existing dwelling with low-impact 4 no bed dwelling with associated car parking	No objection.	7.12.16	Refused, by virtue of its inappropriate increase in scale, form and footprint. Increase in footprint, proximity to the boundary and expansion of development in the countryside, would have a harmful impact on the area.	27.2.17
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	Approved	2.3.17
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	Approved	1.3.17

Location	Ref No/Case Officers	Name	Proposal	Comments – FPC	Date	Decision – WBC	Date
Nine Mile Ride, 274	160563 Daniel Ray	Lee	<p>Comments by 24th Aug, revised/ additional details, 2 letters objecting Full application for the proposed demolition of stable on southern boundary, part demolition of stable block on northern boundary, erection of new two storey dwelling and conversion of existing annexe to garage and storage to become ancillary to the proposed dwelling.</p>	<p>Objection</p> <ul style="list-style-type: none"> • Development in the countryside. • Backland development & development in the garden. • Unsustainable as a separate dwelling plot as access to site appears contrived and inadequate. • Overdevelopment of site and contravenes Thames Basin Heath. • The approval of this application would set a precedent. • Contravenes WBC's MDDP (2014) in that development should be focused on the Four SDL's. • It is unclear as to the future intentions for the alleged mobile homes, already on this site. 	3.8.16	Approved	27.2.17
Nine Mile Ride, 305	170174 Brooke Davey	Frewin	<p>Comments on 1st March Householder application for proposed erection of single storey rear and side extension to dwelling.</p>	No objection.	22.2.17	Approved	15.3.17
Watkins Close, 8	170273 Rosie Rogers	Shaw	<p>Comments by 2nd March Householder application for the proposed erection of a single storey rear extension, replacement pitch roof to existing single storey side extension and double garage.</p>	No objection	22.2.17	Approved	14.3.17