

## FINCHAMPSTEAD PARISH COUNCIL

### MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD at 7.30pm on Wednesday 19<sup>th</sup> April 2017 California Ratepayers Hall, Finchampstead, Berkshire

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**PRESENT** Cllr Veitch – Chair  
Cllrs Bromley, Cornish, Marshallsay, Pearce, Mrs Yorke,  
Mrs Anna Kent – Assistant to the Clerk.

#### **155/2017 – APOLOGIES FOR ABSENCE**

Apologies were received from Cundy, Mrs Driver, Mrs Jennings-Frisby,

#### **156/2017 DECLARATION OF INTERESTS**

None.

#### **157/2017 – MINUTES OF THE PREVIOUS MEETING**

The minutes of the meeting held on March 22<sup>nd</sup> 2017 were signed as a true and correct record.

#### **PUBLIC PARTICIPATION**

#### **158/2017 – MATTERS ARISING FROM THE MINUTES**

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

- **ACSG:** April 4<sup>th</sup> 2017 was cancelled, next meeting scheduled for May 9<sup>th</sup>.
- **Crest Community Liaison Group:** Cllr May attended the meeting on 10<sup>th</sup> April 2017. Updates were given on current progress and the future works programme. The NMR extension is due to be completed at the end of May 17.
- **Community Forum:** No meeting held.

##### 129/2017 - CORRESPONDENCE AND OTHER MATTERS – Gladman Meeting

Having received planning applications for proposed development at land adjacent and opposite Sand Martins Golf Club, it was viewed there was no real value holding the meeting on May 3<sup>rd</sup>. Gladman has been notified.

The committee understands a Resident Action Group is holding a meeting at the Two Poplars on Tuesday 25<sup>th</sup> April.

##### 129/2017 - CORRESPONDENCE AND OTHER MATTERS – Points raised to WBC

The Assistant to the Clerk checked with WBC if it is policy to remove letters of objection/support from their website once an application has been determined. Clare Lawrence wrote back saying consultation responses are not taken off the website once an application has been determined.

Also CL was asked if Parish Councils are consulted over revised/amended plans, CL replied there is no requirement to do this under the regulations or local policy, however although not possible to do so in every case, if there is time then officers will notify the PC.

#### **159/2017 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.

Application 170970, land to the west and adjacent to Sand Martins Golf Club. A response to WBC will be drafted and reviewed at the next planning meeting on 17<sup>th</sup> May. Cllr Veitch will approve the letter on May 22<sup>nd</sup>.

#### **160/2017 CALL FOR SITES**

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

#### **161/2017 – 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.

## **162/2017 – APPEALS**

### **NEW**

160706 - Land at Church Farm, White Horse Lane, application for the erection of a farm workers dwelling. This appeal will be determined on the basis of a hearing. FPC objected on the grounds of ‘ 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. Poor access onto White Horse Lane, a narrow and substandard lane.

Should you be minded to approve this, it should be on the basis of an agricultural tie.’ Letter of comment was sent to the Inspectorate on 7<sup>th</sup> April.

162590 - 36 Sandhurst Rd. Householder application for the proposed first floor side extension to dwelling, single storey canopy on front elevation, rendering of elevations and amendments to porch. FPC had no objections, no further action required.

### **Hearing**

Broughton, Heath Ride, application reference -142497 (F/2014/2724) Demolition of existing outbuildings and the erection of 2 detached dwellings and use of land as residential curtilages.

This Appeal is being re-determined following a challenge from WBC, a different Inspector will be appointed to determine the Appeal.

Cllr Marshallsay attended the Hearing and briefed the committee. The appellant’s legal team questioned the case for WBC’s 5 year land supply. The committee thanked Cllr Marshallsay for remaining at the hearing for 10 hours.

### **Appeal Decision**

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.

Appeal allowed subject to four conditions, which include, development not commencing until samples of all external facing material have been approved by WBC. The approved garage will be kept available for parking vehicles, and not be used for any business or as habitable space.

## **163/2017 – TREE PRESERVATION ORDERS**

### **Tree Work applications:**

TPO 1421/2102 Garsdale House, Timberley Place

TPO 635/1993 3 Manor Park Drive

### **Consents**

TPO 51/1971 Ashdale Park, Land between Lower Wokingham Rd and Ashdale Park. WBC consents to works to 7 trees.

TPO 755/1995 156 Barkham Ride. WBC consents to works on Scots Pine.

TPO 674/1994, 5 Booth Drive. WBC consents to work on an Oak with conditions

TPO 91/1975, Nine Mile Ride School. WBC refuses consent to reduce branches up to a maximum height of 9 metres, but consents up to a maximum height of 6 metres.

TPO 674/1994 26 Booth Drive. WBC consents to works on a Yew.

TPO 874/1997 268 Nine Mile Ride. WBC consents to works on 7 trees

## **164/2017 STREET NAMING AND NUMBERING**

None.

## **165/2017 - CORRESPONDENCE AND OTHER MATTERS**

### **Correspondence**

- Planning lists.
- Copy of 2 letters sent to WBC regarding application 170385.
- Application for Goods Vehicle Operators Licence, Belscot, Reading Rd
- Cllr Veitch’s notes on the Local Plan Update session he attended.

- 3 letters objecting to planning application 170570.
- Application 170570 Land to the West of Twin Oaks is listed for WBC's planning meeting on 26<sup>th</sup> April. Since the meeting Cllr Veitch has confirmed his attendance.
- Email from SP Broadway requesting a meeting with regard to a proposed development off Nine Mile Ride. Cllrs Weeks and Veitch are meeting with representatives, on April 26<sup>th</sup>.
- Gladman's email suggesting meeting goes ahead. Noted
- Email from Rob Stanton, commenting on Gladman application. Noted
- Letter from resident objecting to application 170316 at Fleet Rise. Noted
- AK will contact Barkham PC & WBC regarding, Nirvana Cars Sales at Model Farm, on the Barkham Ride.
- AK will check whether 163102, Two Hoots, Heath Ride has been determined – it was approved in Feb 17, FPC was not notified.

### **166/2017 Date of Next Meeting**

The next meeting will be on **Wednesday 17<sup>th</sup> May 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 167/2017 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
Fleet Hill, Land at Fleet Rise	170316  Dariusz Kusyk	Harrower	<b>Comments by 8<sup>th</sup> May, 1 letter of objection.</b> Full application for the proposed erection of 1 no detached dwelling.	Objection inappropriate development in the garden, in a site that already appears to be overdeveloped. Thames Basin Heath. Development in the countryside.	19.4.17	
Land at Arborfield Garrison	170686  Alex Thwaites	Redrow Homes	<b>Comments by 17<sup>th</sup> April</b> Reserved matters application pursuant to Outline planning consent O/2014/2280 for the erection of 179 dwellings with access From the Nine Mile Ride Extension (NMRE) with associated internal access roads, paths circulation areas, car parking including garages, landscaping, open space and associated infrastructure and works (Parcels H,I and J)	No objection.	19.4.17	
The Village, The Thatched Cottage	170716  Kayleigh Mansfield	Finn	<b>Comments by 26<sup>th</sup> April</b> Householder application for the proposed replacement of existing rear water reed thatched cat slide roof with a tiled/slatted roof.	No objection.	19.4.17	
The Village, The Thatched Cottage	170717  Kayleigh Mansfield	Finn	<b>Comments by 26<sup>th</sup> April</b> Application for Listed Building consent for proposed replacement of existing rear water reed thatched cat slide roof with a tiled/slatted roof.	Noted	19.4.17	
Fleet Lane, Woodbury	170730  Ade Balogun	Kenny	<b>Comments by 28<sup>th</sup> April</b> Householder application for proposed erection of two storey side extension to dwelling following demolition of existing attached garage.	No objection.	19.4.17	
Nine Mile Ride, 211	170796  Nuno Fernandes	Race	<b>Comments by 18<sup>th</sup> April</b> Householder application for the proposed erection of a single storey detached garage to the front of the dwelling	Objection garage in front of the building line. Out of keeping with the immediate street scene.	19.4.17	
Chivers Drive 35	170869  Christine Phillips	Ranger	<b>Comments by 21<sup>st</sup> April</b> Householder application for the proposed erection of a single storey rear extension to the existing dwelling.	No objection.	19.4.17	
Nine Mile Ride, 163a	170900  Christine Phillips	Grenfell	<b>Comments by 26<sup>th</sup> April</b> Householder application for proposed erection of 2no bay wood garage (Cart House) in front drive	Objection garage in front of building line. Out of keeping with immediate street scene.	19.4.17	

**Planning Application List**

**Wednesday 19<sup>th</sup> April 2017**

**Finchampstead Parish Council**

**APPENDIX A**

<b>Location</b>	<b>Ref No/ Planning Officer</b>	<b>Applicant</b>	<b>Proposal</b>	<b>Comments</b>	<b>Meeting date</b>	<b>Decision</b>
Nashgrove Lane, 29	170911 Stefan Fludger	Paz	<b>Comments by 26<sup>th</sup> April</b> Householder application for the proposed single storey front and rear extension to dwelling.	No objection.	19.4.17	
Radical Ride, 24	170922 Christine Phillips	White	<b>Comments by 26<sup>th</sup> April</b> Householder application for proposed erection of single storey front extension to dwelling plus conversion of existing garage to habitable accommodation	No objection	19.4.17	
Kiln Ride, 54b	170948 Dariusz Kusyk	Entwistle	<b>Comments by 27<sup>th</sup> April</b> Householder application for proposed erection of single storey rear extension to dwelling following demolition of existing conservatory.	No objection	19.4.17	
Finchampstead Rd, land to the west and adjacent to Sand Martins Golf Club	170970 Daniel Ray	Gladman	<b>Comments by 10<sup>th</sup> May (extended to 24<sup>th</sup> May)</b> Outline planning application for up to 80 dwellings (including 40% affordable housing) landscaping, public open space, surface water flood migration and attenuation, vehicular access from Finchampstead Rd, pedestrian access from McCarthy Way and associated ancillary works. All matters to be reserved with the exception of the site access.	Draft letter written, this will be reviewed/amended at FPC's May planning meeting.	19.4.17	
Finchampstead Rd, land to the west and east and adj and opposite to Sand Martins Golf Club	170971 Daniel Ray	Gladman	<b>Comments by 10<sup>th</sup> May (extended to 24<sup>th</sup> May)</b> Full application for proposed change of use of land to suitable alternative natural greenspace (SANG) with associated landscape works.	Objection to having an access from the main road going through a (SANG). (Comments will be reviewed/amended at FPC's May planning meeting).	19.4.17	
Fleet Hill, Moyle House	170984 Kayleigh Mansfield	Carpenter	<b>Comments by 5<sup>th</sup> May</b> Householder application for the proposed erection of a main entrance gate and 2 <sup>nd</sup> exit gate.	No objection	19.4.17	
Jubilee Rd, Landmark House	170992 Kayleigh Mansfield	Strange	<b>Comments by 9<sup>th</sup> May</b> Householder application for the proposed erection of a detached garage and the conversion of existing garage to create habitable accommodation to dwelling.	No objection	19.4.17	
Wick Hill Lane, Ridge Farm	171043 Dariusz Kusyk	Kempster	<b>Comments by 5<sup>th</sup> May</b> Householder application for the conversion of existing barn to a playroom.	No objection	19.4.17	

Location	Ref No/Case Officers	Name	Proposal	Comments – FPC	Date	Decision – WBC	Date
Blackwater View, 1	170102 Brett Beswetherick	Hall	<b>Comments by 24<sup>th</sup> Feb</b> Householder application for proposed erection of single side extension to dwelling.	No objection.	22.2.17	Approved	23.3.17
Nine Mile Ride, 41	170356 Dariusz Kusyk		<b>Comments by 10<sup>th</sup> March</b> Householder application for proposed erection of single storey rear extension following demolition of existing conservatory.	No objection	22.2.17	Approved	27.3.17
Nine Mile Ride, 357	170383 Stephen Thwaites	Gwinn	<b>Comments by 13<sup>th</sup> March</b> Full planning application for the proposed one detached dwelling with attached garage.	Concerns about damage to tree roots. Thames Basin Heath.	22.2.17	Refused, outside of settlement limits, not an allocated site with the Dev Plan. Unacceptable, harmful, urbanising impact on the rural character of the area Site is subject to a woodland TPO. Unsustainable location.	30.3.17
Park Lane, West Lodge	170405 Stefan Fludger	Barley	<b>Comments by 16<sup>th</sup> March</b> Householder application for the proposed erection of a single storey extension to form conservatory.	No objection.	22.3.17	Approved	7.4.17
Kiln Ride Extension, Corbiere	170465 Brett Beswetherick	Grey	<b>Comments by 27<sup>th</sup> March</b> 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	Approved	31.3.17
Nash Grove Lane, 117	170477 Brooke Davey	Park	<b>Comments by 21<sup>st</sup> March</b> Householder application for the insertion of window to the side elevation.	No objection	22.3.17	Approved	28.3.17
Barkham Ride, building at 33	170528 Daniel Ray	Reid	<b>Comments by 27<sup>th</sup> March</b> 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	Approved	10.4.17