

**FINCHAMPSTEAD PARISH COUNCIL**  
**MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD**  
**at 7.30pm on Wednesday 17<sup>th</sup> May 2017**  
**California Ratepayers Hall, Finchampstead, Berkshire**

---

**PRESENT** Cllr Marshallsay – Chair  
Cllrs Bromley, Cornish, Cundy, Mrs Driver, Mrs Jennings- Frisby, Pearce, Mrs Yorke,  
Mrs Anna Kent – Assistant to the Clerk.  
2 members of the public (left the meeting at 8.11pm)

**197/2017 – APOLOGIES FOR ABSENCE**

Apologies were received from Cllr Veitch.

**198/2017 DECLARATION OF INTERESTS**

None.

**199/2017 – MINUTES OF THE PREVIOUS MEETING**

The minutes of the meeting held on 19<sup>th</sup> April 2017 were signed as a true and correct record.

**PUBLIC PARTICIPATION**

Two members of the public attended regarding application 170970, Land west of Finchampstead Rd and adjacent to Sand Martins Golf Club.

**200/2017 – MATTERS ARISING FROM THE MINUTES**

472/2012 - CORRESPONDENCE AND OTHER MATTERS – Arborfield SDL

- **ACSG:** May 9<sup>th</sup> meeting was postponed. The next meeting is scheduled for June 6<sup>th</sup> 2017. Crest have asked to brief Cllrs on the draft proposals for Parcel Q, ahead of plans being submitted. As several Cllrs intend going to the public event being held at Arborfield Community Centre on 22<sup>nd</sup> May on this phase of the development, it was viewed unnecessary to meet with Crest.
- **Crest Community Liaison Group:** No meeting held.
- **Community Forum:** No meeting held.

129/2017 - CORRESPONDENCE AND OTHER MATTERS – Gladman Meeting/proposed development land adjacent and opposite Sand Martins Golf Club

A Resident Action Group held a meeting at the Two Poplars on Tuesday 25<sup>th</sup> April. Several Cllrs attended.

On May 3<sup>rd</sup> Cllrs Marshallsay and Veitch met with Neil Wilby and Helen Church who are leading the residents group. Residents are being encouraged to submit their individual objections to WBC. The group has started a petition with the view of getting over 1500 signatures. Petitions are available to sign at Cresswells and JATS pharmacy.

165/2017 - CORRESPONDENCE AND OTHER MATTERS - Application 170570 Land to the West of Twin Oaks

Cllr Veitch attended WBC's planning meeting on 26<sup>th</sup> April to speak against the application. After the meeting Cllr Veitch noted a key factor in the discussion was, WBC is currently short of 1 site. Currently the borough is vulnerable should further applications be submitted. The application was refused.

165/2017 - CORRESPONDENCE AND OTHER MATTERS – SP Broadway, proposed development North of Nine Mile Ride

Cllrs Weeks and Veitch met with representatives, on April 26<sup>th</sup>. Cllr Veitch's notes have been circulated to the committee. A public exhibition held on 12<sup>th</sup> May at Sand Martins, Cllrs Driver and Yorke attended and briefed the committee.

**201/2017 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 was reviewed during the meeting. Cllr Veitch will approve the letter on May 22<sup>nd</sup>. Cllr Bromley gave the committee his analysis of the traffic data which make up part of the application.**

## **202/2017 CALL FOR SITES**

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

**203/2017 – 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.

## **204/2017 – APPEALS**

### **NEW**

**162865 Silverstock Manor, Sandhurst Rd,** full planning for the erection of 7 dwellings following the removal of all existing buildings (including 1 dwelling and outbuildings). FPC had the following 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. A letter with our objections sent on 5<sup>th</sup> May.

**163300 - 140 Nashgrove Lane,** application for the proposed erection of a double garage and conversion of existing garage to cinema room. FPC had no objections.

**162590 – 36 Sandhurst Rd,** application for the proposed first floor side extension to dwelling, single storey canopy on front elevation, rendering of elevations and amendments to porch.  
This appeal has been restarted, and will be determined on the basis of written representations. The reason is the appellant has submitted evidence that the council has not seen (bat survey), and the lack of a survey was one of the reasons for refusal. FPC had no objections.

**163532 – 28 Church Hams,** application for a first floor front extension and single storey rear extension to existing dwelling. FPC had no objections.

**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.  
An Informal hearing into this appeal will start at 10am on Thursday, June 1<sup>st</sup> at WBC, Shute End, Cllr Marshallsay will attend.

### **Appeal Decision**

None.

## **205/2017 – TREE PRESERVATION ORDERS**

### **Tree Work applications:**

171194 – 12 Chivers Drive, Silver Birch

### **Consents**

TPO 886/1997 - 16 Manor Park Drive, WBC consents to Oak being felled.

TPO 1421/2012 – Garsdale House, Timberley Place, WBC consents to works on an Oak

TPO/635/1993 – 3 Manor Park Drive, WBC refuses consent to works on an Oak.

TPO 91/1975 – Chandlers Cottage, Wick Hill Lane WBC consents with conditions to works on an Oak.

TPO 1591/2017 WBC has made a relating to trees located on land at Cambrian Way.

## **206/2017 STREET NAMING AND NUMBERING**

None.

## **207/2017 - CORRESPONDENCE AND OTHER MATTERS**

### **Correspondence**

- Notice of public exhibition to outline proposals, Land north of Nine Mile Ride, held on 12<sup>th</sup> May.
- Cllr Veitch's comments on 2 planning applications, Broomfield & The Walled Garden.
- Email on approval of 170620, 2 West Court Cottages, Park Lane
- Email on approval of 170219, 6 Cambrian Way.
- Notice of Crest Nicholson Public Consultation on Monday 22<sup>nd</sup> May at Arborfield Community Centre.
- Barkham PC comments on application 171099, 31 Barkham Ride.
- Email from WBC application 163610- Belscot was refused at WBC's May 10<sup>th</sup> planning meeting.

- Cllr Pearce gave a brief on the Marsh Lane public consultation, notes have been circulated.

**208/2017 Date of Next Meeting**

The next meeting will be on **Wednesday 14<sup>th</sup> June 2017 at 7.30pm** in the California Ratepayers Hall. The meeting closed at 9.20pm.

***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 209/2017 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
Nash Grove Lane, 1a	170814 Ade Balogun	Gaskell	<b>Comments by 1<sup>st</sup> June, 1 letter commenting</b> Householder application for the proposed erection of an outbuilding,	We support the resident's concern that the hedge remains as it is. No further comment.	17.5.17	
Wick Hill Lane The Walled Garden	171008 Simon Taylor	Hall	<b>Comments by 25<sup>th</sup> May, 1 letter objecting</b> Full application for the proposed conversion and restoration of the former gardener's accommodation to provide a 2 x bedroom dwelling, plus rebuilding part of original garden wall together with restoration of historic garden and associated landscaping.	No objection, but conditions should be included regarding use of greenhouses, these should be used strictly for horticultural purposes. Restoration of the wall should be sympathetic, so it returns to its former state.	17.5.17	
Wick Hill Lane, The Old Orchard	171035 Christine Phillips	Singer	<b>Comments by 19<sup>th</sup> May</b> Variation to condition 2 of planning consent 162714 for the erection of a freestanding indoor swimming pool and gym with ancillary accommodation, to allow minor amendments to the size of the plant room and to allow the construction of a glazed link between the house and the new building, substituting approved drawing number 16.11..1 with drawing number 16..11.1a.	No objection.	17.5.17	
Nash Grove Lane, 73	171069 Rasha Khoja	Croft	<b>Comments by 17<sup>th</sup> May</b> Householder application for the proposed erection of a single storey rear extension to dwelling.	No objection	17.5.17	
Lower Sandhurst Rd, Broomfield	171076 Simon Taylor	Bamber	<b>Comments by 19<sup>th</sup> May, 1 letter objecting</b> Full application for the proposed erection of a replacement dwelling with associated car parking, following demolition of existing dwelling.	Objection, inappropriate development in the countryside and outside the settlement boundary. Significantly exceeds the scale and footprint of the existing building. The construction does not demonstrate sufficient environmental improvement to justify the demolition and re-build of the existing property built in 2001. The scale & massing of the proposed building exceeds what is appropriate for the size of the plot. Recent new builds in this road have the benefit of much larger plots and should not be used as a benchmark for this development. The proposed re-positioning of the building gives it higher and a more prominent position in the landscape, making it significantly more obtrusive when viewed from Lower Sandhurst Rd & Drift Lane.	17.5.17	

Location	Ref No/ Planning Officer	Applicant	Proposal	Comments	Meeting date	Decision
Kelsey Ave, 25	171094 Ade Balogun	Sandhu	<b>Comments by 23<sup>rd</sup> May</b> Householder application for the proposed erection of a single storey front extension and conversion of existing garage to habitable accommodation.	No objection	17.5.17	
Barkham Ride, 31	171099 Graham Vaughan	Roberts	<b>Comments by 23<sup>rd</sup> May</b> Full planning application for proposed change of use of land for the stationing of 8 no mobile homes for residential use with associated landscaping and infrastructure following relocation of existing mobile homes, demolition of existing stabling and removal of existing all weather menage.	Objection countryside location, the additional mobile homes will double the occupancy of the site and increase traffic on this already busy road. The site can be seen from the adjoining Rooks Nest Wood and is not in keeping with the countryside location.	17.5.17	
Nine Mile Ride, 162c	171140 Graham Vaughan	Matt	<b>Comments by 31<sup>st</sup> May</b> Application to vary condition 2 of planning consent 160588 Appeal ref APP/X0360/W/16/3152282 for the proposed demolition of existing dwelling and outbuildings and the erection of replacement dwelling, ancillary annexe and garage. Condition 2 relates to approved details.	No objections	17.5.17	
Heath Ride, Pine Platt	171193 Kayleigh Mansfield	Brown	<b>Comments by 1<sup>st</sup> June, 1 letter objecting</b> Full application for the proposed erection of a replacement 2 storey dwelling with associated parking and landscaping following demolition of existing bungalow and detached garage.	Objection, contemporary design is out of keeping with the streetscene. The rear design will result in an overbearing impact on the outlook from 2 neighbouring properties. The large balcony will significantly impact privacy in neighbouring rear garden. Plans are inadequate, they do not show the position of the new property relative to its neighbours.	17.5.17	
Bramley Grove, 8	171198 Janeske Delport	Barker	<b>Comments by 30<sup>th</sup> May</b> Householder application for the proposed erection of a single storey rear extension to dwelling.	No objections	17.5.17	
Arnett Ave, 10	171213 Omar Sharif	Jones	<b>Comments by 2<sup>nd</sup> June</b> Householder application for the proposed erection of a first floor side extension; conversion of existing garage to habitable accommodation, erection of pitched roof over existing porch plus alteration to fenestration on front, side and rear elevation.	No objections	17.5.17	

Location	Ref No/ Planning Officer	Applicant	Proposal	Comments	Meeting date	Decision
Fleet Hill, Agates Meadow Cottage	171238  Ade Balogun	Norman	<b>Comments by 7<sup>th</sup> June</b> Householder application for the proposed single storey side, single storey front, two storey front extension to dwelling, changes to fenestration and erection of detached double garage following demolition of existing garage.	No objections	<b>17.5.17</b>	
Biggs Lane, Arborfield, Parcel U2`	171333  Alex Thwaites	Crest	<b>Adjoining Parish Consultation, Comments by 6<sup>th</sup> June</b> Application for approval of Reserved Matters pursuant to Outline Planning Consent O/2014/2280 for 79 dwellings with access from Biggs Lane, with associated internal access roads, parking, landscaping and open space, footpaths/cycleways, sustainable urban drainage (SuDs) sub-station and gas governor.	No objections	<b>17.5.17</b>	

Location	Ref No/Case Officers	Name	Proposal	Comments – FPC	Date	Decision – WBC	Date
Church Hams, 28	163532 Brett Beswetherick	Huzzey	<b>Comments by 9<sup>th</sup> March , 1 letter supporting.</b> Householder application for the proposed first floor front extension and single storey rear extension to existing dwelling.	No objection.	<b>22.2.17</b>	Refused, overbearing impact on the outlook from two neighbouring dwellings. Not in keeping with local character.	31.3.17
Cambrian Way, 6	170219 Stefan Fludger		<b>Comments by 28<sup>th</sup> Feb</b> Householder application for the proposed erection of a part single storey, part two storey rear extension to dwelling	Objection, overbearing development due to its close location to the boundary with nos 4 & 8. Overdevelopment of the plot	<b>22.2.17</b>	Approved	28.4.17
Lower Wokingham Rd, Beechwood House	170240 Brett Beswetherick	White	<b>Comments by 3<sup>rd</sup> March</b> Householder application for the proposed single storey rear extension to existing dwelling.	No objection	<b>22.2.17</b>	Approved	28.4.17
Finchampstead Rd, 281	170244 Dariusz Kusyk	Goodman	<b>Comments by 2<sup>nd</sup> March</b> Householder application for proposed erection of two storey side extension to dwelling and raise in roof height to provide additional first floor habitable accommodation	No objection	<b>22.2.17</b>	Approved	13.4.17
Nine Mile Ride, 233	170385 Brett Beswetherick	Herbert	<b>Comments by 13<sup>th</sup> March</b> Householder application for the proposed raising of roof to accommodate first floor accommodation plus reshaping existing garage roof to match dwelling	Objection, overdevelopment of the plot. Out of keeping with the street scene, due to its prominent position. If WBC is minded to approve this application two conditions should be added one concerning materials used – that they be sympathetic with the street scene, the other regarding traffic safety issues during the construction phase.	<b>22.2.17</b>	Refused unacceptable increase in height, bulk, massing which would appear out of keeping with the character of the area. Increase height of the garage would result in a building that would appear visually intrusive and highly prominent given its siting.	15.5.17
Little Fryth, 26	170499 Stefan Fludger	Van den Burg	<b>Comments by 30<sup>th</sup> March</b> Householder application for the proposed single storey rear extension to dwelling following demolition of existing conservatory.	No objection	<b>22.3.17</b>	Approved	18.4.17

**Planning Decisions**

**Wednesday 17 May 2017**

**Finchampstead Parish Council**

**APPENDIX B**

Location	Ref No/Case Officers	Name	Proposal	Comments – FPC	Date	Decision – WBC	Date
Longwater Lane, Land to the west of Twin Oaks	170570 Graham Vaughan	Lee	<b>Comments by 3<sup>rd</sup> April, letters, 1 supporting, 4 objecting</b> 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’.	<b>22.3.17</b>	Refused, outside development limits does not fall into the limited category of exceptions set out in Core strategy policy CP11. Unacceptable impact on the rural character of the area, urbanising impact, detrimental to the established character of the area.	5.5.17
Park Lane, West Court Cottages, 2	170620 Ade Balogun	Egby	<b>Comments by 11<sup>th</sup> April</b> 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.	<b>22.3.17</b>	Approved	9.5.17
Soldiers Rise, Wellow Pines	170650 Brett Beswetherick	Fenson	<b>Comments by 7<sup>th</sup> April</b> Householder application for the proposed single storey rear extension to dwelling following demolition of existing single storey rear/conservatory.	No objection	<b>22.3.17</b>	Approved	28.4.17
Roycroft Lane, 6	170656 Ade Balogun	Mason	<b>Comments by 6<sup>th</sup> April</b> Householder application for the proposed single storey side and rear extension to existing dwelling.	No objection	<b>22.3.17</b>	Approved	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	Approved	11.5.17
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	Approved	4.5.17



Location	Ref No/Case Officers	Name	Proposal	Comments – FPC	Date	Decision – WBC	Date
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	Refused, excessive height and bulk together with the projection forward of the established building line would result in an uncharacteristic form of development which fails to reflect the local character.	15.5.17
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	Approved	28.4.17
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	Approved	5.5.17