

FINCHAMPSTEAD PARISH COUNCIL
MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD
at 7.30pm on Wednesday 14th June 2017
California Ratepayers Hall, Finchampstead, Berkshire

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

230/2017 – APOLOGIES FOR ABSENCE

Apologies were received from Cllr Mrs Yorke.

231/2017 DECLARATION OF INTERESTS

None.

232/2017 – MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 17th May 2017 were signed as a true and correct record.

PUBLIC PARTICIPATION

No members of the public attended the meeting.

233/2017 – MATTERS ARISING FROM THE MINUTES

472/2012 - CORRESPONDENCE AND OTHER MATTERS – Arborfield SDL

- **ACSG:** June 6th 2017 meeting was postponed. Crest Nicholson held a public exhibition on 22nd May on parcel Q. Update. Cllr Pearce attended the meeting and updated the committee. Crest have proposed the site for private rented tenures, the plan is to sell the whole complex around 112 homes to one company. Cllr Pearce commented that there was not enough parking spaces allocated for the development.
- **Crest Community Liaison Group:** No meeting held in June. The next meeting is scheduled for July 4th.
- **Community Forum:** No meeting held.
- **Arborfield Cross Relief Rd:** A public exhibition is being held on 13th, 14th & 17th June. Cllr Bromley attended the pre-meeting, and Cllr Pearce went to the public exhibition. An application is due to be submitted during Summer 17, with a decision expected winter/early 18, construction will start in spring 2019 and works should be completed in summer 2020.

201/2017 CONSIDERATION OF PLANNING APPLICATIONS

A letter of objection was sent to WBC on May 22nd on application 170970 & 71 – development on land west and adjacent to Sand Martins Golf Club.

234/2017 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.

235/2017 CALL FOR SITES

WBC list is checked monthly, no new sites added in June. AK will ask WBC if the process has been completed and when the document with preferred sites will be published.

236/2017 – 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.

14 decisions - all in agreement with our decision **except**

163338 Pine Lodge, Lower Wokingham Rd – FPC had no objections, WBC refused.

170992 Landmark House, Jubilee Rd – FPC had no objections, WBC refused.

237/2017 – NEW APPEALS

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 was held on June 1st at Shute End. RM attended and briefed the committee.

162918 – The Cabin rear of 85, Kiln Ride application for replacement 4 bed dwelling with associated car parking following demolition of existing dwelling.

FPC had no objections.

Appeal Decision

163300 - 140 Nashgrove Lane application for a new double garage and conversion of existing garage to cinema room.

Appeal allowed, FPC had no objections.

Broughton, Heath Ride, F/2014/2724 proposed erection of 2 dwellings

Following WBC's successful challenge in the High Court, the Inspector's January 2016 decision to allow this appeal was quashed. Appeal dismissed in June 2017. One of the reasons given is the development would have a significant adverse effect on the character of the area. FPC objected, backland development and Thames Basin Heath.

Costs Decision – Pineridge Park Homes, Nine Mile Ride, 153285 proposal for a shop on site

The Appeal was withdrawn and WBC have successfully claimed partial costs on the grounds of unreasonable behaviour resulting in unnecessary or wasted expense. FPC had no objections to the application.

238/2017 – TREE PRESERVATION ORDERS

Tree Work applications:

None.

Consents

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

TPO 730/1995 12 Chivers Drive – WBC consent with conditions to works on an Oak and Silver Birch.

TPO 1421/2012 8 Salamanca – WBC consent with conditions to fell a Silver Birch.

TPO 250/1983 105 Foxcote - WBC consent with conditions to works on an Oak.

239/2017 STREET NAMING AND NUMBERING

- Arborfield Green allocated street names and numbers.
- Ridge Farm, Wick Hill, conversion of agricultural building to one dwelling, new name is The Old Dairy.

240/2017 PLANNING GUIDELINE UPDATE

In summary the committee agreed developers requesting a meeting will be given the option of coming to the next planning meeting and given a 30 minute slot to present their proposals, before the official meeting starts.

The committee agreed the NALC top tips for Parish Councils engaging in early discussion on development projects should be incorporated into our planning guidelines. Additionally the relevant Borough Cllr will be informed of the meeting.

This item will be added to the 21st June Main Council agenda.

Subsequent to the meeting another request has been made by Catesby Developers to meet with the PC regarding a proposed development on Longwater Lane.

241/2017 - CORRESPONDENCE AND FORUM

Correspondence

- Planning lists
- Article – Top tips for PCs engaging in early discussions on development projects
- Email from Nick Chancellor on ACSG updates.
- Notification application 171099, 31 Barkham Ride, has been withdrawn. AK will ask the planning officer why the plans were withdrawn.
- AK will ask Cllr Weeks for a description of his new Planning role in WBC.
- Cllr Pearce sent the committee a link to a NALC document referring to Neighbourhood plans. There was a discussion around if having one would enable us to contend with developers.

- Cllr Marshallsay advised the committee the application for a SANG at land east of Finchampstead Rd was being decided at WBC's June planning meeting, with the recommendation to approve.
- Cllr Cornish informed the committee, another meeting organised by the Finchampstead Rd protest group had taken place at Sand Martins on 13th June.

242/2017 DATE OF NEXT MEETING

The next meeting will be on **Wednesday 12th July 2017 at 7.30pm** in the California Ratepayers Hall. The meeting closed at 8.54pm.

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 243/2017 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
Nine Mile Ride, 211	170796 Nuno Fernandes	Race	Revised plans 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.	14.6.17	
Nine Mile Ride, 257	171319 Ade Balogun	Grewal	Comments by 28th June Full planning for proposed single storey side/rear extension to dwelling following partial demolition of existing single storey side/rear extension.	No objection	14.6.17	
Windsor Ride, 3	171325 Rasha Khoja	Mollon	Comments by 15th June Householder application for the proposed single storey rear extension to existing dwelling.	No objection	14.6.17	
Lower Wokingham Rd, Hollybush	171374 Pooja Kumar		Comments by 16th June Full application for the proposed erection of 2 no 5 bed dwellings with linked garages following demolition of existing dwellings and outbuildings.	No objection	14.6.17	
Weller Drive, Unit 2	171377 Simon Taylor		Comments by 30th June Full application for the installation of 6x 7.8m high fermenter tanks and 1x7.3m high silo tank.	No objection	14.6.17	
Nine Mile Ride, Pinecopse, land and unit rear of	171378 Pooja Kumar	Reed	Adjoining parish, comments by 4th July Full application for the proposed change of use of land to equestrian, erection of building for use as hay barn and formation of existing track for access (retrospective).	Objection, inappropriate development in existing woodland area. Additional access onto a very busy road is inappropriate.	14.6.17	
Nine Mile Ride, Pinecopse, unit at	171379 Pooja Kumar	Reed	Adjoining parish, comments by 4th July Full application for a change of use of equestrian barn to B1c light industrial. Retrospective.	Objection inappropriate and out of keeping development in a countryside setting. Additional access onto a very busy road is inappropriate. Outside settlement boundary.	14.6.17	
Nine Mile Ride, Pinecopse, yard rear of	171380 Pooja Kumar	Reed	Adjoining parish comments by 4th July Application for certificate of existing lawful development for use of land for car repair and sales (sue generis)	Objection increase traffic from car sales/repairs entering and exiting onto Nine Mile Ride. Additional access onto a very busy road is inappropriate. Inappropriate development in a countryside setting. Outside settlement boundary	14.6.17	

Location	Ref No/ Planning Officer	Applicant	Proposal	Comments	Meeting date	Decision
Nashgrove Lane, 115	171408 Stefan Fludger	D'Orgee	Comments by 22nd June Householder application for the proposed erection of a single storey front extension to create front porch, reconfiguration of existing doors and windows to front side and rear elevations to include a Juliet balcony timber cladding to new porch and first floor elevation	No objection	14.6.17	
Ivanhoe Rd, Unit 1, Rowanwood	171413 Mark Croucher	Endean Enterprises	Comments by 22nd June Full application for the erection of a 3m high acoustic louvered enclosure to side of Industrial Unit to house air blast cooler unit and rear enclosure to house rolling road/dyno machine.	No objection	14.6.17	
Nine Mile Ride, 215	171430 Stefan Fludger	Frost	Comments by 21st June Householder application for the proposed conversion of roof space to habitable accommodation with rear dormer extension (Amendment to planning consent 161035).	Objection, out of keeping with Bankside street scene. Too dominant and over bulky.	14.6.17	
Wellingtonia Ave, Rhododendrons	171453 Rosie Rogers	Brar	Comments by 30th June Full application for the proposed erection of 1 no replacement dwelling following demolition of existing dwelling.	No objection in principle, we are concerned there are no details in the plans of proposed fencing. Any fencing should be in keeping with its countryside location and no more than 1.8m.	14.6.17	
Foxcote, 113	171503 Christine Phillips	Blunt	Prior Householder Prior Notification Application for the prior approval of the erection of a single storey rear extension which would extend beyond the rear wall of the original house by 4050m for which the maximum height would be 3.1m approximately and height would be 2.7m approximately.	For information only.	14.6.17	
Pine Drive, Sparsholt	171568 Senjuti Manna	Osborn	Comments by 20th July Householder application for the proposed erection of a single storey side extension to create orangery.	No objection	14.6.17	

Location	Ref No/Case Officers	Name	Proposal	Comments – FPC	Date	Decision – WBC	Date
Lower Wokingham Rd, Pine Lodge	163338 Brooke Davey	Rubbani	Comments by 5th Jan Householder application for the proposed creation of a new vehicular access to the dwelling.	No objections	5.1.17	Refused, lack of detail raises concerns that construction of driveway may result in damage to tree roots, which will result in an adverse interruption to the Lower Wokingham Rd, green route.	26.5.17
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	Refused, outside of settlement limits. Not an allocated housing site. Urbanising impact on this section of Reading Rd. Not sustainable location, in an area of poor public transport. Cramped & incongruous form of backland development.	26.5.17
Fleet Hill, Land at Fleet Rise	170316 Dariusz Kusyk	Harrower	Comments by 8th May, 1 letter of objection. 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	Refused, unsustainable countryside location. Urbanisation of the countryside, by introducing a dwelling in private residential garden. Increased use of a substandard access, would adversely affect road safety and the flow of traffic.	1.6.17
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	Approved	26.5.17
Fleet Lane, Woodbury	170730 Ade Balogun	Kenny	Comments by 28th April Householder application for proposed erection of two storey side extension to dwelling following demolition of existing attached garage.	No objection.	19.4.17	Approved	30.5.17
Nashgrove Lane, 29	170911 Stefan Fludger	Paz	Comments by 26th April Householder application for the proposed single storey front and rear extension to dwelling.	No objection.	19.4.17	Approved	23.5.17

Location	Ref No/Case Officers	Name	Proposal	Comments – FPC	Date	Decision – WBC	Date
Fleet Hill, Moyle House	170984 Kayleigh Mansfield	Carpenter	Comments by 5th May Householder application for the proposed erection of a main entrance gate and 2 nd exit gate.	No objection	19.4.17	Approved	31.5.17
Jubilee Rd, Landmark House	170992 Kayleigh Mansfield	Strange	Comments by 9th May 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	Refused, visually prominent position in the streetscene and increase in bulk, scale & mass would adversely impact the surrounding countryside.	26.5.17
Wick Hill Lane, Ridge Farm	171043 Dariusz Kusyk	Kempster	Comments by 5th May Householder application for the conversion of existing barn to a playroom.	No objection	19.4.17	Approved	23.5.17
Lower Sandhurst Rd, Broomfield	171076 Simon Taylor	Bamber	Comments by 19th May, 1 letter objecting 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	Refused, enlarged footprint, increased height and more prominent position will result in a dwelling excessively larger than original and of an inappropriate scale, form and height, which is out of context with other buildings in the surrounding area. Driveway may have potentially adverse implications for mature trees on the site.	25.5.17

Location	Ref No/Case Officers	Name	Proposal	Comments – FPC	Date	Decision – WBC	Date
Kelsey Ave, 25	171094 Ade Balogun	Sandhu	Comments by 23rd May 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	Approved	1.6.17
Nine Mile Ride, 162c	171140 Graham Vaughan	Matt	Comments by 31st May 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	Approved	1.6.17
Bramley Grove, 8	171198 Janeske Delport	Barker	Comments by 30th May Householder application for the proposed erection of a single storey rear extension to dwelling.	No objections	17.5.17	Approved	2.6.17
Arnett Ave, 10	171213 Omar Sharif	Jones	Comments by 2nd June 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	Approved	6.6.17