

FINCHAMPSTEAD PARISH COUNCIL
MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD
at 7.30pm on Wednesday 12th July 2017
California Ratepayers Hall, Finchampstead, Berkshire

PRESENT Cllr Veitch – Chair
Cllr Marshallsay - Vice Chair
Cllrs Bromley, Mrs Jennings-Frisby, Mrs Yorke
Mrs Anna Kent – Assistant to the Clerk.
7 members of the public

285/2017 – APOLOGIES FOR ABSENCE

Apologies were received from Cllr Mrs Driver, Cllrs Cundy, Cornish & Pearce

286/2017 DECLARATION OF INTERESTS

Cllr Marshallsay – 1 Ashdale Park, 171804

287/2017 – MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 14th June 2017 were signed as a true and correct record.

PUBLIC PARTICIPATION

Members of the public attended regarding applications at 148 Nine Mile Ride – 171626 and 1 Ashdale Park -171804. The meeting closed at 7.30pm and again at 7.40 to give residents an opportunity to present their objections.

288/2017 – MATTERS ARISING FROM THE MINUTES

472/2012 - CORRESPONDENCE AND OTHER MATTERS – Arborfield SDL

- **ACSG:** July 4th meeting was postponed. Next meeting scheduled in September.
- **Crest Community Liaison Group:** No meeting held in June.
- **Community Forum:** No meeting held.

241/2017- Correspondence and Forum- 31 Barkham Ride, 171099

Notification application 171099, 31 Barkham Ride, was withdrawn. Graham Vaughan, WBC's planning officer advised the applicant/agent that the proposal was not acceptable in principle and had a harmful impact on the character of the area so the officer would be recommending refusal. The application was withdrawn on that basis.

241/2017- Correspondence and Forum- Job description for Cllr Weeks new planning role in WBC

The link to the online job description was forwarded to the planning committee.

289/2017 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.

290/2017 CALL FOR SITES

WBC list is checked monthly, no new sites added in July. WBC have emailed to say the process is ongoing, there is no date for the publication of preferred site as WBC are carrying out research on infrastructure. We will be notified when information is published.

291/2017 – 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.

292/2017 – NEW APPEALS

161888 - Land adjacent to The Stables, Lower Sandhurst Rd Full application for the proposed change of use of land for the stationing of 1 no touring caravan, 1 no mobile home together with the formation of hard standing and utility/dayrooms. FPC objected on the grounds of development in the countryside. Adequate numbers of traveller sites already in Wokingham Borough. Adjacent to a nature reserve. Unsustainable location. AK has written to the Inspectorate. Informal Hearing will be held on 22nd August. Cllr Veitch will attend the hearing.

Appeal Decisions

Constant Springs, Fleet Hill two Appeal decisions firstly application 161208 for certificate of lawful use or development for the erection of a building as a purpose incidental to the enjoyment of the dwelling house. FPC were not consulted on this application. Appeal dismissed. The background notes refer to planning approval in 2014 to erect a two storey dwelling and that a condition attached to the permission states the bungalow should be demolished within 3 months of first occupation of the new dwelling. FPC will check this condition is met.

Constant Spring, Fleet Hill - 150045 Demolition of existing garage and workshop and the erection of a replacement detached garage with workshop. Appeal allowed, FPC had no objections.

28 Church Hams - 163532 the development proposed is a first floor front extension and a single storey rear extension to the existing dwelling. Appeal allowed. FPC had no objections.

36 Sandhurst Rd – 162590 the development proposed is side and first floor extension with front gable and lean to roof. Appeal allowed. FPC had no objections.

293/2017 – TREE PRESERVATION ORDERS

Tree Work applications:

TPO 361/1988, 21 Tomlinson Drive

TPO 301/1986, California Country Park Homes, 42 Nine Mile Ride, 2 applications

TPO 273/1984, 29 St James Rd

TPO no number, Caravan, Moor Farm Park Lane

Consents

TPO 1367/2010 Robinson Crusoe Park, Park Lane consent to fell Oak (T1) to ground level

TPO 1456/2012 and 1458/2012 Hogwood Lane and Byway 18 consent to various works including cutting back hedges, pruning branches and removal of trees to aid in ditch clearance.

TPO 1456/2012, TPO 634/1993/ TPO1367/2012, TPO 192/1980, TPO 164/1979 TPO 635/1993 & TPO 337/1987 Park Lane and Nine Mile Ride

WBC refuses consent. A further letter say that 2 trees identified as Oaks are in fact Ash and do not need consent to fell. Consent is also given to prune various species.

TPO 1185/2007, 35 Pine Drive consent given with conditions to works on 2 Oaks.

TPO 57/1973, 9 Cypress Ave consent given with conditions to work on and Oak, Scots Pines and Silver Birch.

294/2017 STREET NAMING AND NUMBERING

None

295/2017 - CORRESPONDENCE AND FORUM

Correspondence

- Planning lists
- Planning application 170686, Land at Arborfield Garrison, parcels H, I and J, reserved matters for the erection of 179 dwellings is on WBC's July 12th planning agenda.
- Application to renew street trading consent, Nicola Grassi, Hogwood Industrial Estate.
- Newspaper article, 29th June Wokingham Paper.
- Letter of objection application 171626 – 148 Nine Mile Ride.

296/2017 DATE OF NEXT MEETING

The next meeting will be on **Monday 14th August 2017 at 7.30pm** in the California Ratepayers Hall. The meeting closed at 9.12pm.

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 297/2017 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, 25	171567 Christine Phillips	Ayyar	Comments by 2nd August Householder application for the conversion of loft space to habitable accommodation plus change of the front elevation.	No objection	12.7.17	
Commonfield Lane, Honeysuckle Lodge	171589 Mark Croucher	Price	Comments by 14th July, 1 letter objecting Full application for use of existing gypsy site from 2 no pitches to 4 no permanent gypsy pitches including access, parking and construction of day rooms following demolition of existing garages and outbuilding and removal of 3 no mobile homes.	No objection provided the increase from 2 to 4 pitches is recognised in the Gypsy and Traveller Plan.	12.7.17	
Ravenswood Ave, 38	171625 Omar Sharif	Tan	Comments by 14th July Householder application for the erection of two side dormer extensions	No objection	12.7.17	
Nine Mile Ride, 148	171626 Omar Sharif	Coombes	Comments by 13th July, 2 letters objecting Full application for the proposed change of use of land from horticultural nursery (Sui Generis) to residential (C3); erection of replacement dwelling and garage with access, parking and entrance gates following demolition of existing dwelling and garage. Revised Additional details - Change of description Full application for the proposed change of use of land from horticultural nursery (Sui Generis) to residential (C3); erection of 2 replacement dwellings (net gain 1) garages with access, parking and entrance gates following demolition of existing dwelling and garage	Objections, overdevelopment of the site , Thames Basin Heath and outside the settlement boundary. Plot 2 is situated in close proximity to the Bell Barrow monument. Development in the countryside and backland development.	12.7.17	
Jerrymoor Hill, 62	171639 Janeske Delpport	Kenrick	Comments by 7th August Householder application for erection of timber workshop in rear garden with 4800mm in length by 4100 in width by 3400 in height (retrospective)	No objection	12.7.17	
Kiln Ride, 5	171689 Senjuti Manna		Comments by 14th July Householder application for the proposed of single storey rear/side extension to dwelling.	No objection	12.7.17	

Planning Application List

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Finchampstead Parish Council

APPENDIX A

Location	Ref No/ Planning Officer	Applicant	Proposal	Comments	Meeting date	Decision
Johnson Drive, 6	171698 Omar Sharif	Brant	Comments by 20th July Householder application for proposed erection of detached car port and store.	No objection	12.7.17	
Nine Mile Ride, 304	171756 Stefan Fludger	Schofield	Comments by 25th July Application to vary condition of planning consent 161672 for the proposed erection of 2 no 5 bedroom dwellings with integral garages following the demolition of existing dwelling. Condition 2 relates to approved drawings, the new drawings propose revised elevation for eaves between gables.	Noted	12.7.17	
Masdar Gardens, 11	171766 Ade Balogun		Comments by 21st July Application for certificate of existing lawful development for the proposed single storey rear extension to dwelling.	No objection	12.7.17	
Roycroft Lane, 16	171783 Senjuti Manna	Shafiq	Comments by Householder application for the proposed two storey side and single rear extensions to dwelling.	Objection, overdevelopment of the plot.	12.7.17	
Nine Mile Ride, 329	171791 Omar Sharif		Comments by 21st July Householder application for proposed erection of single storey rear extension to create an Orangery.	No objection		
Wick Hill Lane, The Old Orchard	171801 Senjuti Manna	Singer	Comments by 24th July Householder application for the proposed construction of an indoor swimming pool and gym with ancillary accommodation, plus glazed link to the main house.	No objection	12.7.17	
Ashdale Park, 1	171804 Stefan Fludger	O'Toole	Comments by 1st August Full application for the proposed erection of 1 no dwelling with detached garage.	Objections backland development. An existing covenant limits the number of house to 44 this would break the covenant. The proposed access is in a dangerous location. TPO trees on site. Design of the build is out of keeping with the streetscene.	12.7.17	

Location	Ref No/ Planning Officer	Applicant	Proposal	Comments	Meeting date	Decision
Windsor Ride, 3	171846 Christine Phillips	Mollon	Householder Prior Notification Application for the prior approval of the erection of a single storey rear extension, which would extend the rear wall of the original house by 8m for which the maximum height would be 3m and height of the eaves 2.5m	For information only	12.7.17	
Soldiers Rise, Stonehouse	171853 Simon Taylor		Comments by 31st July Householder application for proposed erection of two storey front extension and part single, part two storey side/rear extensions following demolition of existing garage and car port plus internal alterations.	No objection	12.7.17	
Gilbert Way, 4	171856 Ade Balogun	O Leary	Comments by 26th July, 1 supporting Householder application for proposed erection of single storey rear extension following demolition of existing conservatory.	No objection	12.7.17	
Birch Rd, 1	171860 Stefan Fludger	Knowles	Comments by 3rd August / revised description, 1 letter supporting Householder application for proposed erection of a single storey detached outbuilding to create habitable accommodation (ancillary granny annexe).	No objection	12.7.17	
Bramley Grove, 22	171864 Christine Phillips	Watson	Comments by 31st July Householder application for proposed erection of single storey rear extension to dwelling.	No objection	12.7.17	
Wick Hill Lane, Thistle Brae	171890 Omar Sharif	Marlow	Comments by 31st July Householder application for proposed erection of single storey side extension to dwelling following demolition of existing conservatory.	No objection	12.7.17	
Park Lane, West Court Cottages, 2	171905 Kayleigh Mansfield	Egby	Comments by 28th July Householder application for the proposed erection of a single storey front extension plus two storey side/rear extension to dwelling.	Objection, overdevelopment in the countryside. Development inappropriate in a countryside location.	12.7.17	
St James Rd, 15	171954 Janeske Delport	Burrows	Comments by 8th August Householder application for the proposed single storey rear extension to existing dwelling.	Objection, extension is too close to the southern boundary.	12.7.17	

Planning Application List

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Reading Rd, 119	171982 Senjuti Manna	Oliver	Comments by 7th August Householder application for the proposed erection of single storey rear extension to dwelling, plus insertion of two roof light within existing roof	Objection, overdevelopment of the site.	12.7.17	

Location	Ref No/Case Officers	Name	Proposal	Comments – FPC	Date	Decision – WBC	Date
Biggs Lane	170361 Alex Thwaites		Adjoining parish consultation. Comments by 14th March Application for advertisement consent for the proposed erection of 2 no 1800 x4000 mm large entrance monoliths, 1 no 1310 x 3000mm small entrance monoliths, 2 no 1310 x3000mm small monoliths, 2 no 1200 x 775mm bespoke timber entrance signs (part retrospective	No objection	22.2.17	Approved	26.6.17
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	Approved	21.6.17
Nash Grove Lane, 1a	170814 Ade Balogun	Gaskell	Comments by 1st June, 1 letter commenting 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	Approved clause included about retention of trees and shrubs.	22.6.17
Fleet Hill, Agates Meadow Cottage	171238 Ade Balogun	Norman	Comments by 7th June 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	17.5.17	Refused, result in the use of substandard vehicular access, causing a negative impact on highway safety.	21.6.17
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	Approved	7.7.17
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	Approved	29.6.17
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	Approved	10.7.17