

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

PRESENT Cllr Veitch – Chair
Cllr Marshallsay - Vice Chair
Cllrs Bromley, Mrs Driver, Cllr Pearce, Mrs Yorke,
Mrs Anna Kent – Assistant to the Clerk.
18 members of the public

321/2017 – APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Cundy, Cornish & Mrs Jennings-Frisby.

322/2017 DECLARATION OF INTERESTS

None declared.

323/2017 – MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 12th July 2017 were signed as a true and correct record.

PUBLIC PARTICIPATION

Members of the public spoke on the following;

Longwater Rd, land off – 171993
Land to the rear of Tree Tops, Heath Ride – 171935
Belscot, Reading Rd – 172129
26, The Spinney - 172170

324/2017 – MATTERS ARISING FROM THE MINUTES

472/2012 - CORRESPONDENCE AND OTHER MATTERS – Arborfield SDL

- **ACSG:** Next meeting scheduled in September.
- **Crest Community Liaison Group:** A meeting is scheduled for the 18th September.
- **Community Forum:** No meeting held.

325/2017 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.

326/2017 CALL FOR SITES

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

WBC has released seven sites across the borough to help boost the supply of homes in Wokingham. One site is in Finchampstead at the rear of 216b-242a Nine Mile Ride, RG40 3QD, for approximately 40 houses. Members of the Call for Sites team have been asked for their views.

327/2017 – 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.

AK was asked to check the details of decision notice, 171589 – Honeysuckle Lodge, Commonfield Lane.

328/2017 – NEW APPEALS

170900 163a Nine Mile Ride, householder application for proposed erection of a 2 no bay wooden garage (cart house) in front drive.

FPC objected garage in front of building line. Out of keeping with immediate street scene. AK will write to Inspectorate.

163610, Belscot, Reading Rd, full application for the proposed change of use of the land and buildings from use class B1 (business) and B8 (storage and distribution) to use class B1 (business), B2 (general industrial) and B8 (storage and distribution).

No objection but we note comments from local resident at no 15 and these should be taken into consideration.

On 8th Feb Supplementary comments were sent to WBC;

Since making our comments on 27th January we note that further objections have been received from residents in particular those from The Rise. In the light of this the Parish Council wishes to offer its support to those residents who consider this application inappropriate and unacceptable particularly in view of the potential noise nuisance.

When determining this application we request that WBC take full account of these concerns.

AK will write to Inspectorate.

Appeal Decisions

160706 Church Farm, Church Lane, erection of a farm workers dwelling with approval sought at this stage for access and appearance landscaping, layout and scale reserved matters. Appeal allowed. An agricultural occupancy condition is added in order to make the development acceptable.

FPC objected 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 WBC be minded to approve this, it should be on the basis of an agricultural tie. This application should not be treated differently from any other application for development in the countryside

162918 The Cabin, rear of 85 Kiln Ride, replacement of existing dwelling with low-impact 4 bed dwelling and associated car parking. Appeal allowed, FPC had no objections.

329/2017 – TREE PRESERVATION ORDERS

Tree Work applications:

Ashdown House, Warren Lane, TPO 180/1980

6 Kiln Close, TPO 1119/2006

99b Kiln Ride, TPO 901/1997

Consents :

TPO301/1986 41 California Country Park Homes, reduce Scots Pine

TPO361/1988 21 Tomlinson Drive, remove 1 birch and cut back another birch.

330/2017 STREET NAMING AND NUMBERING

- Proposed names for Kingsley Park development on Arborfield Garrison.
- The New House, New Mill Rd, has been re-named Greenacres Farm.

331/2017 - CORRESPONDENCE AND FORUM

Correspondence

- Planning lists
- 171193 Pine Platt, Heath Ride, application withdrawn. Noted
- Notification Cratus Communications are assisting with community liaison at Arborfield Green. Noted
- WBC, Down End Longwater Lane, possible encroachment at Down End. Information will be forwarded to Cllr Cundy.
- 4 letters regarding Twin Oaks application
- 2 letters regarding Tree Tops, Heath Ride application for 3 dwellings
- 2 letters regarding Tree Tops, Heath Ride application CLE for repair workshops
- Letter re Longwater Rd application.
- Emails regarding Magnolia House, Fleet Lane application.
- Notification application for Arborfield Cross Relief Rd ref 172209 has been registered.
- Updated Planning Forward Plan.

- Copy of letter to Mr Sharma MP, Minister of State for Housing & Planning. Neighbouring parishes will be sent a copy of the letter, and asked to write to the Minister on the matter of the 5 year land supply.
- Notification from WBC - Minerals and Waste Session 19th Oct, Shute End 19-21hrs.
- Cllr Driver asked whether decisions have been published on proposed development at Sandmartins and Finchampstead Rd. Not as yet.
- Cllr Driver commented that the newly built Foxglade Farm, Lower Sandhurst Rd, is out of keeping with the street scene.
- Cllr Bromley reported a large construction being built at Hogwood Meadows, Park Lane. This has been reported to WBC and is listed as a new enforcement matter.
- Cllr Bromley advised the committee he will be writing to Nick Chancellor, WBC regarding the decision not to install a Pegasus crossing at the exit of California CP and Commonfield Lane (B46). A route which school children will be expected to use.
- Cllr Marshallsay suggested a document should be prepared for residents giving particulars of how to list a planning application. AK to action. This information should also appear on our website.

332/2017 DATE OF NEXT MEETING

The next meeting will be on **Wednesday 6th September 2017 at 7.30pm** in the California Ratepayers Hall. The meeting closed at 10.24pm.

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 333/2017 Enforcement matters.

These minutes are subject to confirmation at the next meeting of the Committee.

Planning Application List

Monday 14 August 2017

Finchampstead Parish Council

APPENDIX A

Location	Ref No/ Planning Officer	Applicant	Proposal	Comments	Meeting date	Decision
Longwater Rd, land off	Daniel Ray 171993	Catesby Estates	Comments by 16th Aug Outline application for the residential development of up to 40 dwellings with all matters reserved except for means of access from Longwater Rd	Letter of objection attached.	14.8.17	
Longwater Lane, Land to the west of Twin Oaks	Simon Taylor 172175	Lee	Comments by 25th Aug Full application for the change of use of land for the siting of a single storey mobile home for residential purposes 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. The proposal would have an urbanising impact. Wildlife Heritage Site. Unacceptable impact on neighbours. 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'. The ecology report is 6 years old and no bat survey has been submitted.	14.8.17	
Heath Ride, land to the rear of Tree Tops	Simon Taylor 171481	Kennedy	Comments by 7th August (extension approved) Full application for the proposed erection of 2 no 4 bed dwellings and 1 no 3 bed dwelling following demolition of existing outbuildings	Objection, inappropriate development in the countryside and backland development. The site is outside the residential settlement boundary. The proposed development would have a significant adverse effect on the character of the area. Concerns about ground water level.	14.8.17	
Heath Ride, Tree Tops	Chris Kempster 171935	Kennedy	Comments by 21st August Application for a certificate of existing lawful development for repair workshops.	The certificate should only cover the original curtilage of the Tree Tops not the current expanded site.	14.8.17	
Reading Rd, Belscot	Omar Sharif 172129	White	Comments by 28th Aug Full application for the proposed erection of a replacement industrial building, to include the creation of a new access following the demolition of existing building.	Objection, the building will be more prominently visible and closer to residential properties. Out of keeping with the character of the area. Inappropriate development in the countryside. Issues of road safety and dangerous access. Bulk, size and massing. One of the current buildings does not have B1/B8 use. Inadequate parking spaces.	14.8.17	

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The Spinney, 26	Christine Phillips 172170	Blowfield	Comments by 25th Aug Householder application for proposed erection of single storey rear and first floor side extension to dwelling plus conversion of garage to habitable accommodation.	Objection overdevelopment of site. Size, bulk and massing. Inappropriate development. Out of keeping with other properties. Detrimental impact on the street scene. Setting an unacceptable precedent.	14.8.17	
Fleet Lane, Magnolia House	Daniel Ray 171887	Christmas	Comments by 9th Aug Application for a certificate of lawful existing use for the use of land and building for storage and parking in connection with a marquee business.	We cannot comment on this application as the information we have is not clear. If the planning officer is minded to approve this, conditions should be considered to lessen disruption to neighbouring properties.	14.8.17	
Nine Mile Ride Extension	Alex Thwaites 171975	Crest Nicholson	Comments by 14th Aug Application for advertisement consent for the proposed erection of 8 no 900mm x 1500mm directional signs, 2 no 900mm x 1500mm directional signs, 4 no hangman flags and 2 no gantry signs (part retrospective).	No objection.	14.8.17	
Barkham Ride, 89	Ade Balogun 171986	Price	Comments by 10th Aug Householder application for the proposed erection of single storey rear extension, single storey front extension to dwelling and proposed erection of detached garage plus relocation of drive entrance.	Objection garage in front of the building line.	14.8.17	
Foxcote, 16	Simon Taylor 171996	Bennett	Comments by 10th Aug Householder application for proposed erection of single storey side extension to dwelling following demolition of existing garage and store.	No objection.	14.8.17	
Fleet Hill, Woodlands	Gregory Smart 172001	Bell	Comments by 29th Aug Householder application for the proposed erection of 1.8m high feather board fence to the front boundary of dwelling.	No objections.	14.8.17	
Nine Mile Ride, Arborfield Garrison, Parcel Q	Alex Thwaites 172005		Adjoining Parish Consultation, comments by 24th July Reserved matters application pursuant to Outline Planning Consent O/2014/2280 for the construction of 114 apartments with communal space, access from the Nine Mile Ride Extension (NMRE) with associated internal access roads, parking, landscaping and open space, footpaths/cycleways. Sustainable Urban Drainage (Suds) and substation. Parcel Q	We object to this very urban design. The proposal does not appear to complement the Garden Village concept. It looks too barrack like in design, for this countryside setting. Inadequate parking for the number of apartments.	14.8.17	

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Garston Grove, 9	Dariusz Kusyk 172026	Winders	Comments by 18th Aug Full planning application for the proposed change of use from amenity open land to private garden and the erection of a new boundary fence.	No objection.	14.8.17	
St James Rd, 17	Dariusz Kusyk 172055	Richards	Comments by 11th Aug Householder application for the proposed erection of single storey rear extension to create habitable accommodation plus internal alterations.	No objection.	14.8.17	
Barkham Ride, 55	Christine Phillips 172060	Haughton	Comments by 17th Aug Householder application for proposed erection of single storey rear extension to dwelling.	No objection.	14.8.17	
Longwater Rd, Triangle	Dariusz Kusyk 172079	Fennell	Comments by 14th Aug Householder application for proposed erection of Log Cabin	No objection.	14.8.17	
Lower Wokingham Rd, West Heath House	Dariusz Kusyk 172086	Pointon	Comments by 16th Aug Householder application for proposed erection of part single and part two storey side extension to dwelling following demolition of existing single storey side extension plus replacement of existing garage.	No objection.	14.8.17	
New Mill Rd, land north east of Brambletye	Janeske Delpport 172113	Atkinson	Comments by 30th Aug Full application for proposed erection of 2 no detached residential dwellings following demolition of existing builders yard, offices and workshop	No objection.	14.8.17	
Heath Ride, Broughton Farm	Dariusz Kusyk 172140	Stevenson	Office Conversion Prior Notification, for information only Prior approval notification for a change of use from storage building to dwellinghouse	This is apparent misuse of this legislation, we understand these structures were used for industrial/retail purposes but not as offices.	14.8.17	

Location	Ref No/Case Officers	Name	Proposal	Comments – FPC	Date	Decision – WBC	Date
Reading Rd, Belscot	163610 Mark Croucher	White	Comments by 8th Feb Full application for the proposed change of use of the land and buildings from use class B1 (Business) and B8 (storage and distribution) to use class B1 (Business), B2 (General & Industrial) and B8 (Storage & Distribution).	No objection but we note comments from local resident at no 15 and these should be taken into consideration. 8th Feb Supplementary comments; <i>Since making our comments on 27th January we note that further objections have been received from residents in particular those from The Rise. In the light of this the Parish Council wishes to offer its support to those residents who consider this application inappropriate and unacceptable particularly in view of the potential noise nuisance.</i> <i>When determining this application we request that WBC take full account of these concerns.</i>	25.1.17	Refused, application has failed to demonstrate the development would satisfactorily mitigate the impact of a B2 use on neighbouring properties in the countryside in terms of noise and disturbance.	22.5.17
Wick Hill Lane The Walled Garden	171008 Simon Taylor	Hall	Comments by 25th May, 1 letter objecting 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	Refused, involves urbanisation of designated countryside. Unsustainable location. Considered harmful to heritage and the rural environment.	27.7.17
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	Refused, scale bulk and mass. Harmful to appearance of host dwelling. Overbearing impact on neighbouring dwellings	20.7.17

Location	Ref No/Case Officers	Name	Proposal	Comments – FPC	Date	Decision – WBC	Date
Land at Arborfield Garrison	170686 Alex Thwaites	Redrow Homes	Comments by 17th April 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	Approved	26.7.17
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	Approved	25.7.17
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	Approved	20.7.17
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	Approved	27.7.17

Location	Ref No/Case Officers	Name	Proposal	Comments – FPC	Date	Decision – WBC	Date
Nine Mile Ride, 148	171626 Omar Sharif	Coombes	<p>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.</p> <p>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</p>	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	Refused, outside settlement limits, not allocated as a residential development site. It would erode openness of the area with the effect of visually encroaching into the open countryside.	27.7.17
Johnson Drive, 6	171698 Omar Sharif	Brant	<p>Comments by 20th July Householder application for proposed erection of detached car port and store.</p>	No objection	12.7.17	Approved	3.8.17
Nine Mile Ride, 329	171791 Omar Sharif		<p>Comments by 21st July Householder application for proposed erection of single storey rear extension to create an Orangery.</p>	No objection		Approved	7.8.17
Wick Hill Lane, The Old Orchard	171801 Senjuti Manna	Singer	<p>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.</p>	No objection	12.7.17	Approved	10.8.17