

**FINCHAMPSTEAD PARISH COUNCIL**  
**MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD**  
**at 7.30pm on Wednesday 6<sup>th</sup> September 2017**  
**California Ratepayers Hall, Finchampstead, Berkshire**

---

**PRESENT** Cllr Veitch – Chair  
Cllr Marshallsay - Vice Chair  
Cllrs Bromley, Mrs Driver, Mrs Jennings- Frisby, Cllr Pearce, Mrs Yorke,  
Mrs Anna Kent – Assistant to the Clerk  
1 resident

**350/2017 – APOLOGIES FOR ABSENCE**

Apologies were received from Cllrs Cundy, & Cornish.

**351/2017 DECLARATION OF INTERESTS**

None declared.

**352/2017 – MINUTES OF THE PREVIOUS MEETING**

The minutes of the meeting held on 14<sup>th</sup> August 2017 were signed as a true and correct record.

**PUBLIC PARTICIPATION**

1 resident spoke on application 172433 - 10 The Village.

**353/2017 – MATTERS ARISING FROM THE MINUTES**

472/2012 - CORRESPONDENCE AND OTHER MATTERS – Arborfield SDL

- **ACSG:** Next meeting schedule not posted yet. Cllr Bromley will ask Nick Chancellor for a meeting schedule
- **Crest Community Liaison Group:** A meeting is scheduled for the 18<sup>th</sup> September.
- **Community Forum:** No meeting held.
- **Commonfield Lane Crossing:** Cllr Bromley wrote to Nick Chancellor regarding the lack of a controlled Pegasus crossing on Commonfield Lane. WBC's Alex Deans responded a consultation was held and no-one had objected, this was disputed by FPC.

327/2017 – DECISIONS -, 171589 – Honeysuckle Lodge, Commonfield Lane.

The notice was circulated to the planning committee.

331/2017 - CORRESPONDENCE AND FORUM – Resident information on how to get an application listed

Cllr Marshallsay suggested a document should be prepared for residents giving particulars of how to list a planning application. This information should also appear on our website. AK has drafted a sheet, this will be finalised and distributed shortly.

**354/2017 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.

**355/2017 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, as yet no-one has responded. The owner of the site has not approached WBC to start the planning process. Until a planning application is submitted, no further action can be taken.

**356/2017 – 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.

### **357/2017 – NEW APPEALS**

**Land SW of Barkham Ride, 18 Barkham Ride**, an Informal Hearing will be held on 28<sup>th</sup> September at 10am. There are two appeals being heard, one is an enforcement matter the other is application 162633. FPC objected to 162633 for the erection of 1 new dwelling on the grounds of Thames Basin Heath, outside the village envelope, development in the countryside to for the erection of a single dwelling and associated residential curtilage. No-one is available to attend this Hearing.

#### **Hearings**

**161888 - Land adjacent to The Stables, Lower Sandhurst Rd – for the change of use of land for the stationing of 1 touring caravan, 1 mobile home together with the formation of hard standing and utility/dayroom.** Cllr Veitch attended the hearing on 22<sup>nd</sup> August, and objected to the application on behalf of the Parish Council. The five year supply of traveller sites was challenged by the appellant's legal team.

Cllr Veitch suggested it would be beneficial for other members of the committee to attend Appeals in the future.

#### **Appeal Decisions**

**163a Nine Mile Ride, - 170900** for the proposed development of a 2 bay wooden garage in front drive.

Appeal dismissed, SPD (Design Guide) says garages should not be sited in front gardens. Garage would be well forward of the property this is contrary to Design Guide. In conclusion its siting the proposal would cause unacceptable harm to the character and appearance of the streetscene. FPC objected on the grounds of garage in front of building line. Out of keeping with immediate street scene.

### **358/2017 – TREE PRESERVATION ORDERS**

#### **New TPOs served;**

**TPO 1598/2017** Relating to a tree located on land at The Lodge, North Court, The Ridges. This replaces a TPO 1499/2015 served in response to planning application F/2015/0181, which is now void due to inaccuracies in the plotting.

**TPO 1596/2017** relating to trees located on land to the south of 12 Cricket Hill and in response to land being purchased by a developer.

#### **Consents to the following;**

Ashdown House, Warren Lane, TPO 180/1980

6 Kiln Close, TPO 1119/2006

99b Kiln Ride, TPO 901/1997

Park Lane, TPO 1456/2012

Park Lane & Nine Mile Ride various TPOs

102a McCarthy Way TPO 644/1994

1497/2015 relating to trees on land at Hogwood Park, Park Lane & within Arborfield Garrison, south of Nuffield Rd and north of Hogwood Lane, has been updated.

#### **Refusals;**

53 Nashgrove Lane TPO 1446/2012 Refuses consent to fell a Scots pine.

### **359/2017 STREET NAMING AND NUMBERING**

None.

### **360/2017 - CORRESPONDENCE AND FORUM**

- 172175 land west of Twin Oaks the application has been withdrawn as recommended by the Enforcement dept.
- 171804, 1 Ashdale Park, application withdrawn.
- Parcel Q Arborfield Garrison -172005 will be decided at WBC's planning meeting on Sept 13<sup>th</sup>. No-one attending.
- Arborfield Green briefing slides, supplied by Cratus. Forward email to planning committee
- WBC have updated the planning section of their website, a chain of emails have circulated about lack of communication from WBC on this matter.

- WBC advised the Parishes they will no longer receive hardcopy plans, except in the case of major development.
- From the end of August, WBC will no longer produce and email the weekly decisions & applications list. AK will write to Theresa Brown saying we found the listings extremely useful and how will WBC guarantee we get notified of all our applications, the listing was a useful cross-reference.
- Cllr Bromley advised the committee of the following;
  - Denmark St is re-opening on 16<sup>th</sup> Sept and Broad St will close for major works.
  - Civil parking enforcement commences on 9<sup>th</sup> September 2017.
- Cllr Driver remarked on 2 redundant tall posts on the corner of Barkham Ride & Finchampstead Rd.

### **361/2017 DATE OF NEXT MEETING**

The next meeting will be on **Wednesday October 4<sup>th</sup> 2017 at 7.30pm** in the California Ratepayers Hall. The meeting closed at 9.30pm.

### ***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 362/2017 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, Arborfield Garrison, Parcel Q,	Alex Thwaites 172005	Ewing	<p><b>Revised/additional details for the following application. To be discussed on 13<sup>th</sup> Sept at WBC's planning meeting.</b></p> <p>Reserved matters application pursuant to Outline planning consent )/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)</p>	We reviewed the revised plans and are happy with the new design. Concerns remain about the parking available to residents, sacrificing car parking for green space means people will park on the green space. We understand an onsite management company will be responsible for management of parking.		
Alderbrook Close, 10	Ade Balogun 172194	Edkins	<p><b>Comments by 31<sup>st</sup> Aug (extension approved)</b></p> <p>Householder application for the proposed erection of first floor rear extension to dwelling plus replacement of existing conservatory with a new extension and flat roof.</p>	No objections.	6.9.17	
Swallowfield Road, Arborfield	172209		<p><b>Adjoining parish application, comments by 15<sup>th</sup> Sept</b></p> <p>Full application for the construction of a 2.3 KM Arborfield Cross Relief Road (including shared use pathway) linking A327 Reading Road in the north and A327 Eversley Road in the south east. The proposal includes two new roundabout junctions link to the existing road network along the A327, a new staggered priority junction at Swallowfield Road and a new shared-use (non-motorised user) bridge where Arborfield Footpath 17 intersects the proposed relief road.</p>	No objections.	6.9.17	

Location	Ref No/ Planning Officer	Applicant	Proposal	Comments	Meeting date	Decision
Lower Sandhurst Rd, Broomfield	Simon Taylor 172228	Bamber	<p><b>Comments by 30<sup>th</sup> Aug (extension approved)</b> Full application for the proposed erection of a replacement dwelling and associated car parking following demolition of existing dwelling.</p>	<p>Objection;</p> <ul style="list-style-type: none"> <li>• Inappropriate development in the countryside and outside the settlement boundary.</li> <li>• 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.</li> <li>• The scale &amp; 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.</li> <li>• The proposed re-positioning of the building gives it inappropriate scale, form and height which is out of context with other buildings in the surrounding area.</li> <li>• The more prominent position in the landscape, makes it significantly more obtrusive when viewed from Lower Sandhurst Rd &amp; Drift Lane.</li> <li>• Out of keeping with its neighbours on a prominent corner plot.</li> </ul>	6.9.17	
Foxcote, 47	Christine Phillips 172280	Karger	<p><b>Comments by 4<sup>th</sup> Sept (extension approved)</b> Householder application for proposed erection of single storey rear extension, single storey side extension, relocation of main entrance from side elevation to front of property to include changes to existing fenestration following demolition of existing rear conservatory.</p>	<p>We are not opposed to the proposed extension, but agree with the resident who has written <i>'The planning sought is to brick up the front aspect of no47 and place a front door in the far corner, this imposing design will look rather odd and would upset the character of the road. If the new garage was set back, the main entrance to the property could still be on the side aspect of the house.'</i></p>	6.9.17	
Heath Ride, Tulaig	Ade Balogun 172351	Mrs A. Heaney	<p><b>Comments by 18 September</b> Householder application for the proposed replacement of the existing gym and pool houses to single storey ancillary outside building</p>	No objections.	6.9.17	

Location	Ref No/ Planning Officer	Applicant	Proposal	Comments	Meeting date	Decision
Windsor Ride, 7	Gregory Smart 172401	Mughal	<b>Householder prior notification</b> 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 4m for the maximum height would be 3m and the height of the eaves 3m.	Noted	6.9.17	
The Village, 10	Janeske Delpont 172433	Edwards	<b>Comments by 17<sup>th</sup> Oct</b> Full application for the proposed erection of 2 no semi- detached dwellings, new access and associated external works following demolition of existing workshops and conservatory.	Objection inappropriate backland development. Two houses on this narrow plot is overdevelopment of the site. Contravenes Thames Basin Heath. Unsustainable location. Developing this site would set a precedent. A similar application was turned down on Appeal reference F/2013/0122 - APP/X0360/A/13/2196342, at land rear of 6 The Village.	6.9.17	
Longwater Rd, Longwater Cross	Stefan Fludger 172536	Jukes	<b>Comments by 26<sup>th</sup> Sept</b> Householder application for the proposed erection of a single rear extension and single storey front extension to form new porch.	No objection.	6.9.17	
Nine Mile Ride, Pinecopse	172555 Jason Varley		<b>Adjoining Parish Consultation, comments by 2<sup>nd</sup> Oct</b> Application for a certificate of existing lawful development for the use of land for the permanent stationing of caravans for residential (C3a) accommodation and operational development for the formation of associated hard standing and installation of external lighting.	Objection inappropriate development in the countryside. Unsustainable location. Outside settlement boundary.	6.9.17	
Fleet Hill, Finchampstead Coach House	Rasha Rhoja 172580	Lynskey	<b>Comments by 26<sup>th</sup> Sept</b> Householder application for the proposed erection of two storey side extension to dwelling following demolition of existing garage plus internal alterations.	No objection	6.9.17	

Location	Ref No/Case Officers	Name	Proposal	Comments – FPC	Date	Decision – WBC	Date
Nine Mile Ride, 211	170796 Nuno Fernandes	Race	<b>Revised plans</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	<b>14.6.17</b>	Refused, close prominent siting forward of the main dwelling and close to the highway, would have an incongruous appearance within the streetscene, to the detriment of the character of the area.	14.7.17
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>	Approved	14.8.17
Wellingtonia Ave, Rhododendrons	171453 Rosie Rogers	Brar	<b>Comments by 30<sup>th</sup> June</b> 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.	<b>14.6.17</b>	Approved	31.8.17
Nine Mile Ride, 304	171756 Stefan Fludger	Schofield	<b>Comments by 25<sup>th</sup> July</b> 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	<b>12.7.17</b>	Approved	29.8.17
Roycroft Lane, 16	171783 Senjuti Manna	Shafiq	<b>Comments by</b> Householder application for the proposed two storey side and single rear extensions to dwelling.	Objection, overdevelopment of the plot.	<b>12.7.17</b>	Approved	17.8.17

Location	Ref No/Case Officers	Name	Proposal	Comments – FPC	Date	Decision – WBC	Date
Gilbert Way, 4	171856 Ade Balogun	O Leary	<b>Comments by 26<sup>th</sup> July, 1 supporting</b> Householder application for proposed erection of single storey rear extension following demolition of existing conservatory.	No objection	<b>12.7.17</b>	Approved	14.8.17
Bramley Grove, 22	171864 Christine Phillips	Watson	<b>Comments by 31<sup>st</sup> July</b> Householder application for proposed erection of single storey rear extension to dwelling.	No objection	<b>12.7.17</b>	Approved	15.8.17
Wick Hill Lane, Thistle Brae	171890 Omar Sharif	Marlow	<b>Comments by 31<sup>st</sup> July</b> Householder application for proposed erection of single storey side extension to dwelling following demolition of existing conservatory.	No objection	<b>12.7.17</b>	Approved	17.8.17
Park Lane, West Court Cottages, 2	171905 Kayleigh Mansfield	Egby	<b>Comments by 28<sup>th</sup> July</b> 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.	<b>12.7.17</b>	Approved	7.8.17
Foxcote, 16	Simon Taylor 171996	Bennett	<b>Comments by 10<sup>th</sup> Aug</b> Householder application for proposed erection of single storey side extension to dwelling following demolition of existing garage and store.	No objection.	<b>14.8.17</b>	Approved	18.8.17
Garston Grove, 9	Dariusz Kusyk 172026	Winders	<b>Comments by 18<sup>th</sup> Aug</b> 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.	<b>14.8.17</b>	Approved	30.8.17
Lower Wokingham Rd, West Heath House	Dariusz Kusyk 172086	Pointon	<b>Comments by 16<sup>th</sup> Aug</b> 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.	<b>14.8.17</b>	Approved	4.9.17