

**FINCHAMPSTEAD PARISH COUNCIL**  
**MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD**  
**at 7.30pm on Wednesday 4<sup>th</sup> October 2017**  
**California Ratepayers Hall, Finchampstead, Berkshire**

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**PRESENT** Cllr Marshallsay - Chairman  
Cllrs Bromley, Cornish, Mrs Jennings- Frisby, Pearce, Mrs Yorke,  
Mrs A Kent – Assistant to the Clerk  
3 members of the public (left 8.10pm).

**374/2017 – APOLOGIES FOR ABSENCE**

Apologies were received from Cllrs Mrs Driver, Cundy & Veitch.

**375/2017 DECLARATION OF INTERESTS**

Cllr Cornish, 172789 – 10 Copse Way  
Cllr Jennings-Frisby – 158 Barkham Ride.

**376/2017 – MINUTES OF THE PREVIOUS MEETING**

The minutes of the meeting held on 6<sup>th</sup> September were signed as a true and correct record. An alteration was made to page 131, September 2017 was changed to October 2017.

**PUBLIC PARTICIPATION**

The meeting closed at 19.35 till 20.00. Residents spoke in favour and against application 172170 – 26 The Spinney.

**377/2017 – MATTERS ARISING FROM THE MINUTES**

472/2012 - CORRESPONDENCE AND OTHER MATTERS – Arborfield SDL

- **ACSG:** Next meeting schedule not posted yet.
- **Crest Community Liaison Group:** Cllr Pearce attended the meeting and briefed the committee. There are ongoing discussions between Crest, WBC and the CCG regarding the provision of a healthcare facility at Arborfield Green. Crest are keen to see a healthcare facility delivered on site as part of the new District Centre. The current community centre has been handed over to Crest.
- **Community Forum:** No meeting held.
- **Commonfield Lane Crossing:** No further information.
- **Parcel Q Arborfield Garrison -172005** was approved at WBC's planning meeting on 13<sup>th</sup> September.

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.

**378/2017 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.

**379/2017 CALL FOR SITES**

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

**380/2017 – 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.

**381/2017 – NEW APPEALS**

**Land opposite Warren Lodge, Warren Lane, 1161886** Full application for the proposed use of land for the stationing of 1 static and 1 touring caravan for residential purposes for 1 gypsy pitches together with laying of hard standing, erection of amenity building and a stable. FPC objected development in the countryside. Thames Basin Heath. Outside the village envelope. Concerns over increase traffic and noise and the impact it will have on this tranquil location. Out of keeping with the streetscene.

Archaeological site in close proximity. Depriving care home residents of a tranquil environment. Apart from other considerations it is inappropriate for a site of this nature to be located so close to a care home. Adequate numbers of traveller sites already in Wokingham Borough. AK wrote to Inspectorate on 13<sup>th</sup> September.

**Land adjacent to 357 Nine Mile Ride – 170383** Full planning application for the proposed one detached dwelling with attached garage. FPC objected concerns about damage to tree roots and Thames Basin Heath. The appeal will be determined by written representations. AK will write to the Inspectorate.

**233 Nine Mile Ride – 170385** Householder application for the proposed raising of roof to accommodate first floor accommodation plus reshaping existing garage roof to match dwelling. FPC objected, 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. The appeal will be determined by written representations. AK wrote to Inspectorate on 13<sup>th</sup> September.

### **Appeal Decisions**

None.

### **382/2017 – TREE PRESERVATION ORDERS**

#### **Applications**

15 Wellesley Drive – 172780, works on Oak Tree

1 Clayside – 172727 various

#### **Consents**

28 Fir Cottage Rd 1036/2002 consents to works on two oaks.

### **383/2017 STREET NAMING AND NUMBERING**

None.

### **384/2017 - CORRESPONDENCE AND FORUM**

- Response to Cllr Cundy's letter to Rt Hon Alok Sharma. Cllr Weeks has met with Rt Hon A Sharma, and P Lee MP. Circulate both letters to the committee.
- Copy of letter Barkham PC sent to Rt Hon Sajid Javid .
- Cllr Pearce's notes on Community Liaison meeting on 18<sup>th</sup> Sept.
- WBC news release on Future Housing Sites Being Carefully Assessed.
- The site, Jovike, Lower Wokingham Rd, has been sold.
- 98 Barkham Ride has been sold.
- Cllr Bromley & the Clerk are attending CPRE Hampshire's Neighbourhood Planning Conference on 5th October.

### **385/2017 DATE OF NEXT MEETING**

The next meeting will be on **Wednesday November 1<sup>st</sup> 2017 at 7.30pm** in the California Ratepayers Hall. The meeting closed at 9.08pm.

### **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 386/2017 Enforcement matters.*

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

| Location              | Ref No/<br>Planning Officer  | Applicant    | Proposal   | Comments  | Meeting date | Decision |
|-----------------------|------------------------------|--------------|--|---|--------------|----------|
| Nine Mile Ride, 134,  | 170688<br>Gregory Smart      | Roberts      | <b>Comments by 9<sup>th</sup> October, 1 letter objecting</b><br>Householder application for the proposed erection of a single storey rear extension and raising the roof to create first floor habitable accommodation.   | No objection  | 4.10.17      |          |
| The Spinney, 26       | Christine Phillips<br>172170 | Blowfield    | <b>Comments by 16<sup>th</sup> Oct, revised plans showing a 500mm set in from the boundary at first floor.</b><br><b>Original application – letters, 1 support, 2 objecting, 2 comment, 1 from applicant</b><br>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      |          |
| The Rise, 1           | 172338<br>Rasha Khoja        | Dutton       | <b>Comments by 26<sup>th</sup> Oct</b><br>Householder application for the proposed erection of a single storey rear extension to dwelling and first floor rear and front dormer extension to create habitable accommodation, plus single storey front extension to form porch.   | No objection  | 4.10.17      |          |
| Little Fryth, 17      | 172587<br>Gregory Smart      | White        | <b>Comments by 4<sup>th</sup> October</b><br>Householder application for the proposed erection of single storey rear extension to dwelling, alterations to fenestration and partial front elevation re-design works.   | No objection  | 4.10.17      |          |
| Barkham Ride, 158     | 172633<br>Stefan Fludger     | Nash         | <b>Comments by 26<sup>th</sup> October</b><br>Householder application for the proposed erection of single storey front, rear and side extensions to include the erection of a chimney and a first floor extension to create first floor accommodation to dwelling.   | Objection size, bulk & massing relative to plot size. Out of keeping with the immediate street scene.   | 4.10.17      |          |
| Finchampstead Rd, 335 | 172640<br>Gregory Smart      | Charlton     | <b>Comments by 6<sup>th</sup> October</b><br>Householder application for proposed erection of two storey side extension to dwelling.   | No objection  | 4.10.17      |          |
| Pine Drive, 9         | 172651<br>Janeske Delpert    | Graham Assoc | <b>Comments by 9<sup>th</sup> October</b><br>Full application for the proposed erection of a replacement dwelling following demolition and removal of existing dwelling and detached garage.   | No objection  | 4.10.17      |          |

| Location                                      | Ref No/<br>Planning Officer | Applicant | Proposal   | Comments     | Meeting<br>date | Decision |
|---|-----------------------------|-----------|--|--------------|-----------------|----------|
| Foxcote, 100                                  | 172688<br>Dariusz Kusyk     | Thomas    | <b>Comments by 20<sup>th</sup> October</b><br>Householder application for the proposed erection of a two storey side and single storey rear extension to dwelling and internal alterations.  | No objection | 4.10.17         |          |
| Sheerlands Rd,<br>Westwood<br>Cottage         | 172689<br>Omar Sharif       | Ray       | <b>Comments by 10<sup>th</sup> October</b><br>Application for a certificate of existing lawful development for the use of site for B1(a) business and ancillary B8 storage uses.   | Noted        | 4.10.17         |          |
| Nine Mile Ride,<br>148                        | 172749<br>Omar Sharif       | Coombes   | <b>Comments by 18<sup>th</sup> October, 1 letter supporting</b><br>Full application for the erection of detached dwelling following demolition of existing dwelling  | No objection | 4.10.17         |          |
| Copse Way, 10                                 | 172789<br>Stefan Fludger    | Tutton    | <b>Comments by 26<sup>th</sup> Oct,</b><br>Householder application for the proposed erection of a single storey rear extension, conversion of existing garage to additional habitable accommodation and enclosure of existing front porch. | No objection | 4.10.17         |          |
| Wellingtonia<br>Ave,<br>Simonswood<br>Cottage | 172803<br>Gregory Smart     | Rodgers   | <b>Comments by 24<sup>th</sup> October</b><br>Householder application for the proposed alteration on fenestration to the front and rear elevations, plus alterations to external wall finishes to main house and garage.                   | No objection | 4.10.17         |          |
| Jubilee Rd,<br>Landmark House                 | 172829<br>Senjuti Manna     | Strange   | <b>Comments by 30<sup>th</sup> Oct</b><br>Householder application for the proposed conversion of existing garage to habitable accommodation and erection of detached garage.   | No objection | 4.10.17         |          |

| Location                  | Ref No/Case Officers         | Name    | Proposal   | Comments – FPC   | Date           | Decision – WBC                                     | Date    |
|---------------------------|------------------------------|---------|--|--|----------------|--|---------|
| Nine Mile Ride, 25        | 171567<br>Christine Phillips | Ayyar   | <b>Comments by 2<sup>nd</sup> August</b><br>Householder application for the conversion of loft space to habitable accommodation plus change of the front elevation.  | No objection   | <b>12.7.17</b> | Approved   | 21.9.17 |
| Jerrymoor Hill, 62        | 171639<br>Janeske Delport    | Kenrick | <b>Comments by 7<sup>th</sup> August</b><br>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   | <b>12.7.17</b> | Approved   | 8.9.17  |
| Soldiers Rise, Stonehouse | 171853<br>Simon Taylor       |         | <b>Comments by 31<sup>st</sup> July</b><br>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   | <b>12.7.17</b> | Approved   | 11.9.17 |
| St James Rd, 15           | 171954<br>Janeske Delport    | Burrows | <b>Comments by 8<sup>th</sup> August</b><br>Householder application for the proposed single storey rear extension to existing dwelling.  | Objection, extension is too close to the southern boundary.  | <b>12.7.17</b> | Approved   | 8.9.17  |
| Barkham Ride, 89          | Ade Balogun<br>171986        | Price   | <b>Comments by 10<sup>th</sup> Aug</b><br>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.  | <b>14.8.17</b> | Approved   | 7.9.17  |
| Heath Ride, Tree Tops     | Chris Kempster<br>171935     | Kennedy | <b>Comments by 21<sup>st</sup> August</b><br>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. | <b>14.8.17</b> | Approved, states it is for the two workshops only. | 18.9.17 |
| Fleet Hill, Woodlands     | Gregory Smart<br>172001      | Bell    | <b>Comments by 29<sup>th</sup> Aug</b><br>Householder application for the proposed erection of 1.8m high feather board fence to the front boundary of dwelling.  | No objections.   | <b>14.8.17</b> | Approved   | 6.9.17  |

| Location                   | Ref No/Case Officers | Name      | Proposal  | Comments – FPC   | Date           | Decision – WBC   | Date    |
|----------------------------|----------------------|-----------|---|--|----------------|--|---------|
| St James Rd, 17            | Dariusz Kusyk 172055 | Richards  | <b>Comments by 11<sup>th</sup> Aug</b><br>Householder application for the proposed erection of single storey rear extension to create habitable accommodation plus internal alterations.                          | No objection.  | <b>14.8.17</b> | Approved   | 5.9.17  |
| Reading Rd, Belscot        | Omar Sharif 172129   | White     | <b>Comments by 28<sup>th</sup> Aug</b><br>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. | <b>14.8.17</b> | <b>Refused</b> , excessive expansion away from original building. By virtue of its siting, scale and bulk would appear incongruous & alien form of development in a semi- rural location.  | 8.9.17  |
| Heath Ride, Broughton Farm | Dariusz Kusyk 172140 | Stevenson | <b>Office Conversion Prior Notification, for information only</b><br>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.   | <b>14.8.17</b> | Refused, inadequate information that building was used for B8 purposes on 19 <sup>th</sup> March 2014 & that the building was used solely for a storage centre for a period of at least 4 years. This needs full planning consent. | 21.9.17 |