

FINCHAMPSTEAD PARISH COUNCIL
MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD
at 7.30pm on Wednesday 1st November 2017
California Ratepayers Hall, Finchampstead, Berkshire

PRESENT Cllr Veitch - Chairman
Cllrs Bromley, Cornish, Cundy, Mrs Driver, Mrs Jennings- Frisby, Marshallsay, Pearce, Mrs Yorke,
Mrs A Kent – Assistant to the Clerk

426/2017 – APOLOGIES FOR ABSENCE

None.

427/2017 DECLARATION OF INTERESTS

Cllr Cundy – 173089, land west of Twin Oaks, Longwater Lane.

428/2017 – MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 4th October 2017 were signed as a true and correct record.

PUBLIC PARTICIPATION

No residents attended the meeting.

429/2017 – MATTERS ARISING FROM THE MINUTES

472/2012 - CORRESPONDENCE AND OTHER MATTERS – Arborfield SDL

- **ACSG:** Next meeting schedule not posted yet.
- **Community Forum:** Held on 31st October 2017 at Henry St Garden Centre. No-one from the planning community attended.

430/2017 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.

431/2017 CALL FOR SITES

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

After completing initial reviews of all land promoted, WBC officers are holding a Site Assessment Engagement meeting with Cllrs Cundy and Veitch on November 20th 2017.

432/2017 – 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.

433/2017 – NEW APPEALS

None.

Hearings

Land opposite Warren Lodge, Warren Lane, 161886 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. Informal hearing will be held at Shute End on Wednesday, 29th November, 10am. Cllr Marshallsay, will attend on FPC's behalf. Cllr Cundy will attend if his diary permits. AK will inform WBC.

Appeal Decisions

233 Nine Mile Ride – 170385 - Appeal dismissed. 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.

434/2017 – TREE PRESERVATION ORDERS

TPO 1598/2017 Relating to a tree located on land at the Lodge, North Court, The Ridges has been confirmed without modification, and replaces TPO 1499/2015.

TPO 1591/2017 Relating to trees located on land at Cambrian Way, has been confirmed without modifications.

TPO 1608/2017 Trees on land at and adjacent to Glade Lodge and Oldbury Court, Houston Way. WBC has made the TPO in response to the trees being under threat of removal.

TPO 1594/2017 Confirmation of TPO relating to trees on land at Hogwood Park, Park Lane and with Arborfield Garrison, South of Nuffield Rd and north of Hogwood Lane. It replaces TPO 1497/2015 which had inaccuracies.

TPO 1609/2017 relating to trees located on land at Misting Meadows, Park Lane. New TPO made in response to the trees being under threat from removal.

Applications

TPO 948/1999 – 22 Manor Park Drive, works on an oak.

TPO 689/1994 – 1 Beech Cottage, works on an oak.

Consents

TPO 1334/2010 1 Clayside

WBC refused consent to light tip an Oak tree, but consented to reduction of low limbs on road side.

435/2017 STREET NAMING AND NUMBERING

West Court Park Lane.

Jovike Lower Wokingham Rd, has changed name to Hillside.

436/2017 - CORRESPONDENCE AND FORUM

- The Clerk wrote to Clare Lawrence asking for a meeting to discuss current & future changes in Planning processes. The letter was written on behalf 5 parishes. As yet no reply.
- Letter from resident regarding Manor Farm
- Note on the Local Plan Update Masterplanning process from Brendon Troy, WBC Service Manager
- A meeting to discuss a response to the letter we received from the Department for Communities and Local Government will be on Thurs Nov 9th at 11am.
- A Government housing questionnaire titled, Right Home & Right places was completed by a planning sub-committee. Cllr Marshallsay has reviewed the document and any final changes will be made before it is submitted on 8th November.
- Cllr Weeks' email giving an update on Marino/Hogwood, SDL site.
- Cllr Bromley updated the committee on the proposed Gorse Ride re-development. A planning application is expected in March 2018.
- A meeting of the sub-group which reviewed the call for sites, will be scheduled prior to the meeting with WBC on 20th Nov.

437/2017 DATE OF NEXT MEETING

The next meeting will be on **Wednesday November 29th 2017 at 7.30pm** in the California Ratepayers Hall. The meeting closed at 9.06 pm.

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 438/2017 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
Finchampstead Rd, Land east of	170261 Daniel Ray		<p>Comments by 24th October Revised plans – amendment to red line plan to additional landscaping and re-alignment of access road. Outline application for the proposed erection of up to 250 dwellings (including 40% affordable housing), landscaping, public open space and equipped play areas, surface water flood mitigation and attenuation, vehicular access from Finchampstead Road and associated ancillary works (Access to be considered).</p>	<p>Planning sub-committee met prior to MC . Our comments seen below were sent to WBC on 20th Oct.</p> <p>Finchampstead Parish Council (FPC) have carefully considered the revised plans submitted by the developer which make alterations to the access point on Finchampstead Road.</p> <p>The changes do not materially alter the overall application, merely tinker with a peripheral issue of the flow of traffic to and from the A231. The main traffic problem that would be caused by the development, namely increased congestion on Finchampstead Road particularly during the rush hour , would be unaffected by the change.</p> <p>The development continues to be unsustainable and therefore the objections in FPC's letter dated 23 February 2017 are still valid.</p>	1.11.17	
Johnson Drive 6 land at rear	172230 David Cooper	Bancroft	<p>Comments by 16th Nov, 1 letter of objection. Full planning application for the erection of 25 dwellings (10 affordable) following removal of existing use of buildings.</p>	<p>Objection the development will have an urbanising impact and is outside the settlement boundary. Concerns about the impact on access onto Nine Mile Ride & its junctions and the effect on traffic flow. The site is at risk of flooding. Impact on environment. Thames Basin Heath. The development opposes the principles of the SDL and is not identified as an allocated housing site.</p>	1.11.17	
The Rise, 2	172664	O'Malley	<p>Comments by 15th Nov Householder application for the proposed erection of a single storey front extension to existing garage and first floor front extension to dwelling</p>	No objection.	1.11.17	
Heath Ride, Ponderosa	172875 Dariusz Kusyk	Ella	<p>Comments by 21st Nov Householder application for the proposed erection of a single storey rear and replacement of existing flat roof with hipped roof.</p>	No objection.	1.11.17	
Fleet Hill, Fleet Rise, Annexe	172890 Janeske Delpport	Harrower	<p>Application for a certificate of lawfulness For use of outbuildings and stationing of storage containers for ancillary residential purposes.</p>	Information provided by Cllr May has been forwarded to WBC. No further comment.	1.11.17	

Planning Application List

Wednesday 1 November 2017

Finchampstead Parish Council

APPENDIX A

Location	Ref No/ Planning Officer	Applicant	Proposal	Comments	Meeting date	Decision
Nine Mile Ride, 165	172928 Rasha Khoja		Householder Prior Notification Prior approval application for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.303m, for which the maximum height would be 4m and for which the height of the eaves would be 3m.	Noted	1.11.17	
Land at Waterloo Road Wokingham Without Wokingham, Eastern Gateway	172934 Emy Circuit		Adjoining parish consultation. Comments by 22nd Nov. 13 letters of objection Full application for construction of 420m single carriageway road (with a total width of 15m) and accompanying footways/cycleways. This route will connect the Montague Park residential development (William Heelas Way) to a new junction with Waterloo road, a 4-arm roundabout, via a new bridge over the Reading-Waterloo Railway Line (Second Phase of South Wokingham Distributor Road).	No objection.	1.11.17	
Wick Hill Lane, Longbridge	172981 Ade Balagun	Smith	Comments by 16th Nov Householder application for the proposed erection of single storey rear extension to dwelling.	No objection.	1.11.17	
Soldiers Rise, Stonehouse	172984 Dariusz Kusyk	Maybin	Comments by 16th Nov Householder application for the proposed erection of part two storey side, part single storey side, single storey rear extension to dwelling, following the demolition of the existing car port and garage.	No objection.	1.11.17	
Heath Ride, Tulaig	173002 Ade Balogun	Heaney	Comments by 17th Nov Householder application for the proposed erection of a single storey ancillary building following demolition of existing gym and pool houses.	No objection.	1.11.17	
Nine Mile Ride, 208	173025 Christine Phillips	Paris-Jones	Comments by 22nd Nov Householder application for the proposed erection of detached garage following the demolition of existing garage.	No objection.	1.11.17	
Ivanhoe Rd, Data Direct, 11	173038 Simon Taylor	Winterbot ham	Comments by 20th Nov Full application for the proposed erection of a rear extension to existing building.	No objection.	1.11.17	

Location	Ref No/ Planning Officer	Applicant	Proposal	Comments	Meeting date	Decision
Heath Ride, Tree Tops	173041 Simon Taylor	Kennedy	Comments by 22nd Nov Certificate of existing lawfulness application for caravan storage repair and maintenance including 2 established use repair workshops.	Objection, the applicant has provided insufficient information on this new application. Finchampstead PC reiterates our previous comments. The certificate should only cover the original curtilage of Tree Tops not the current expanded site.	1.11.17	
Nash Grove Lane, 53	173045 Ade Balogun	Phillips	Comments by 28th Nov Householder application for the proposed single storey front extension to form porch, single storey rear extension to dwelling and first floor side extension over existing garage.	No objection.	1.11.17	
Salamanca, 10	173099 Ade Balogun	Prevost-Snell	Comments by 24th Nov Householder application for the proposed erection of single storey side extension following the replacement of existing conservatory plus first floor side extension to create habitable accommodation.	No objection.	1.11.17	
Kiln Ride, 67a	173110 Dariusz Kusyk	Roberts	Comments by 28th Nov Householder application for the proposed erection of single storey rear extension, conversion of the existing car par to create habitable accommodation, plus changes on fenestration	No objection.	1.11.17	

Location	Ref No/Case Officers	Name	Proposal	Comments – FPC	Date	Decision – WBC	Date
Nine Mile Ride, 134,	170688 Gregory Smart	Roberts	Comments by 9th October, 1 letter objecting 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	Approved	13.10.17
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	WBC refused inappropriate development in the countryside. WBC did not consider adequate justification had been made for 3 new dwellings on this site. The obtrusive scale, excessive density represents piecemeal and permanent form of backland development. Out of keeping	25.9.17
The Spinney, 26	Christine Phillips 172170	Blowfield	Comments by 16th Oct, revised plans showing a 500mm set in from the boundary at first floor. 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	Approved	26.10.17
Heath Ride, Tulaig	Ade Balogun 172351	Mrs A. Heaney	Comments by 18 September Householder application for the proposed replacement of the existing gym and pool houses to single storey ancillary outside building	No objections.	6.9.17	Refused no bat survey/ecological information.	9.10.17
Little Fryth, 17	172587 Gregory Smart	White	Comments by 4th October 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	Approved	13.10.17
Foxcote, 100	172688 Dariusz Kusyk	Thomas	Comments by 20th October 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	Approved	27.10.17

Location	Ref No/Case Officers	Name	Proposal	Comments – FPC	Date	Decision – WBC	Date
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