

FINCHAMPSTEAD PARISH COUNCIL
MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD
at 7.30pm on Wednesday 29th November 2017
California Ratepayers Hall, Finchampstead, Berkshire

PRESENT Cllr Veitch - Chairman
Cllrs Cornish, Mrs Driver, Mrs Jennings-Frisby, Marshallsay, Pearce,
Mrs A Kent – Assistant to the Clerk, 1 resident who left the meeting at 19.55

461/2017 – APOLOGIES FOR ABSENCE

Apologies received from Cllrs Bromley & Cundy.

462/2017 DECLARATION OF INTERESTS

None declared.

463/2017 – MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 1st November 2017 were signed as a true and correct record.

PUBLIC PARTICIPATION

1 resident spoke in regard to application 173089 – land west of Twin Oaks. Meeting closed at 19.35 for 10 minutes.

464/2017 – MATTERS ARISING FROM THE MINUTES

472/2012 - CORRESPONDENCE AND OTHER MATTERS – Arborfield SDL

- **ACSG:** Next meeting schedule not posted yet.
- **Community Forum:** No further meeting scheduled
- **Community Liaison Group Meeting:** Cllr Pearce attended the meeting on 20th November, his notes have been circulated to all Cllrs.

465/2017 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.

466/2017 CALL FOR SITES

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

The Call for Sites sub-group, met on 15th November to review the draft site assessments relevant to Finchampstead Parish. Cllrs Cundy, Veitch and the Clerk attended a Site Assessment Engagement meeting on November 20th 2017, with WBC officers and Borough Councillors. WBC will review our recommendations and comments.

A resident has written a complaint to FPC concerning the release of reserved site, 216-242b Nine Mile Ride, the Clerk has responded by email.

467/2017 – 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.

468/2017 – NEW APPEALS

No new Appeals.

Hearings

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.

An Informal Hearing was held at Shute End on Wednesday, 29th November. Cllr Marshallsay attended and briefed the committee.

Appeal Decisions

Silverstock Manor, Sandhurst Rd – 162865 proposed erection of 7 dwellings following the removal of all existing buildings (including 1 dwelling and outbuildings) and hardstanding.

Appeal dismissed non-sustainable location.

Land adjacent to 16 Barkham Ride – 162633-

Appeal A for proposed erection of a single dwelling and associated residential curtilage, application 162633, has been allowed, with strict conditions.

Appeal B is dismissed and the enforcement notice is upheld. The alleged breaches include erection of timber buildings for human habitation, stationing of a caravan for residential use & carrying out operational development on the Land.

Belscot, Reading Rd – 163610. The development proposed is change of use of buildings from B1 (Business) and B8 storage and distribution to B1 (Business), B2 (General industrial) & B8 (storage and distribution).

Appeal dismissed, the need to protect residents' living conditions outweighed the benefits of the proposal.

An application for an award of costs was refused.

469/2017 – TREE PRESERVATION ORDERS

Applications

TPO 635/1993 – 12 Hazelbank, works on 2 Oaks.

TPO 361/1988 – 21 Tomlinson, Drive works on Silver Birch

TPO 1608/2017 – Glade Lodge, Houston Way, works on Red Cedar, Weeping Willows & Goats Willow

TPO 325/1987 Wychwood House, Hollybush Ride works on Scots Pine.

Consents

Notification of work to trees within Finchampstead Church Conservation Area, St James Church, Church Lane.

Approval to fell Spruce.

New TPOs

TPO 1594/2017 relating to trees on land at Hogwood Park, Park Lane and with the Arborfield Garrison, south of Nuffield Rd and north of Hogwood Lane. This replaces TPO 1497/2015 due to inaccuracies in previous documents.

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

470/2017 STREET NAMING AND NUMBERING

None.

471/2017 - 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.
- Press release from Legal & General announcing it has acquired the Marino site.
- Email from resident objecting to application 173089 land west of Twin Oaks.
- Email from R Stanton objecting to Gladman revised application 170970
- Email from Woolf Bond Planning, Tom Rumble asking to meet us re proposal for self- build homes on UKLI land. They will come to our January 10th 2018 meeting.
- Cllr Marshallsay will circulate a letter published in the Sunday Telegraph about land banking by developers.
- In the recent Budget speech, reference was made to developers not building quickly enough, and a task force is being organised to look into this matter.
- A letter written to the Prime Minister Teresa May and Alok Sharma MP, Minister for Housing concerning five year land supply in the Borough, has been circulated to Cllrs.

472/2017 DATE OF NEXT MEETING

The next meeting will be on **Wednesday December 20th 2017 at 7.30pm** in the California Ratepayers Hall. The meeting closed at 21.10 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 473/2017 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 to the west and adjacent to Sand Martins Golf Club | 170970 Daniel Ray | Gladman | Revised/additional plans. Comments by 7th Dec Amended plans and additional details specifically re-alignment of access road within the site and responses to consultees. Outline planning application for up to 80 dwellings (including 40% affordable housing) landscaping, public open spaces, surface water, flood mitigation and attenuation, vehicular access from Finchampstead Rd, pedestrian access from McCarthy Way and associated ancillary works. All matters to be reserved with the exception of the site access. | See attached letter of objection. | 29.11.17 | |
| Finchampstead Rd, land to the west and east & adjacent & opposite to Sand Martins Golf Club | 170971 Daniel Ray | Gladman | Revised/additional plans. Comments by 7th Dec Amended plans & additional details, specifically re-alignment of access road within the site and new route within the SANG. Full planning application for proposed change of use of land to suitable alternative natural greenspace (SANG) with associated landscape works. | See attached letter of objection. | 29.11.17 | |
| Finchampstead Rd, 245 Petrol Station | 172812 Mohammad Islam | | Adjoining Parish consultation, comments by 29th Nov. 2 letters objecting. Full application for the proposed extension of existing petrol station shop to provide a used car sales pavilion, erection of 4 car covered canopy to the rear of the building following demolition of existing petrol station canopy. | If approved, a condition of the approval should be that future delivery vehicles/car transporters have sufficient space to off-load on site and not on the road. | 29.11.17 | |
| Nine Mile Ride, 351 | 173013 Senjuti Manna | Gill | Comments by 4th Dec Householder application for the proposed erection of part two storey, part single storey rear, erection of single storey front/side extension, following demolition of the existing garage, roof enlargement, conversion of loft space with rear dormers to create habitable accommodation, plus front and side roof lights. | No objection | 29.11.17 | |

| Location | Ref No/ Planning Officer | Applicant | Proposal | Comments | Meeting date | Decision |
|--|-----------------------------------|-----------|---|---|--------------|----------|
| Nashgrove Lane 145 | 173023 Katie Herrington | | Adjoining parish consultation, 2 letters objecting. Application to remove planning condition 2 (as varied by appeal decision of application 161709) of the appeal decision (3159432) of planning application 161709 (application to vary condition 4 & 11 of planning consent F/2014/2676 for the demolition of existing bungalow and erection of new dwelling) and replacement with a new condition to state 'the existing bungalow shall be partially demolished as shown on approved plans, with all resultant materials removed from the site within 3 months of the first occupation of the dwelling hereby approved. The retained building shall be used as accommodation for staff and family members only, and shall not be separately let or sold as an independent dwelling' and to amend condition 1 (approved plans) to allow alteration of the wall. | Finchampstead Parish Council considers the original conditions should stand. | 29.11.17 | |
| Longwater Lane, Land west of Twin Oaks | 173089 Katie Herrington | Lee | Comments by 28th Nov –extension approved. 2 letters supporting, 4 objecting. Full application for the proposed erection of replacement stables and ancillary facilities following demolition of existing stables. | Objection this site is inadequate to support the proposal. Unsustainable & overdevelopment of site. Wildlife heritage site. An Ecology study is required to show the impact the proposal would have on protected species e.g. slow-worms & grass snakes. | 29.11.17 | |
| Church Lane, The Queens Oak | 173113 Omar Sharif | Davies | Comments by 4th Dec Full application for the proposed change of use of the former stable outbuilding to a single dwelling house plus erection of a new 1.2m timber post and rail fence along the site boundary. | No objection | 29.11.17 | |
| Ravenswood Ave, 38 | 173135 Ade Balogun | Tan | Comments by 5th Dec Householder application for proposed detached garage. | Objection garage in front of building line. | 29.11.17 | |
| Nine Mile Ride, 165 | 173158 Rasha Rhoja | Wing | Comments by 29th Nov, 1 letter supporting Householder application for the proposed single storey rear extension to dwelling. | No objection. | 29.11.17 | |

| Location | Ref No/ Planning Officer | Applicant | Proposal | Comments | Meeting date | Decision |
|-----------------------------------|-------------------------------|-----------|---|---|--------------|----------|
| Foxcote, 43 | 173226 Casey Virasami | Golding | Comments by 4th Dec, 1 letter objecting, 1 supporting. Householder application for the proposed single storey side and rear extension to form garage plus single storey front extension to form porch and first floor side extension to dwelling. | No objection. | 29.11.17 | |
| Nine Mile Ride, 39 | 173251 Simon Taylor | Fallon | Comments by 13th Dec Householder application for proposed single storey rear and front extensions to dwelling with alterations in the fenestration. | No objection. | 29.11.17 | |
| Arnett Ave, 19 | 173345 Senjuti Manna | Bryant | Comments by 13th Dec Householder application for the proposed erection of a first floor and two storey extensions to dwelling. | No objection | 29.11.17 | |
| The Ridges, The Lodge North Court | 173177 Katie Herrington | Stead | Comments by 18 December, 1 letter objecting. Application to vary condition 2 of planning consent F/2014/0168 for the demolition of existing rear extension and erection of rear and side extension, conversion of lofts space to habitable room and creation of underground garage and store room with associated parking . Condition 2 relates to plan numbers and new plans propose the erection of dormer windows. | Objection to variation of condition 2. Finchampstead PC supports comments made by Wishing Well Cottage. | 29.11.17 | |
| Nine Mile Ride, 328 | 173174 Mohammed Islam | Nabbs | Comments by 21 December Householder application for proposed single storey rear extension following demolition of existing conservatory | No objection. | 29.11.17 | |
| Park Lane, Plot 1 Little Moor | 173365 Jeanette Davey | Lee | Comments by 25th December Application to vary condition 2 planning consent F/2010/1665 for the change of use of land to a Gypsy site, condition 2 restricts the number of caravans to one. This proposal is to increase the number from one pitch to three pitches. | No objection as long as the pitch is recorded as an addition to the Gypsy & Traveller approved sites. | 29.11.17 | |

| Location | Ref No/Case Officers | Name | Proposal | Comments – FPC | Date | Decision – WBC | Date |
|--|----------------------------|--------------|--|----------------|----------------|--|----------|
| 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 | Refused, open countryside. Inappropriate increase in scale form and footprint. Contrary to sustainable transport goals in CS policies. | 26.10.17 |
| Finchampstead Rd, 335 | 172640 Gregory Smart | Charlton | Comments by 6th October Householder application for proposed erection of two storey side extension to dwelling. | No objection | 4.10.17 | Approved | 1.11.17 |
| Pine Drive, 9 | 172651 Janeske Delpport | Graham Assoc | Comments by 9th October 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 | Refused, design, size and massing would neither preserve nor enhance the character of the area contrary to policy CP3 or Core Strategy | 7.11.18 |
| Sheerlands Rd, Westwood Cottage | 172689 Omar Sharif | Ray | Comments by 10th October 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 | Refused, insufficient evidence, that existing use has been for B1a business and storage. | 9.11.17 |
| Nine Mile Ride, 148 | 172749 Omar Sharif | Coombes | Comments by 18th October, 1 letter supporting Full application for the erection of detached dwelling following demolition of existing dwelling | No objection | 4.10.17 | Approved | 9.11.17 |
| Copse Way, 10 | 172789 Stefan Fludger | Tutton | Comments by 26th Oct, 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 | Approved | 23.11.17 |
| Wellingtonia Ave, Simonswood Cottage | 172803 Gregory Smart | Rodgers | Comments by 24th October 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 | Approved | 6.11.17 |

| Location | Ref No/Case Officers | Name | Proposal | Comments – FPC | Date | Decision – WBC | Date |
|-----------------------------------|----------------------------------|----------|---|---|----------------|---|----------|
| Jubilee Rd, Landmark House | 172829 Senjuti Manna | Strange | Comments by 30th Oct Householder application for the proposed conversion of existing garage to habitable accommodation and erection of detached garage. | No objection | 4.10.17 | Refused, overbearing scale & inappropriate siting forward of principle building line. Urbanising effect on countryside. | 23.11.17 |
| Fleet Hill, Fleet Rise, Annexe | 172890 Janeske Delpont | Harrower | Application for a certificate of lawfulness For use of outbuildings and stationing of storage containers for ancillary residential purposes. | Information provided by Cllr May has been forwarded to WBC. No further comment. | 1.11.17 | Approved | 29.11.17 |
| 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 | Approved | 21.11.17 |
| 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 | Approved | 23.11.17 |