

FINCHAMPSTEAD PARISH COUNCIL
MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD
at 7.30pm on Wednesday 20th December 2017
California Ratepayers Hall, Finchampstead, Berkshire

PRESENT Cllr Veitch - Chairman
Cllrs Bromley, Cornish, Cundy, Mrs Driver, Mrs Jennings-Frisby, Marshallsay, Pearce,
Mrs A Kent – Assistant to the Clerk
3 residents - left the meeting at 8.05pm

485/2017 – APOLOGIES FOR ABSENCE

None.

486/2017 DECLARATION OF INTERESTS

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

487/2017 – MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 29th November 2017 were signed as a true and correct record.

PUBLIC PARTICIPATION

Three members of the public spoke regarding application 173360 – Pine Platt, Heath Ride.

488/2017 – 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:** Non scheduled.

489/2017 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.

490/2017 CALL FOR SITES

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

491/2017 – 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.

Email from Katie Herrington WBC, concerning approval of 173089 – land west of Twin Oaks, Longwater Lane.

492/2017 – NEW APPEALS

None.

Appeal Decisions

None.

493/2017 – TREE PRESERVATION ORDERS

Applications

TPO 1294/2009 – 188 Nine Mile Ride application to reduce Red Oak

TPO 324/1987 – 8 Talisman Close application for works to Oaks

TPO 566/1992 – 28 Tyler Drive application to reduce and thin Oak.

494/2017 STREET NAMING AND NUMBERING

Allocated street name, phase 2, Crest Nicholson– erection of 168 dwellings on land at Arborfield Garrison, Sheerlands Rd.

Quiller Ave

Glover Crescent

Allocated street name - Redrow Homes, 179 new dwellings Arborfield parcels H, I and J.

Chaucer Grove

Austen Grove

Carol Grove

Bronte Grove

Orwell Drive

495/2017 - CORRESPONDENCE AND FORUM

- The Clerk wrote to Clare Lawrence in October 2017 asking for a meeting to discuss current & future changes in Planning processes. The letter was written on behalf 5 parishes. As yet no reply. AK will follow up with Cllr Weeks.
- California Greenway phase 2, consultation open till 19th January. New section will link Phase 1 to Nine Mile Ride. Several Cllrs have completed the form on an individual basis.
- Details from WBC Enforcement department on the Appeal decision at New Acres, Nine Mile Ride.
- Email from a resident concerning application number 173524 – Bannisters, Fleet Hill.
- Representatives from Woolf Bond Planning are coming to January 2018's meeting to discuss proposals for land at Finchampstead Rd.
- Pass information to Bracknell Council regarding.

496/2017 DATE OF NEXT MEETING

The next meeting will be on **Wednesday January 10th 2018 at 7.30pm** in the California Ratepayers Hall. The meeting closed at 9 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 497/2017 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, 436	173010 Christine Phillips	Sarin	Comments by 28th Dec Householder application for proposed erection of part single, part two storey side, and rear extensions and single storey front porch.	No objection	20.12.17	
Reading Rd, 125	173134	Valentine	Comments by 28th Dec Householder application for the proposed erection of single storey front and side extension plus first floor side extension to dwelling.	No objection	20.12.17	
The Ridges, The Lodge North Court	173177 Katie Herrington	Stead	Revised/additional details comments by 10th Jan Revised site plan 10 letters of objection 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 loft 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.	We object to the variation of condition 2. We support comments made by neighbours, in particular with regard to loss of privacy and overlooking. The property is in danger of being overdeveloped and causing an overbearing impact on neighbouring properties.		
Nine Mile Ride, 39	173251 Simon Taylor	Fallon	Comments by 29th Jan, change of description. Householder application for a proposed single storey front and rear extension, alterations to fenestration conversion of the garage for habitable accommodation and creation of a separate self-contained annexe.	No objection.	20.12.17	
Woodmoor, 10	173254 Dariuz Kusyk	Holt	Comments by 12th Jan Householder application for the proposed of single storey front extension to form porch.	No objection.	20.12.17	
Lower Wokingham Rd, Briarleigh	173286 Andrew Parsons	Curry	Comments by 5th Jan, 1 letter supporting Householder application for the proposed erection of a single storey side extension following demolition of existing lean to conservatory.	No objection.	20.12.17	
Heath Ride, Pine Platt	173360 Senjuti Manna	Charles	Comments by 26th Dec Full application for the proposed erection of a replacement two storey detached dwelling, following demolition of existing dwelling.	Objections, inadequate explanation of how foul water will be dealt with. The large balcony and side window will significantly impact privacy, both inside and outside at neighbouring properties.	20.12.17	

Location	Ref No/ Planning Officer	Applicant	Proposal	Comments	Meeting date	Decision
Forges Lane, Hart's Leap	173361 Rosie Rogers	Norris	Comments by 5th Jan Full application for the proposed change of use of land from paddock to residential curtilage and installation of tennis court plus erection of a detached garage, conversion of existing garage to habitable accommodation plus rear first floor dormer extensions to the existing dwelling.	No objection. It is noted that Cllr Cundy objected to this application.	20.12.17	
Reading Rd, 113	173393 Stefan Fludger	Smith	Comments by 25th Dec, 1 letter supporting Householder application for the proposed of new driveway exit plus insertion of dropped kerbs.	No objections.	20.12.17	
Windsor Ride, 14	173453 Christine Phillips	Booth	Comments by 2nd Jan Householder application for the proposed erection of garden shed.	No objections.	20.12.17	
Finchampstead Rd, 410	173492 Christine Phillips	McLochlan	Householder Prior Notification Application for the prior application of the erection of a single storey extension which would extend beyond the rear wall of the original house by up to 8.0m for which the maximum height would be 3.8m and the height of the eaves 3.15m.	Noted	20.12.17	
Nine Mile Ride, 150	173516 Dariusz Kusyk	McDermot t	Comments by 5th Jan, 1 letter supporting Householder application for the proposed erection of single storey rear extension to dwelling.	No objections.	20.12.17	
Fleet Hill, Bannisters	173524 Omar Sharif	Barley	Comments by 9th Jan, 1 letter commenting Full application for the proposed creation of a new site access and drive onto the Bannisters Estate of Park Lane.	No objections.	20.12.17	
Alderbrook Close, 10	173540 Ade Balogun	Edkins	Householder prior notification Application for the approval of the erection of a single storey rear extension, which would extend the rear wall of the original house by 3m for which the maximum height would be 3.35m and the height of the eaves 2.3m.	Noted	20.12.17	

Planning Application List

Wednesday 20 December 2017

Finchampstead Parish Council

APPENDIX A

Location	Ref No/ Planning Officer	Applicant	Proposal	Comments	Meeting date	Decision
Lower Sandhurst Rd, Broomfield	173566 Simon Taylor	Bamber	Comments by 12th Jan Full planning application for the proposed erection of a replacement dwelling and associated car parking following demolition of existing dwelling.	Deferred, to be reviewed at 10 th January 2018 meeting.	20.12.17	
Shepherds Way, 7	173599 Christine Phillips	Rozycki	Comments by 12th Jan Application to vary condition 5 of planning consent 163617 for the erection of a part single part two storey side extension to dwelling. Condition 5 relates to restriction of permitted development rights - windows.	No objections.	20.12.17	
Lower Wokingham Rd, Hollybush	173606 Mark Croucher		Comments by 12th Jan Application for variation of condition 2 of planning consent 171374 for the proposed erection of 2 no 5 bed dwellings with linked garages, following demolition of existing dwellings and outbuildings, to allow minor changes to the approved plans	No objections.	20.12.17	
Wellingtonia Ave, Rhododendrons	173609 Stefan Fludger	Brar	Comments by 12th Jan Full planning application for the proposed erection of three bay garage with ancillary accommodation	No objections.	20.12.17	

Location	Ref No/Case Officers	Name	Proposal	Comments – FPC	Date	Decision – WBC	Date
Park Lane, Shepperlands Copse	170027 Sara De Barros	Walker	Comments by 20th Feb Application for a certificate of existing lawful development for the erection of buildings (D and J)	No objection	25.1.17	Approved	13.12.17
Lower Sandhurst Rd, Broomfield	Simon Taylor 172228	Bamber	Comments by 30th Aug (extension approved) Full application for the proposed erection of a replacement dwelling and associated car parking following demolition of existing dwelling.	Objection; Inappropriate development in the countryside and outside the settlement boundary. 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. The scale & 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. 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. The more prominent position in the landscape, makes it significantly more obtrusive when viewed from Lower Sandhurst Rd & Drift Lane. Out of keeping with its neighbours on a prominent corner plot.	6.9.17	Refused, out of context with other buildings in the surrounding area, detracts from the streetscene & is inappropriate within the countryside.	29.9.17
The Rise, 2	172664	O'Malley	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	No objection.	1.11.17	Approved	1.12.17

Location	Ref No/Case Officers	Name	Proposal	Comments – FPC	Date	Decision – WBC	Date
Heath Ride, Ponderosa	172875 Dariusz Kusyk	Ella	Comments by 21st Nov Householder application for the proposed erection of a single storey rear and replacement of existing flat roof with hipped roof.	No objection.	1.11.17	Approved	1.12.17
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	Refused, significant increase in bulk scale and mass. Harmful to the appearance of host dwelling and adjacent properties. Breach of established building line along this part of Soldiers Rise.	12.12.17
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	Approved	5.12.17
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	Approved	18.12.17
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	Approved	18.12.17