

FINCHAMPSTEAD PARISH COUNCIL
MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD
at 7.30pm on Wednesday 10th January 2018
California Ratepayers Hall, Finchampstead, Berkshire

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

13/2018 – APOLOGIES FOR ABSENCE

Cllrs Driver.

14/2018 DECLARATION OF INTERESTS

Cllr Cundy 173644 – 21 Reading Rd

15/2018 – MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 20th December 2017 were signed as a true and correct record following deletion of the last line **495/2017 Correspondence and Forum** 'Pass information to Bracknell Council'.

PUBLIC PARTICIPATION

No members of the public attended the meeting.

16/2018 – 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.

17/2018 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.

18/2018 CALL FOR SITES

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

19/2018 – 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.

20/2018 – NEW APPEALS

None.

Appeal Decisions

Land adjacent to The Stables, Lower Sandhurst Rd, - 161888 proposed use of the land for the stationing of additional caravans for residential purposes together with the formation of a hardstanding and utility/day room.

Appeal dismissed. The site is in an area of countryside away from any recognised settlement and remote from local services. Adverse impact on the rural character of the open field. Inspector concluded that at the time of the Appeal WBC was able to demonstrate a five year supply of G&T sites. In conclusion the proposal does not constitute 'sustainable development'.

21/2018 – TREE PRESERVATION ORDERS

None received this month.

22/2018 STREET NAMING AND NUMBERING

None received this month.

23/2018 - 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.
- Crest letter identifying trees to be felled as shown in application O/2014/2280. Noted
- Cllr Veitch reported on the meeting held with WBC's interim Chief Executive, where several planning issues were raised including the quick turnover in WBC's planning officers.
- Cllr Marshallsay suggested a Government response we received, which advised that local authorities should inform Appeal Inspectors when housing delivery is being affected by factors which is outside of its control should be sent to WBC's planning department and David Lee.

24/2018 DATE OF NEXT MEETING

The next meeting will be on **Wednesday February 7th 2018 at 7.30pm** in the California Ratepayers Hall. The meeting closed at 8.35 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 25/2018 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, 274	173074 Daniel Ray	Lee	Comments by 19th Jan 2018 – 1 letter objecting Full application for the proposed demolition of stable on southern boundary, part demolition of stable block on northern boundary, erection of new two storey dwelling and conversion of existing annexe to garage and storage to become ancillary to the proposed dwelling.	No objection to this application, as long as the 'Owner's Obligation', first schedule in the Deed of Agreement between the owner and WBC dated 21/1/2017 for planning application 160563 is still applicable.	10.1.18	
Kelsey Ave, 27	173356 Rosie Rogers	Neal	Comments by 16th Jan Householder application for the proposed erection of a single storey side extension to dwelling, following demolition of existing.	No objections.	10.1.18	
Arborfield Garrison, NMRE/A327 Roundabout	173473 Alex Thwaites	Sendell	Comments by 16th Jan Full planning application for the erection of public art structures and associated works.	No objections.	10.1.18	
McCarthy Way, 37	173534 Andrew Parsons	Martin	Comments by 16th Jan Householder application for the conversion of the existing garage to habitable accommodation, plus changes to fenestration.	No objections	10.1.18	
Fleet Hill, Grange Cottage	173582 Christine Phillips	Poet	Comments by 2nd Feb Householder application for the proposed erection of 1.2 meters wooden feather board fence.	No objection.	10.1.18	
Reading Rd, 21	173644 Christine Phillips	Jensen	Comments by 18th Jan Householder application for the proposed erection of a two storey side extension, part two storey side and part two storey rear extension to dwelling, demolition of existing conservatory.	No objection.	10.1.18	
Nine Mile Ride, 5	173664 Senjuti Manna	Evans	Comments by 18th Jan Householder application for proposed erection of two storey rear extension following demolition of existing conservatory and first floor front extension over existing garage plus internal alterations.	No objection.	10.1.18	
Heath Ride, Broughton	173667 Dariusz Kusyk	Anderson	Comments by 5th Feb Householder application for the proposed erection of single storey rear extension to the existing garage.	No objection	10.1.18	

Location	Ref No/ Planning Officer	Applicant	Proposal	Comments	Meeting date	Decision
Lower Sandhurst Rd, Broomfield	173566 Simon Taylor	Bamber	Comments by 12th Jan, 1 letter objecting Full planning application for the proposed erection of a replacement dwelling and associated car parking following demolition of existing dwelling.	Objections Inappropriate development in the countryside. 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, the proposed height will result in an over dominant appearance. 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. Disturbance to bat colony.	10.1.18	
Vermount Woods, 6	173679 Christine Phillips	Counsell	Comments by 6th Feb Householder application for the proposed erection of a single storey rear extension and conversion of garage to create habitable accommodation plus demolition of the existing conservatory.	No objection.	10.1.18	
Nine Mile Ride, 254	173682 Christine Phillips	Westcott	Comments by 2nd Feb Householder application for proposed erection of detached double garage.	No objection.	10.1.18	
Kiln Ride, 42c	173686 Rosie Rogers	Bothwell	Comments by 1st Feb Householder application for the proposed erection of a two storey rear infill extension to dwelling, new roof to existing front porch.	No objection.	10.1.18	
Finchampstead Rd, 428 Xenuk Tandoori	173716 Dariusz Kusyk	Xenuk	Comments by 6th Feb Full application for the re-development of site to provide a replacement restaurant on existing ground floor, creation of 6 no residential apartments of existing first and second floor	To be reviewed at February meeting.	10.1.18	

Location	Ref No/Case Officers	Name	Proposal	Comments – FPC	Date	Decision – WBC	Date
Ivanhoe Rd, Data Direct, 11	173038 Simon Taylor	Winterbotham	Comments by 20th Nov Full application for the proposed erection of a rear extension to existing building.	No objection.	1.11.17	Refused, excessive in height. Will have an adverse built form and amenity outcome for future industrial & residential development.	4.1.18
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	Refused, it has not been demonstrated that the area outlined in red and outside of the confines of the 2 workshop buildings have been used continually for 10 years.	30.12.17
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	Approved	19.12.17
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	Refused, scale, bulk and mass resulting in unacceptable & disproportionate enlargement. Unacceptable loss of privacy on neighbouring dwellings.	4.1.18
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	Approved	22.12.17