

FINCHAMPSTEAD PARISH COUNCIL
MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD
at 7.30pm on Wednesday 7th February 2018
California Ratepayers Hall, Finchampstead, Berkshire

PRESENT Cllr Veitch - Chairman
Cllrs Cornish, Pearce,
Mrs A Kent – Assistant to the Clerk

53/2018 – APOLOGIES FOR ABSENCE

Apologies were accepted from Cllrs Bromley, Cundy, Driver Jennings-Frisby, Marshallsay.

54/2018 DECLARATION OF INTERESTS

There were no declarations of interest.

55/2018 – MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 10th January 2018 were confirmed as a true and accurate record and signed by the Chairman.

PUBLIC PARTICIPATION

No members of the public attended the meeting.

56/2018 – MATTERS ARISING FROM THE MINUTES

None.

57/2018 CONSIDERATION OF PLANNING APPLICATIONS – Appendix A

Applications for Prior Approval will be listed on our main database. Thirteen applications were considered.

Other Matters

Application 173177 – The Lodge, North Court, The Ridges following a site visit on 9th Feb the application will be decided by Planning Committee on 14th Feb. On this occasion no-one from FPC is available to attend.

The Stables, Lower Sandhurst Rd, a notice has been erected saying part of the site is being turned into a Caravan Club site. AK will ask WBC how this will be monitored and what are the planning rules governing this.

58/2018 – DECISIONS - Decisions were reported as at Appendix B.

59/2018 – NEW APPEALS

Stonehouse, Soldiers Rise – 172984. 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. FPC had no objection.

WBC 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

Landmark House, Jubilee Rd – 172829 Householder application for the proposed conversion of existing garage to habitable accommodation and erection of detached garage. FPC had no objections. WBC refused overbearing scale & inappropriate siting forward of principle building line. Urbanising effect on countryside.

Appeal Decisions

Land opposite Warren Lodge, Warren Lane -161886 Full application for the proposed use of land for the stationing of 1 no static and 1 no touring caravan for residential purposes for 1 no 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. **Appeal dismissed**, development is not in accord with specific policies in the development plan. An application for costs made by WBC was refused.

Land adjacent to 357 Nine Mile Ride – 170383 for proposed detached residential property with attached garage. FPC had concerns about root damage to trees. **Appeal dismissed**, the development is not sustainable.

60/2018 – TREE PRESERVATION ORDERS

Application TPO/702/1994, Mulberry, The Village works to Oak, to remove major dead wood and crossing and rubbing branches throughout the crown.

Application TPO/378/1988, 100 Kiln Ride, works to Beech T1, raise canopy to 3 m above ground level all round.
Works to T2 silver birch, raise canopy to 3m above ground level all round.

61/2018 STREET NAMING AND NUMBERING

Demolish Hollybush, Lower Wokingham Rd, and erect 2 new dwellings.
Malden House and Warwick House

62/2018 – FORUM & CORRESPONDENCE

1. Steering Group meeting on 6th February, update by Cllr Veitch.

- **Arborfield Relief Road** is scheduled to open mid 2020, currently WBC is in negotiations with 3 landowners.
 - **Crest SDL Primary School**, at pre-application stage. The school will open around 2020 with a 2 form entry, growing to 3 form. The Building design is not decided. The plan is to extend building when pupil numbers grow.
 - **Parcel K – 12 Westbuild executive homes**, consultation just closed. No affordable housing on this site.
 - **MFT land now referred to as Legal & General, following their acquisition.** Contracts have been exchanged, completion expected Oct 18. L&G are working to understand constraints of the site e.g. TPO trees, drainage. Up to 1500 homes to be built, 35% of homes will be affordable. L&G own a factory to build modular homes, affordable houses will be modular. Pre-application talks start in a few weeks, for a Reserved Matters application in north/west location for approximately 150-200 units.
L &G have offered to build the NMR extension.
The high voltage cables will be buried.
Ruth Hopkins L&G would like to meet with the Parish Council.
 - **Crest update on plans for District Centre**
Feedback from their public consultation indicated the health centre was the main topic of interest. Crest are in talks with pub chains to include a family pub at the centre.
The 1st phase will include a convenience store.
Crest are in talks with 2 supermarket chains.
It was suggested the partner chosen to run the centre should be involved at the earliest possible stage, to ensure they are content with the facilities. WBC will initiate the process.
- #### **2. Parish consultation – planning comments.**
- The committee reviewed the planning comments and will continue to keep residents informed via the e-newsletter. Cllr Veitch will keep the comments in mind when he presents his planning report at this year's Annual Gathering in March.
- #### **3. Warren Lane land**, a For Sale sign has been erected, details of the exact site is unknown at present.
- #### **4. June planning meeting has been changed to 18th instead of 27th.**

63/2018 DATE OF NEXT MEETING

The next meeting will be on **Tuesday March 6th 2018 at 7.30pm** in the California Ratepayers Hall. The meeting closed at 9.05pm.

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 64/2018 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
Waterloo Rd, land at, Eastern Gateway	172934 Emy Circuit		Adjoining parish consultation, revised plans 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). Revised plans show; extension of the application site boundary to include the full extent of the works required to provide vehicular access to Briton's Farm, pedestrian access along Clay Lane and works in William Heelas Way beyond the extent of the Southern Distributor Road Bridge Lane secured by the S106 for Montague Park.	No objections.	7.2.18	
Forges Lane, Greenacres Farm, The New House	173208 Simon Taylor	Nice	Comments by 26th Feb Householder application for the proposed erection of single storey rear and side extensions to dwelling.	No objections.	7.2.18	
Fleet Lane, Fleet Hill Farm	173494 Janeske Delport	Newman	Comments by 19th Feb Application for a certificate of existing lawful development for the use of the existing building for the storage and distribution of marquees.	No objections.	7.2.18	
Wellesley Drive, 47	173613 Rasha Khoja	Kuar	Comments by 9th Feb Householder application for the proposed erection of two storey side and rear extensions to dwelling.	No objections.	7.2.18	
Kiln Ride, 102	173641 Rosie Rogers	Pollard & Brogden	Comments by 26th Feb Householder application for the proposed erection of single storey side and rear extensions following demolition of existing conservatory and existing detached garage plus erection of two storey side and rear extensions.	No objections.	7.2.18	
Lower Wokingham Rd, Pine Lodge	173705 Simon Taylor	Rabbani	Comments by 8th Feb Householder application for the proposed creation of a new vehicular access to the dwelling.	No objections.	7.2.18	

Location	Ref No/ Planning Officer	Applicant	Proposal	Comments	Meeting date	Decision
Finchampstead Rd, 428 Xenuk Tandoori	173716 Dariusz Kusyk	Xenuk	Comments by 6th Feb – extension approved 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	Objection out of keeping due to its size, bulk and massing. Overdevelopment of the plot. Twelve parking spaces are inadequate to service 6 apartments and a thriving restaurant business without placing an extra burden on public parking spaces. When California Crossroads is redeveloped Finchampstead PC wants any new builds to enhance the streetscene.	7.2.18	
New Mill Road, Land north east of Brambletye	173718 Janeske Delport	Goodings	Comments by 21st Feb, 1 letter of comment. Certificate of existing lawful development for use of land and buildings as builders' yard.	Finchampstead PC are minded to support Mr Hick's account that the site has not been used as a builder's yard continuously for 10 years.	7.2.18	
Nine Mile Ride, 351	180037 Senjuti Manna	Gill	Comments by 1st Mar Full planning application for the erection of 1 no five bedroom detached dwelling with rear dormer & roof lights following demolition of existing detached dwelling.	No objections.	7.2.18	
Foxcote, 41	180169 Senjuti Manna	Marks	Comments by 23rd Feb, 2 letters supporting. Householder application for the proposed erection of single storey rear extension, plus single storey front extension to form porch and part two storey side extension to dwelling following the demolition of existing garage.	No objections	7.2.18	
Heath Ride, Tulaig	180175 Ade Balogun	Heaney	Comments by 26th Feb Application to vary condition 2 of planning application 173002 (22/11/17) for the erection of a single storey ancillary building following demolition of existing gym and pool houses. Condition 2 relates to the approved details, proposed amendments including reduction of ridge height/roof pitch, alterations to internal layout and fenestration.	No objections	7.2.18	
Reading Rd, 100	180187 Senjuti Manna	Moody	Comments by 21st Feb, 1 letter supporting Householder application for the proposed erection of a part single storey rear and part first floor rear extension to dwelling and single storey rear extension to garage to create garden room.	No objections.	7.2.18	
Reading Rd, 100	180191 Senjuti Manna	Moody	Comments by 5th March Householder application for the proposed erection of a single storey rear extension to detached garage.	No objections.	7.2.18	

Location	Ref No/Case Officers	Name	Proposal	Comments – FPC	Date	Decision – WBC	Date
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. 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. 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	<p>Refused, located outside settlement limits, contrary to Core Spatial Strategy and Local plan. Large cul-de-sac is unacceptable in design terms does not integrate with neighbouring built form. Insufficient information on highways. Applicant has failed to demonstrate this site is sustainable in transport terms.</p>	1.2.18
Birch Rd, 1	171860 Stefan Fludger	Knowles	<p>Comments by 3rd August / revised description, 1 letter supporting Householder application for proposed erection of a single storey detached outbuilding to create habitable accommodation (ancillary granny annexe).</p>	No objection	12.7.17	Approved	1.2.18

Location	Ref No/Case Officers	Name	Proposal	Comments – FPC	Date	Decision – WBC	Date
Nine Mile Ride, Arborfield Garrison, Parcel Q,	Alex Thwaites 172005	Ewing	Revised/additional details for the following application. To be discussed on 13th Sept at WBC’s planning meeting. Reserved matters application pursuant to Outline planning consent)/2014/2280 for the construction of 114 apartments with communal space, access from the Nine Mile Ride Extension (NMRE) with associated internal access roads, parking landscaping and open space footpaths/cycleways, sustainable urban drainage (SuDs) and substation (parcel Q)	We reviewed the revised plans and are happy with the new design. Concerns remain about the parking available to residents, sacrificing car parking for green space means people will park on the green space. We understand an onsite management company will be responsible for management of parking.		Approved	22.118
The Rise, 1	172338 Rasha Khoja	Dutton	Comments by 26th Oct 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	Approved	23.1.18
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	Approved	23.1.18
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	Approved	10.1.18
Woodmoor, 10	173254 Dariuz Kusyik	Holt	Comments by 12th Jan Householder application for the proposed of single storey front extension to form porch.	No objection.	20.12.17	Approved	1.2.18

Location	Ref No/Case Officers	Name	Proposal	Comments – FPC	Date	Decision – WBC	Date
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	Approved	2.2.18
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	Approved	19.1.18
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	Approved	9.1.18
Nine Mile Ride, 150	173516 Dariusz Kusyk	McDermott	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	Approved	24.1.18
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	Approved	16.1.18