

FINCHAMPSTEAD PARISH COUNCIL
MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD
at 7.30pm on Tuesday 6th March 2018
California Ratepayers Hall, Finchampstead, Berkshire

PRESENT Cllr Veitch - Chair, Cllr Marshallsay – Vice Chair
Cllr Bromley, Cllr Cornish, Cllr Cundy, Cllr Driver, Cllr Jennings-Frisby, Cllr Jukes OBE,
Mrs A Kent – Assistant to the Clerk

92/2018 – APOLOGIES FOR ABSENCE

Apologies were accepted from Cllr Pearce.

93/2018 DECLARATION OF INTERESTS

There were no declarations of interest.

94/2018 – MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 7th February 2018 were confirmed as a true and accurate record and signed by the Chair.

PUBLIC PARTICIPATION

No members of the public attended the meeting.

95/2018 – MATTERS ARISING FROM THE MINUTES

57/2018 Consideration of Planning applications

The Stables, Lower Sandhurst Rd, FPC wrote to the Caravan & Motorhome club, objecting to the application that part of the site be used as a motorhome and caravan authorised site. The Caravan club confirmed in writing they are not proceeding with the application.

Cllr Weeks was informed by the Caravan Club that a review of the other 3 existing local sites has been ordered.

62/2018 Forum & Correspondence

Legal & General AK has written to Ruth Hopkins, Land & Planning Director asking if Legal & General plan to meet with FPC to provide information on their proposals for MFT land.

96/2018 CONSIDERATION OF PLANNING APPLICATIONS – Appendix A

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

Other Matters

97/2018 CALL FOR SITES

Review of 5F1046 Land east of Wokingham Road, and south of Duke's Ride (Derby Field)'
FPC objected on the grounds of inappropriate development in the countryside. Outside the settlement boundary. Thames Basin Heath.

98/2018 – DECISIONS - Decisions were reported as at Appendix B.

99/2018 – NEW APPEALS

170014 - 72 Reading Rd, Outline application for the proposed erection of 1 three bedroom detached dwelling. FPC objected, inappropriate, overbearing development in the garden. Thames Basin Heath. Detrimental to the street scene and neighbouring property. The appeal will be determined by written representation, FPC's letter of objection sent on 16th Feb.

171008 – The Walled Garden, Wick Hill Lane

Full application for the proposed conversion and restoration of former gardener's accommodation to provide a 2 x bedroom dwelling plus rebuilding part of original garden wall together with restoration of historic garden and associated parking FPC had no objections, but requested conditions be included regarding use of greenhouses, these should be used strictly for horticultural purposes. Restoration of the wall should be sympathetic, so it returns to its former state.

The committee decided to modify their previous representation and will be writing to the Inspectorate with their objections.

Appeal Decisions

None.

100/2018 – TREE PRESERVATION ORDERS

Applications

TPO1454/2012 West Court and land north of West Court, namely Garden Shaw Works on 4 small hawthorn trees. The trees need to be topped.

New TPO

1608/2017 has been confirmed without modifications and relates to trees on land at and adjacent to Glade Lodge and Oldbury Court, Houston Way, Crowthorne. This TPO was made in response to the trees being under threat from removal.

1634/2018 relating to a tree located in land to the SW of 81 Barkham Ride and south of 119 & 121 Roycroft Lane. WBC had made this TPO in response to numerous requests for extensive works to the tree which would be detrimental to the tree's health and amenity value.

101/2018 STREET NAMING AND NUMBERING

None received.

102/2018 – FORUM & CORRESPONDENCE

- General Use Classes Order, circulated to the committee in Feb.
- Notification of new WBC on line maps to assist with planning application searches.
- Email from Cllr May about Pye Hill House Landscaping Works
- Barkham Masterplanning workshop has been rescheduled for 14th March, at 6pm.
- Community Liaison Meeting on 12th March. Cllr Pearce will attend.
- WBC's March Planning meeting has been cancelled.
- CPRE Planning Workshop for Local Town & Parish Councils, the event will be on 18th April at 1.30pm in Twyford. Please let AK know if you wish to attend.
- Cllr Marshallsay informed the committee a local petition has been started regarding the 5 year land supply, Cllr Cornish will forward the URL link.
- Cllr Cornish mentioned a large building is being erected on the grounds of the Old Orchard, Wick Hill. AK will check the recent planning approvals for this site.

103/2018 DATE OF NEXT MEETING

The next meeting will be on **Wednesday 4th April 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 104/2018 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
Lower Sandhurst Rd, Sloe Trees Field	173276 Dariusz Kusyk	Charlton	Comments by 9th March Full planning application for the proposed erection of a manage plus fencing. Retrospective.	No objection.	6.3.18
Arborfield Garrison, Parcel H, I and J	173640 Alex Thwaites	Hodgson	Comments by 8th March Application for advertisement consent for the proposed erection of 4 no hording applications	No objection.	6.3.18
New Mill Rd, Lakeside Retreat	180271 Jeanette Davey	Spitbitz	Comments by 26th March Full planning application for the retention of replacement commercial buildings (retrospective)	Objection, inappropriate development in the countryside.	6.3.18
New Mill Rd, land at Lakeside Retreat	180278 Jeanette Davey	Card	Comments by 22nd March Application for a certificate of existing lawful development for the use of a building as a dwelling with garden shed garden curtilage.	Objection, inappropriate development in the countryside. Development by stealth.	6.3.18
New Mill Rd, Lakeside Retreat	180285 Jeanette Davey	Spitbitz	Comments by 26th March Application for a certificate of existing lawful development for the breaking of cars, sale of components and vehicles and the repair of vehicles.	Objection, inappropriate development and inappropriate business use in the countryside.	6.3.18
Waverley Way, 39	180294 Senjut Manna	Hemmings	Householder application for the proposed conversion of external integral store to create habitable accommodation plus internal alterations and changes on the fenestration.	No objection.	6.3.18
Barkham Ride, 111	180330 Dariusz Kusyk	Owen	Comments by 16th March Householder application for the proposed erection of two storey rear extension to dwelling, plus single storey front extension to form porch.	FPC will review these plans at April's meeting.	6.3.18
Wellingtonia Ave, land adj to The Ridgeways	180347 Nuno Fernandes	Page	Comments by 19th March Full application for the proposed erection of 1 no 5 bed dwelling with detached double garage with a new vehicular access formed on Wellingtonia Ave and associated works.	Objections, contravenes Thames Basin Heath. Inappropriate development in the countryside. Unsustainable location.	6.3.18

Location	Ref No/ Planning Officer	Applicant	Proposal	Comments	Meeting date
Barkham Ride, 118	180358 Dariusz Kusyk	Morell	Comments by 14th March Householder application for the proposed erection of single storey front and rear extension to dwelling following demolition of the existing conservatory , new pitched roof over the existing flat roof insertion of rooflight, plus changes to fenestration	No objection.	6.3.18
Soldiers Rise, Templecot	180458 Rosie Rogers	Baxter	Prior Notification – for information only. Application for the prior approval of the erection of a single storey rear extension which would extend beyond the rear wall of the original house by 6m for which the maximum height would be 3.7 and the height of the eaves 2.4m	Noted.	6.3.18
New Mill Rd, Land north east of Brambletye	180515 Omar Sharif	Atkinson	Comments by 2nd April Full application for the proposed erection of a new detached dwelling and carport following demolition of existing builders yard office.	No objection.	6.3.18

Location	Ref No/Case Officers	Name	Proposal	Comments – FPC	Date	Decision – WBC	Date
Land at Waterloo Road Wokingham Without Wokingham, Eastern Gateway	172934 Emy Circuit		Adjoining parish consultation. 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	Approved	28.2.18
Reading Rd, 125	173134	Valentine	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	Approved	17.2.18
The Ridges, The Lodge North Court	173177 Katie Herrington	Stead	Revised/additional details 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.		Approved	12.2.18
Forges Lane, Hart's Leap	173361 Rosie Rogers	Norris	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	Approved	21.2.18

Location	Ref No/Case Officers	Name	Proposal	Comments – FPC	Date	Decision – WBC	Date
McCarthy Way, 37	173534 Andrew Parsons	Martin	Householder application for the conversion of the existing garage to habitable accommodation, plus changes to fenestration.	No objections	10.1.18	Approved	9.2.18
Lower Sandhurst Rd, Broomfield	173566 Simon Taylor	Bamber	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	Approved	8.2.17
Shepherds Way, 7	173599 Christine Phillips	Rozycki	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	Approved	30.1.18
Nine Mile Ride, 5	173664 Senjuti Manna	Evans	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	Approved	9.2.18

Location	Ref No/Case Officers	Name	Proposal	Comments – FPC	Date	Decision – WBC	Date
Vermont Woods, 6	173679 Christine Phillips	Counsell	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	Approved	13.2.18
Kiln Ride, 42c	173686 Rosie Rogers	Bothwell	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	Approved	6.2.18
Wellingtonia Ave, Rhododendrons	173609 Stefan Fludger	Brar	Full planning application for the proposed erection of three bay garage with ancillary accommodation	No objections.	20.12.17	Refused, outside development limits & in designated countryside. Excessive encroachment. Adverse impact on TPO trees	27.2.18
Nine Mile Ride, 254	173682 Christine Phillips	Westcott	Householder application for proposed erection of detached double garage.	No objection.	10.1.18	Refused, excessive bulk and height. Projection forward of the building line would be overly dominant	26.2.18