

FINCHAMPSTEAD PARISH COUNCIL
MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD
at 7.30pm on Wednesday 4th April 2018
California Ratepayers Hall, Finchampstead, Berkshire

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

118/2018 – APOLOGIES FOR ABSENCE

Apologies were accepted from Cllrs Bromley, Cornish and Cundy.

119/2018 DECLARATION OF INTERESTS

There were no declarations of interest.

120/2018 – MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 6th March 2018 were confirmed as a true and accurate record and signed by the Chair.

PUBLIC PARTICIPATION

No members of the public attended the meeting.

121/2018 – MATTERS ARISING FROM THE MINUTES

102/2018 – FORUM & CORRESPONDENCE

Cllr Veitch attended the Barkham Square community representatives' workshop on 14th March.

The Barkham Masterplanning Feedback workshop has been rescheduled for 30 April.

An article appeared in the local paper hinting development in Grazeley for 15,000 new homes may receive approval. AK will ask WBC for an update.

102/2018 – FORUM & CORRESPONDENCE

Cllr Pearce attended the Community Liaison Meeting on 12th March.

102/2018 – FORUM & CORRESPONDENCE

Cllrs Cornish, Marshallsay & Veitch are attending the CPRE planning workshop in Twyford on 18th April at 1.30pm.

122/2018 CONSIDERATION OF PLANNING APPLICATIONS – Appendix A

Applications for Prior Approval will be listed on our main database.

Twelve applications were considered.

123/2018 – DECISIONS - Decisions were reported as at Appendix B.

124/2018 – NEW APPEALS

There are no new appeals registered.

Appeal Decisions

Landmark House, Jubilee Rd application number 172829 the development proposed is to erect a detached garage and convert existing garage into residential accommodation. Appeal allowed, FPC had no objections to this application.

125/2018 – TREE PRESERVATION ORDERS

Applications

TPO 219/1983 3 Bramley Court.

TPO 1348/2010 Bukkanwala, 1 Bramley Grove

TPO1185/2007 The Shambles, 39a Pine Drive

126/2018 STREET NAMING AND NUMBERING

Demolished, The Cabin, 85 Kiln Ride, has been renamed 6 Alexander Close.

127/2018 – FORUM & CORRESPONDENCE

- Email from Cllr Weeks regarding planning application 180347 land adjacent the Ridgeway, The Ridges. Noted.
- Application for Goods Vehicle Operators Licence – Westwood Cottage, Sheerlands Rd. Noted.
- Legal & General’s public exhibition introducing plans for the land at Hogwood Farm was held on 28th March, several Cllrs went to the preview session. Noted.
Ruth Hopkins, Legal & General, Land & Planning Director offered to meet with FPC to present their plans for MFT land. Noted.
- WAHS/Maureen Atkins confirmed they will attend planning meeting on 2nd May to present plans for proposed development in The Village.
- Cllr Driver attended a meeting regarding redevelopment of Gorse Ride/Cockayne Court, the proposed developer Wokingham Housing Ltd was not aware that FBC was in the close vicinity.

128/2018 DATE OF NEXT MEETING

The next meeting will be on **Wednesday 2nd May at 7.30pm** in the California Ratepayers Hall. Cllr Marshallsay will chair the meeting. The meeting closed 8.38pm.

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 129/2018 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
Fleet Hill, Agates Meadow Cottage	173168 Senjuti Manna	Norman	Comments by 3rd April, 1 letter objecting. Householder application for the proposed single storey side, single storey front, two storey front extension to dwelling. Changes to fenestration and erection of double garage following demolition of existing garage, plus incorporating a new vehicular access along Fleet Hill.	The new access details were not shown on the plan. FPC will comment when they see the new drawing.	4.4.18
Waverley Way, 41	180308 Dariusz Kusyik	Elkins	Comments by 16th April Householder application for the proposed erection of part single storey side and front, part two storey side extension, erection of new dormer to the front elevation, conversion of the existing garage to create habitable accommodation plus single storey front extension to form porch.	No objection.	4.4.18
Barkham Ride, 111	180330 Dariusz Kusyik	Owen	Comments by 16th March, extension approved. 1 letter objecting. Householder application for the proposed erection of two storey rear extension to dwelling, plus single storey front extension to form porch.	The Parish Council support the neighbour's concerns over loss of light.	4.4.18
Challenor Close, 16	180373 Fiona Sullivan	Morrison	Comments by 4th April Householder application for the proposed erection of a single storey rear extension to existing garage and dwelling, part conversion of existing garage to additional accommodation.	No objection.	4.4.18
Kiln Ride, 96	180518 Dariusz Kusyik	Courtney	Comments by 26th April Householder application for the proposed erection of single storey rear extension to dwelling.	No objection.	4.4.18
Heath Ride, The Heritage Club	180604 Stefan Fludger	Clark	Comments by 6th April Application for variation of a condition following grant of planning permission (F/2010/0128 or 102244) to allow summer cabins to be used for overnight stays.	No objection.	4.4.18

Location	Ref No/ Planning Officer	Applicant	Proposal	Comments	Meeting date
Park Lane, Longmoor Farm	180678 Mandeep Chaggar	Wilkins	Comments by 18th April Application for a certificate of existing lawful development for the use of land for the siting of caravans for human habitation.	Objection, inappropriate development in the countryside. Thames Basin Heath.	4.4.18
Salamanca, 10	180686 Rasha Khoja	Prevost- Snell	Comments by 16th April Householder application for the proposed erection of part two storey, part first floor side extension and single storey front extension following the demolition of existing front extension plus alterations to the fenestration.	No objection.	4.4.18
Nine Mile Ride, 293B	180737 Senjuti Manna	Mander	Comments by 18 April Householder application for the proposed erection of a single storey rear extension, following demolition and removal of existing conservatory	No objection.	4.4.18
Wick Hill Lane, Lambda Cottage	180780 Nesha Burnham	Singer	Comments by Application for a non-material amendment to planning consent 152130 to allow various amendments to the roof including changing the dormer windows roofs from gable ends to hipped roof; bonnet tiles in lieu of half round hip tiles; sections of vaulted glazed roof to rear elevation by the sitting room and hall way/w.c has been omitted and replaced with plain roof tiles to match the rest of the roof; section of vaulted glazed roof to the kitchen has been omitted and replaced with two roof lights plus various changes to fenestration.	No comment.	4.4.18
Lower Sandhurst Rd, Moor Green Farm	180782 Rosie Rogers	Farrell	Comments by 1st May Householder application for the proposed erection of single storey side/front extension, following the demolition of existing garden store.	No objection.	4.4.18

Location	Ref No/ Planning Officer	Applicant	Proposal	Comments	Meeting date
Foxcote, 41	180883 Senjuti Manna	Marks	<p>Comment by 1st May Application to vary condition 2 following planning consent 180169 for the proposed erection of single storey rear extension, plus single storey front extension to form porch. Part two storey side extension to dwelling following the demolition of existing garage. Condition 2 relates to increase in the width of front dormer.</p>	No objection.	4.4.18

Location	Ref No/Case Officers	Name	Proposal	Comments – FPC	Date	Decision – WBC	Date
Finchampstead Rd, 347	160249 Mark Croucher	Exell	Comments by 31st March/ revised information received amended description. 3 letters objecting. Full application for the proposed erection of 3 no dwellings following demolition of 1 no existing property.	No objections. Comment on Thames Basin Heath and planning officer should consider concerns raised by neighbours on light and boundary issues.	23.3.16	Approved	23.3.18
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	WBC Refused harmful encroachment of development into the countryside. Tantamount to an independent dwelling, TBH	29.12.17
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	Approved	19.3.18
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	Approved	8.3.18

Location	Ref No/Case Officers	Name	Proposal	Comments – FPC	Date	Decision – WBC	Date
Fleet Lane, Fleet Hill Farm	173494 Janeske Delpont	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	Refused, on evidence submitted & on the balance of probability it cannot be demonstrated there has been continuous use for 10 years.	
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	Approved	5.3.18
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	Refused, would harm the character & appearance of the host dwelling. Unacceptable overshadowing of neighbouring land and loss of light to rooms at 49. Scale & siting would result in overbearing impact.	9.3.18
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	Approved	6.3.18
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	Approved	8.3.18

Location	Ref No/Case Officers	Name	Proposal	Comments – FPC	Date	Decision – WBC	Date
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	Approved	7.3.18
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	Approved	23.3.18
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	Approved	23.3.18
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	Approved	19.3.18