

FINCHAMPSTEAD PARISH COUNCIL
MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD
at 7.30pm on Wednesday 2nd May 2018
California Ratepayers Hall, Finchampstead, Berkshire

PRESENT

Cllr Marshallsay – Chair
Cllrs Bromley, Cornish, Cundy, Driver, Jennings-Frisby, McDonald, Pearce,
Mrs A Kent – Assistant to the Clerk

167/2018 – APOLOGIES FOR ABSENCE

Apologies were accepted from Cllr Veitch.

168/2018 DECLARATION OF INTERESTS

There were no declarations of interest.

169/2018 – MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 4th April 2018 were confirmed as a true and accurate record and signed by the Chair.

PUBLIC PARTICIPATION

No members of the public attended the meeting.

170/2018 – MATTERS ARISING FROM THE MINUTES

102/2018 – FORUM & CORRESPONDENCE

The Barkham Masterplanning Feedback workshop was held on 30 April, Cllr Veitch attended.

An article appeared in the local paper hinting development in Grazeley for 15,000 new homes may receive approval. AK asked WBC for clarification, their email response dated 9th April was circulated to the committee.

102/2018 – FORUM & CORRESPONDENCE

Cllrs Marshallsay, Veitch & the Clerk attended the CPRE planning workshop in Twyford on 18th April at 1.30pm.

127/2018 – FORUM & CORRESPONDENCE

Wokingham Area Housing Society are re-scheduled to meet with FPC on 30th May to present plans for proposed development in The Village.

171/2018 CONSIDERATION OF PLANNING APPLICATIONS – Appendix A

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

172/2018 – DECISIONS - Decisions were reported as at Appendix B.

173/2018 – NEW APPEALS

There are no new appeals registered.

Appeal Decisions

There were no appeal decisions.

174/2018 – TREE PRESERVATION ORDERS

Applications

180980 – 4 Salamanca, Crowthorne, TPO 1421/2012

181080 – Greenacres Farm, Nine Mile Ride, TPO 510/1989.

Orders

TPO 1609/2017 Trees located on land at Misting Meadows, Park Lane. WBC confirmed this order.

175/2018 STREET NAMING AND NUMBERING

Demolished 304 Nine Mile Ride and erection of 2 new dwellings to be addressed as;

304 Nine Mile Ride

304a Nine Mile Ride.

176/2018 – FORUM & CORRESPONDENCE

- On 24th April, Cllrs Pearce, Veitch and the Assistant to the Clerk attended an event at Ravenswood Village to present plans for a proposed development for 239 new homes. Cllr Pearce briefed the committee on the proposal.
- WBC notification, Catesby application for 40 new dwellings on Longwater Rd has been withdrawn.
- Notification of application for variation of premises licence – Blubeckers – Tally Ho, Fleet Hill.
- The Ministry of Housing, Communities and Local Government have published a consultation about unauthorised development and encampments, which NALC would like our opinion on, by 25th May. The committee have been asked to look at the questionnaire, any comments should be sent to AK by 16th May.
- Site next to Travis Perkins on Park Lane is very untidy, as is area around Misting Meadows. AK will inform WBC.

177/2018 DATE OF NEXT MEETING

The next meeting will be on **Wednesday 30th May at 7.30pm** in the California Ratepayers Hall. The meeting closed at 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 178/2018 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
Johnson Drive, 6 land at the rear of	172230 Laura Callan	Bancroft	Revised/additional details. Comments by 21st April (extension approved) Full application for the erection of 25 no dwellings (10 no affordable) following removal of the existing use and buildings	Objection the development will have an urbanising impact and is outside the settlement boundary. Concerns about the impact on access onto Nine Mile Ride & its junctions and the effect on traffic flow. The site is at risk of flooding. Impact on environment. Thames Basin Heath. The development opposes the principles of the SDL and is not identified as an allocated housing site. We object to a block of flats being built in this rural location	2.5.18
West Court Cottages, 2	180652 Senjuti Manna	Edby	Comments by 2nd May Householder application for the proposed erection of new detached garage.	Objection garage in front of building line.	2.5.18
Wellingtonia Ave, Halfway Tree	180756 Senjuti Manna	Goodey	Comments by 22nd May Full application for proposed erection of 1 no detached replacement dwelling following demolition of existing dwelling.	No objection, however the space above the garage should not be habitable accommodation for residential use, as this would constitute 2 residences instead of 1. Cllr Cundy objected to this application.	2.5.18
Garston Grove, 8	180812 Rasha Rhoja	Sleigh	Comments by 7th May Householder application for the proposed erection of single storey side/rear extension to dwelling following demolition of existing conservatory.	No objection provided trees adjacent to the site are not damaged during construction.	2.5.18
Arborfield Garrison, Primary School Plot	180846 Alex Thwaites		Comments by 9th May Adjoining Parish Consultation Application for approval of reserved matters, including layout, scale appearance and landscaping in relation to the erection of a new primary school including nursery (to be undertaken on a phased basis - phase 1 (2FE primary school) and phase 2 (3FE primary school) including the provision of hard court play area, all weather pitch, changing pavilion and associated access, parking and landscaping.	No objection in principle to a school in this location, but the design and appearance of the building is out of keeping with the village concept of Arborfield Green	2.5.18
Nine Mile Ride, 232	180867 Rosie Rogers	James	Comments by 2nd May Householder application for the proposed erection of single storey rear extension to dwelling following the demolition of existing conservatory.	No objection.	2.5.18
Barkham Ride, 53	180928 Stefan Fludger	Sedov	Comments by 10th May Householder application for the proposed erection of new ancillary outbuilding to create habitable accommodation and garage space following the demolition of existing building.	Objection backland development, Thames Basin Heath, overdevelopment of the site.	2.5.18

Location	Ref No/ Planning Officer	Applicant	Proposal	Comments	Meeting date
Lower Wokingham Rd, Westwood	180948 Dariuz Kusyik	Powers	Comments by 9th May Householder application for the proposed erection of electrical gates on driveway within site plus erection of fence on boundary.	No objection.	2.5.18
Finchampstead Rd, 427	180990 Simon Taylor	Hicks	Comments by 14th May Full planning application for the proposed two electric vehicle charging.	No objection.	2.5.18
Kiln Ride, 9	181050 Christine Philips	Boulton	Comments by 18th May Householder application for the proposed erection of attached garage following the demolition of existing detached garage.	No objection.	2.5.18
Reading Rd, 21	181129 Rosie Rogers	Jensen	For information only. Householder prior notification. Application for the prior approval of the erection of a single storey side and rear extension which would extend beyond the rear wall of the original house by 4.5 m for which the maximum height would be 4m and the height of the eaves 2.8m	Noted.	2.5.18

Location	Ref No/Case Officers	Name	Proposal	Comments – FPC	Date	Decision – WBC	Date
Finchampstead Rd, land to the west and adjacent to Sand Martins Golf Club	170970 Daniel Ray	Gladman	Revised/additional plans. Comments by 7th Dec Amended plans and additional details specifically re-alignment of access road within the site and responses to consultees. Outline planning application for up to 80 dwellings (including 40% affordable housing) landscaping, public open spaces, surface water, flood mitigation and attenuation, vehicular access from Finchampstead Rd, pedestrian access from McCarthy Way and associated ancillary works. All matters to be reserved with the exception of the site access.	See attached letter of objection.	29.11.17	Refused, not in a sustainable location and outside of the settlement limits. No need for this development as WBC can demonstrate a 5 year housing land supply. Detrimental and urbanising impact on the landscape and the character of the area by reason of size scale and location. Not sustainable in transport terms. TBH.	5.4.18
Finchampstead Rd, land to the west and east & adjacent & opposite to Sand Martins Golf Club	170971 Daniel Ray	Gladman	Revised/additional plans. Comments by 7th Dec Amended plans & additional details, specifically re-alignment of access road within the site and new route within the SANG. Full planning application for proposed change of use of land to suitable alternative natural greenspace (SANG) with associated landscape works.	See attached letter of objection.	29.11.17	Refused, does not conform to the guidelines set by Natural England, unsuitable for purpose, separated by a road. Not achieving the characteristic necessary for a SANG, convoluted route. Potential impact on protected trees.	26.4.18
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	Approved	27.4.18
Lower Sandhurst Rd, Sloe Trees Field	173276 Dariusz Kusy	Charlton	Comments by 9th March Full planning application for the proposed erection of a manage plus fencing. Retrospective.	No objection.	6.3.18	Approved	6.4.18

Location	Ref No/Case Officers	Name	Proposal	Comments – FPC	Date	Decision – WBC	Date
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	Approved	11.4.18
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	Approved	18.4.18
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	Approved	28.3.18
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	Approved	5.4.18
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	Refused, site is not an allocated housing site, WBC have a sufficient land supply. The development would intensify a very loose knit development. Would bring about a urbanising impact, detrimental to character of the countryside.	26.4.18