

FINCHAMPSTEAD PARISH COUNCIL
MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD
at 7.30pm on Wednesday September 12th 2018
California Ratepayers Hall, Finchampstead, Berkshire

PRESENT

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

340/2018 – APOLOGIES FOR ABSENCE

Apologies were accepted from Cllrs Cundy, Driver & Marshallsay.

341/2018 DECLARATION OF INTERESTS

No declaration of interests.

342/2018 – MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 15th August 2018 were confirmed as a true and accurate record and signed by the Chair.

PUBLIC PARTICIPATION

11 members of the public came to the meeting in connection with application 182039 – Belscot, Reading Rd.

343/2018 – MATTERS ARISING FROM THE MINUTES

324/2018 – FORUM & CORRESPONDENCE – 5 year land supply

AK wrote to WBC's James McCabe with regard the current position of the 5 year housing land supply following the recent Inspectorate decision on Sonning Golf Club, reference – APP/X0360/W/17/3167142. His email response was circulated to the committee. A new annual update which will continue to demonstrate a more than 5 year supply, will go online once ready. See link below.

<http://www.wokingham.gov.uk/planning/planning-policy/evidence-topics/>

324/2018 – FORUM & CORRESPONDENCE – Enforcement

The Enforcement sub-group - RM/GV/AK met at the end of August, in preparation for the meeting with WBC on September 11th.

344/2018 CONSIDERATION OF PLANNING APPLICATIONS – Appendix A

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

345/2018 – DECISIONS - Decisions were reported as at Appendix B.

346/2018 – NEW APPEALS

173360 Pine Platt, Heath Ride, full application for the proposed erection of a replacement two storey detached dwelling, following demolition of existing dwelling.

FPC objected inadequate explanation of how foul water will be dealt with. The large balcony and side window will significantly impact privacy, both inside and outside at neighbouring properties. AK sent a letter to the inspectorate.

173023 – 145 Nash Grove Lane 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.

FPC commented the condition should remain.

172555 – Pinecopse, Nine Mile Ride an Application for a certificate of existing lawful development for the use of land for the permanent stationing of caravans for residential (C3a) accommodation and operational development for the formation of associated hard standing and installation of external lighting.

This appeal is linked to an enforcement notice - 182309

FPC objected inappropriate development in the countryside. Unsustainable location. Outside settlement boundary. Letter sent to Inspectorate on 30th August.

Appeal Decisions

180330 - 111 Barkham Ride Householder application for the proposed erection of two storey rear extension to dwelling, plus single storey front extension to form porch.

FPC supported the neighbour's comment re loss of light.

Appeal dismissed the proposal would harm the living conditions of neighbours, loss of light and overbearing impact.

347/2018 – TREE PRESERVATION ORDERS

Wild Acre, Hollybush Ride, TPO 50/1971 approval for the removal of 7 trees. A minimum of 7 trees must be planted of half standard or standard size (1.8 – 3 metres tall).

1657/2018 - New TPO relating to an Oak tree located in the east rear boundary of 153 Nine Mile Ride.

Application for tree works

TPO 325/1987, 29 Little Fryth.

348/2018 STREET NAMING AND NUMBERING

None received this month.

349/2018 – FORUM & CORRESPONDENCE

- The next Steering group meeting is scheduled for 18th Sept at 2pm, Cllrs Bromley & Veitch will attend.
- Barton Willmore, planning consultants, will meet with 3 parishes to update them on the application for Hogwood, Reading FC training ground reference 163547. The meeting is scheduled for 26th November.
- GV/AK met with Mark O'Leary & Jason Varley, WBC's enforcement team on Sept 11th 2018. WBC briefed us on some of the larger ongoing cases in the Parish
- The next Community Liaison meeting is being held on 13th September, Cllr Pearce is attending.
- Cllrs Cornish, Veitch and the Assistant to the Clerk A. Kent will attend a meeting at WBC on 27th September, regarding forthcoming changes in Development Management.
- Email from WBC giving information on planned IT downtime scheduled for 25th September – 1st October 2018.
- The committee re-worded point 3 of the Guidelines for pre-application meetings with potential developers.
- Cllr Sylvia MacDonald was welcomed onto the planning committee.
- Cllr Bromley briefed the committee on using the parish email address – to be discussed at Main Council.
- Cllr Bromley is looking to upgrade the laptop and overhead projector.

350/2018 DATE OF NEXT MEETING

The next meeting will be on **Wednesday October 10th 2018** in the California Ratepayers Hall. The meeting closed at 9.25pm.

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

351/2018 Enforcement matters.

These minutes are subject to confirmation at the next meeting of the Committee.

Planning Application List

12th September 2018

Finchampstead Parish Council

APPENDIX A

Location	Ref No/ Planning Officer	Applicant	Proposal	Comments	Meeting date	Decision
New Mill Rd, Lakeside Retreat	180285 Jeanette Davey		Additional information 8 letters objecting Application for certificate of existing lawful development for the breaking of cars, sale of components and vehicles and the repair of vehicles.	We understand our comments may not be considered for this CLE, however due to the apparent uncontrolled activities on this site, the view of the Parish Council should be taken into account. Letters of objections submitted from neighbours would suggest this activity has not been carried out for the length of time suggested in the application documents. As a result of this we think the activity claimed in the application does not define full blown car breaking activities so any permission should reflect the current small activity and not those claimed.	12.9.18	
Parcel C2, Secondary School Access Rd,	181658 Alex Thwaites	Bryans	Comments by 30th Aug (extension approved) 3 letters objecting from original application Reserved matters application pursuant to outline planning consent O/2014/2280 for the construction of 104 apartments, communal space (clubhouse) and access from Secondary School Access Rd, with associated internal access roads, parking, landscaping and open space, footpaths/cycleways and SUD (parcel 2)	No objection.	12.9.18	
Summit Close, 7	181886 Charenjit Braich	Griggs	Comments by 4th Oct Householder application for the proposed erection of single storey rear extension to dwelling following demolition of the existing conservatory, raising the roof to create side dormers to the first floor, erection of single storey front extension, insertion of front canopy to the existing porch, plus internal alterations/	No objection.	12.9.18	

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Reading Rd, Belscot	182039 Omar Sharif	White	Comments by 10th Sept (extension approved) 6 letters objecting, 1 supporting Full application for the proposed erection of a replacement industrial building, to include the creation of a new improved access plus additional landscape following demolition of existing building.	The parish council sympathises with the neighbouring residents' views and concerns. In particular with relation to noise distribution, traffic movements, tree screening, overlooking due to the elevation of the proposed building. In view of the fact that this site already has B1 & B8 approval, we have no objections to this development providing conditions are imposed limiting working hours to a normal weekday operation (8am-5pm). No intrusive external lighting. Limited traffic movements. Appropriate natural tree screening of the development. We do have a concern about the plans listing B2 and if that was the case we would object to this application.	12.9.18	
Barkham Ride, 31	182183 Omar Sharif	Roberts	Comments on 1st Oct Application for a certificate of existing lawful development for use of land as residential mobile home park.	Objections, we do not believe that further development of this site is appropriate. The site is already adequately developed. The proposal contravenes Thames Basin Heath. Development in the countryside.	12.9.18	
Nine Mile Ride 357, land adjacent	182218 Rosie Rogers	Gwinn	Comments by 11th Sept Full application for the formation of a new vehicle access to woodland site for maintenance and safety (part retrospective).	No objection	12.9.18	

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The Ridges, North Court, The Lodge	182228 Katie Herrington	Stead	Comments by 12th Sept, 3 letters objecting. Application to vary condition 2 of planning consent 173177 (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 storeroom with associated parking. Condition 2 relates to plan numbers and the new plans propose the erection of dormer windows, in order to provide a single storey side extension.	The parish council is objecting on the grounds of the cumulative effect of the subsequent variations which is resulting in a materially different building to the one approved. Inappropriate development creep. Furthermore we are concerned about the adjacent TPO tree. A tree officer needs to access the tree's current health, TPO reference 1598/2017.	12.9.18	
Manor Park Drive, 56	182301 Nesha Burnham	Finegan	Comments by 20th September Householder application for the proposed erection of single storey side extension to dwelling, insertion of roof light plus changes to fenestration.	No objection	12.9.18	
Nuffield Rd, Lakeside Bus Route	182364 Alex Thwaites	Crest	Adjoining parish consultation. Comments by 8th Oct Application for approval of reserved matters pursuant to outline planning consent O/2014/2280 for the construction of an access road (Lakeside bus route) and associated infrastructure including a substation, drainage and ponds, earthworks, fencing & landscaping.	No objection.	12.9.18	
Nine Mile Ride California Country Park	182396 Katie Herrington	WBC	Comments by 28th September Full planning application for the erection of a free standing pergola with lighting and associated hard and soft landscaping.	This application will be reviewed at our meeting on Oct 12 th , as agreed with WBC.	12.9.18	

Location	Ref No/Case Officers	Name	Proposal	Comments – FPC	Date	Decision – WBC	Date
Nine Mile Ride, Greenacres Farm	181270 Senjuti Manna	Borton	Comments by 18 July (extension to 26 July agreed) Householder application for the proposed erection of a detached triple garage with room over	No objections but should not become a separate dwelling and must be accessed via current entrance.	25.7.18	Refused visually dominant and incongruous structure resulting in a significant detrimental impact on the character of the host dwelling. Overdevelopment of the site and urbanising effect in a countryside location.	21.8.18
Fleet Hill, Fleet Rise Annexe	181295 Omar Sharif	Harrower	Comments by 7th August Full planning application for the proposed erection of a replacement dwelling following the demolition of the existing outbuildings.	Objection, unsustainable countryside location. Development in the garden, in a site that already appears to be overdeveloped. Thames Basin Heath.	25.7.18	Refused would result in further denigration of the open character of the countryside. The design is typical suburban, no aspects regarded as innovative in style, resulting in significant harm to the rural appearance of the surrounding area.	24.8.18
Hollybush Ride, Herons Landing	181759 Stefan Fludger	Veary	Comments by 9th Aug Householder application for the proposed erection of single storey side/front extension plus single storey rear orangery extension to dwelling.	No objection.	25.7.18	Approved	22.8.18
Sheerlands Rd, Hogwood Farm Ind, no 6	181773 Senjuti Manna	Lenthall Ltd	Comments by 30th July Application for advertisement consent for the proposed installation of one non-illuminated fascia sign at Sheerlands Rd.	No objection.	25.7.18	Approved	28.8.18
Finchampstead Road, 364	181796 Stefan Fludger	Shambrook	Comments by 23 July (asked for extension) Householder application for the proposed erection of a part single, part two storey rear extension, part garage conversion to additional habitable accommodation, single storey front extension and insertion of 4 no. roof lights	No objection.	25.7.18	Approved	21.8.18

Location	Ref No/Case Officers	Name	Proposal	Comments – FPC	Date	Decision – WBC	Date
Little Fryth, 4	181814 Abinel Gurung	Lemonfides	Comments by 29th Aug Householder application for the proposed erection of part single, part two storey side/rear extension to dwelling to create habitable accommodation.	No objection.	15.8.18	Approved	7.9.18
Lower Sandhurst Rd, Foxglade Farm	181828 Simon Taylor	Jenkins	Comments by 2nd August Application to vary condition 10 of planning consent F/2014/1678, to allow the retention of the existing menage building for no longer than 3 months from the completion of the replacement ménage, and the retention of an ancillary outbuilding.	We have no objection to the manege being retained for 3 months during construction of the replacement manege. We do however object to the retention of the ancillary outbuilding, it is the view of the Parish Council that the major construction works carried out at a Foxglade Farm result in a considerably larger footprint development than that of the original. It is our view therefore that all permitted development rights have already been used.	25.7.18	Approved	28.8.18