

**FINCHAMPSTEAD PARISH COUNCIL**  
**MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD**  
**at 7.30pm on Wednesday October 10th 2018**  
**California Ratepayers Hall, Finchampstead, Berkshire**

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**PRESENT** Cllr Veitch – Chair  
Cllr Marshallsay – Vice chair  
Cllrs Bromley, Cornish, Driver, Jennings- Frisby, Pearce,  
Cllr Cundy from 8.15pm  
Mrs A Kent – Assistant to the Clerk

**363/2018 – APOLOGIES FOR ABSENCE**

Apologies were accepted from Cllr McDonald.

**364/2018 DECLARATION OF INTERESTS**

No declaration of interests.

**365/2018 – MINUTES OF THE PREVIOUS MEETING**

The minutes of the meeting held on September 12th 2018 were confirmed as a true and accurate record and signed by the Chair.

**PUBLIC PARTICIPATION**

Two members of the public attended in connection with application 182376 – Harts Leap Farm, Forges Lane, Mill Rd.

**366/2018 – MATTERS ARISING FROM THE MINUTES**

349/2018 – FORUM & CORRESPONDENCE – meeting with WBC

Cllrs Cornish, Veitch and the Assistant to the Clerk A. Kent attended a meeting at WBC on 27<sup>th</sup> September, regarding forthcoming changes in Development Management. The presentation from the meeting has been circulated to the planning committee.

349/2018 – FORUM & CORRESPONDENCE – Steering Group meeting

A Steering group meeting was held on 18<sup>th</sup> Sept, Cllrs Bromley & Veitch attended, the report has been circulated. Legal & General plan to arrange a visit for Cllrs to the newly developed Crowthorne site (Bucklers Park).

349/2018 – FORUM & CORRESPONDENCE – Community Liaison meeting

Cllr Pearce attended the Community Liaison meeting on 13<sup>th</sup> September. His report has been circulated.

**367/2018 CONSIDERATION OF PLANNING APPLICATIONS – Appendix A**

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

**368/2018 – DECISIONS** - Decisions were reported as at Appendix B.

AK will ask WBC for details of why approval was given to application 180983, White Horse Farm, White Horse Lane for the erection of a detached two storey dwelling following demolition of existing outbuildings, irrespective of objections from local residents and the Parish Council.

**369/2018 – NEW APPEALS**

**Application 173041 Tree Tops, Heath Ride,**

Certificate of existing lawfulness application for caravan storage, repair and maintenance including 2 established use repair workshops. Please note this appeal is linked with APP/X0360/W/17/3187898. (Full application for the proposed erection of 2 no 4 bed dwellings and 1 no 3 bed dwelling following demolition of existing outbuildings.)

**FPC objected**, the applicant has provided insufficient information on this new application. Finchampstead PC reiterates our previous comments. The certificate should only cover the original curtilage of Tree Tops not the current expanded site. **WBC refused**, it has not been demonstrated that the area outlined in red and outside of the confines of the 2 workshop buildings have been used continually for 10 years. AK will write to the Inspectorate.

### **Application 171481 land to the rear of Tree Tops, Heath Ride**

Full application for the proposed erection of 2 no 4 bed dwellings and 1 no 3 bed dwelling following demolition of existing outbuildings. **FPC objected** inappropriate development in the countryside and backland development. The site is outside the residential settlement boundary. The proposed development would have a significant adverse effect on the character of the area. Concerns about ground water level.

WBC refused inappropriate development in the countryside. WBC did not consider adequate justification had been made for 3 new dwellings on this site. The obtrusive scale, excessive density represents piecemeal and permanent form of backland development. Out of keeping. AK will write to the Inspectorate.

### **Appeal Decisions**

**172113 – Land north east of Brambletye, New Mill Rd** for demolition of existing builders' yard office and workshop and replace with 2 new detached chalet style bungalows.

Appeal dismissed, FPC had no objections.

### **370/2018 – TREE PRESERVATION ORDERS**

#### **Application for tree works**

TPO 352/1988 Oakwood, Kiln Ride Extension.

### **371/2018 STREET NAMING AND NUMBERING**

None received this month.

### **372/2018 – FORUM & CORRESPONDENCE**

- WBC have now published an updated Five Year Housing Land Supply Statement incorporating the new lower Local Housing Need of 752 dwellings per annum from 1 April 2018. The deliverable housing land supply is now assessed at **7.84 years**. Email with link sent to all Cllrs.
- Cllrs discussed the recent upgrades to WBC's planning website. In summary, Cllrs that have used the new portal, were dissatisfied with the changes. In particular, planning officers are not named on notification sheets or the planning portal, resulting in lengthy delays to email response times. The process to download plans is onerous & clunky. The labelling of larger applications is not clear. The Cllrs agreed that the service given to Parish Councils should be in line with that given to Borough Cllrs.
- Wokingham Area Housing Society (WAHS) invite to attend a public exhibition at Finchampstead Sports Club on 23<sup>rd</sup> October 2018 from 2pm to 7pm, they will be presenting proposals for the provision of a pair of semi-detached dwellings in Finchampstead Village, to be let as affordable accommodation. 2- 3pm exclusively for Cllrs.
- Reading FC, Hogwood, application ref 163547 for 140 units. Barton Willmore meeting with Parishes confirmed for 26<sup>th</sup> Nov at 4pm in the FBC centre.
- Cllr Cundy spoke in favour of application 181951 land at Arnett Ave & Barkham Ride, at WBC's Planning meeting. Phase 1 of the Gorse Ride regeneration project was approved. To support FPC's concerns a CEMP (Construction & Environment Management Plan) will be approved by the committee chair and local ward member to try and mitigate the potential disruption likely to be caused at the location and Gorse Ride Roads.

### **373/2018 DATE OF NEXT MEETING**

The next meeting will be on **Wednesday November 7<sup>th</sup> 2018** in the California Ratepayers Hall. The meeting closed at 9.30pm.

### **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 374/2018 Enforcement matters.*

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

**Planning Application List**

**10<sup>th</sup> October 2018**

**Finchampstead Parish Council**

**APPENDIX A**

Location	Ref No/ Planning Officer	Applicant	Proposal	Comments	Meeting date
Fleet Hill, Finchampstead Coach House	181322  Simon Taylor	Lynskey	<b>Comments by 8<sup>th</sup> Oct extension approved</b> Householder application for the proposed erection of a two storey front extension to dwelling, conversion of existing garage to additional habitable accommodation and internal alterations.	No objection.	<b>10.10.18</b>
Church Hams, 26	181536	Parnaby	<b>Comments by 15<sup>th</sup> Oct</b> Householder application for the proposed erection of part single, part two storey side/front extension to dwelling plus part conversion of existing garage to create storage room.	No objection	<b>10.10.18</b>
Reading Rd, 108	182270  Rosie Rogers	Mace	<b>Comments by 17<sup>th</sup> Oct</b> Householder application for proposed erection of single storey rear extension to dwelling, conversion of existing garage to create habitable accommodation and two storey rear extension to dwelling following the demolition of existing conservatory plus internal alterations.	No objection	<b>10.10.18</b>
Lower Sandhurst Rd, The Stables	182313	Walls	<b>Comments by 17<sup>th</sup> Oct</b> Application for variation of a condition 3 following grant of planning permission F/2012/2302 at appeal APP/X0360/A/13/2201865 (Proposed change of use of land for 1no. gypsy pitch together with the formation of additional hard standing and utility/ day rooms ancillary to that use with the retention of the existing stables) to allow 2 static caravans on the site.	Objection this is a rehash of the previous application. Development in the countryside in an unsustainable location. Thames Basin Heath. We understand there are adequate numbers of traveller sites in Wokingham Borough. This application attempts to circumvent the previous decision by making minor changes. Following the Appeal (F/2012/2302) the inspector said 'To limit visual impact the number of caravans, the siting of the mobile home and the size of vehicles to be kept at the site should be restricted'.	<b>10.10.18</b>
Gorse Ride North, 5	182333 Rasha Rhoja	McKillop	<b>Comments by 12<sup>th</sup> Oct</b> Application for a removal of condition 6 of planning consent 181552 for the proposed part conversion of existing garage to additional habitable accommodation. Condition 6 relates to widening of access.	No comment	<b>10.10.18</b>

Planning Application List

10<sup>th</sup> October 2018

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Forges Lane, Harts Leap Farm	182376 Stefan Fludger  Norris	Norris	<b>Comments by 19<sup>th</sup> Oct</b> Change of use of land from paddock to residential curtilage and erection of side and rear extension to dwelling following demolition of existing garage & workshop.	No objection	<b>10.10.18</b>
Nine Mile Ride, 137	182380		<b>Comments by 1<sup>st</sup> November</b> Householder application for the proposed erection of single storey front and side extensions, erection of new roof to rear incorporating 2 no roof lanterns plus raising the roof height to create additional first floor habitable accommodation incorporating 3 no roof lights.	No objection	<b>10.10.18</b>
Nine Mile Ride California Country Park	182396 Katie Herrington	WBC	<b>Comments by 28<sup>th</sup> September (extension approved)</b> Full planning application for the erection of a free standing pergola with lighting and associated hard and soft landscaping.	Objection the design before us is inappropriate in that it is designed on the basis of cost rather than to be aesthetically pleasing and appropriate for its setting. It is not obvious as to how this particular application fits in with the overall masterplan for the site. The plans do not address other facilities such as the toilets and kitchen. <b>Further comments made on 17<sup>th</sup> October</b> <i>In view of the additional information and images provided by WBC, FPC have reconsidered their comments.</i>  <i>FPC will support the application with the proviso they are consulted about the colour and surface finish of the structure and the material and colour of the flooring. The comment regarding upgrading the toilet facilities remains.</i>  <i>We would like it noted that Cllr Pearce remains opposed to the application and wishes to retain the original objection.</i>	<b>10.10.18</b>

**Planning Application List**

**10<sup>th</sup> October 2018**

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Houston Way, Glade Lodge	182398 Simon Taylor	McCormick	<b>Comments by 12<sup>th</sup> Oct</b> Full application to demolish existing house and outbuildings and erect 1 x 4 bedroom replacement dwelling.	No objection.	<b>10.10.18</b>
Biggs Lane, Parcel U1/V2	182410 Alex Thwaites	Crest	<b>Adjoining parish consultation.</b> <b>Comments by 15<sup>th</sup> October</b> Application for approval of reserved matters pursuant to outline planning consent O/2014/2280 for the construction of 110 dwellings and commercial floor space with associated access roads, parking, landscaping and open space, footpaths/cycleways and sustainable urban drainage (parcels U1/V2).	No comment, we could not make a decision from the information provided.	<b>10.10.18</b>
Nine Mile Ride, Pinecopse	182427 Jason Varley	Reed	<b>Adjoining parish consultation.</b> <b>Comments by 14<sup>th</sup> Oct</b> Application for a certificated for an existing lawful use for the mixed use of land for purpose ancillary to the adjoining residential dwelling houses, the keeping of horses, the stationing of caravans for residential purposes and the parking of vehicles connected with the adjoining commercial units.	Objection inappropriate development in the countryside. Unsustainable location outside the settlement boundary. Concerns over the additional traffic onto the very busy Nine Mile Ride.	<b>10.10.18</b>
Barkham Ride, 30	182465 Simon Taylor	Singh	<b>Comments by 16<sup>th</sup> Oct</b> Full planning application for the proposed erection of two detached dwellings with associated parking and landscaping following the demolition of existing property.	Objection overdevelopment of the site. Out of keeping with the semi rural character of this location. Thames Basin Heath.	<b>10.10.18</b>
Alexander Close land r/o 5	182574	Tranckle	<b>Comments by 4<sup>th</sup> Nov</b> Full planning application for the erection of 1 x 4 bed dwelling with associated car parking.	Objection, inappropriate backland development in the countryside. Thames Basin Heath.	<b>10.10.18</b>

Location	Ref No/Case Officers	Name	Proposal	Comments – FPC	Date	Decision – WBC	Date
Fleet Lane, Magnolia House	Daniel Ray 171887	Christmas	<b>Comments by 9<sup>th</sup> Aug</b> Application for a certificate of lawful existing use for the use of land and building for storage and parking in connection with a marquee business.	We cannot comment on this application as the information we have is not clear. If the planning officer is minded to approve this, conditions should be considered to lessen disruption to neighbouring properties.	<b>14.8.17</b>	Approved	14.9.18
Fleet Lane, Woodbury	180453  Abinel Gurung	Kenny	<b>Comments by 23<sup>rd</sup> Aug</b> Householder application for proposed erection of two storey side extension to dwelling following demolition of existing attached garage.	No objection.	<b>15.8.18</b>	Approved	21.9.18
White Horse Lane, White Horse Farm	180983  Dariusz Kusyk	Seal	<b>Comments by 6<sup>th</sup> June</b> Full application for the proposed erection of detached two storey dwelling, following demolition of existing outbuildings.	No objection.	<b>30.5.18</b>	Approved	14.9.18
Hollybush Ride, Kalevala	181232  Dariusz Kusyk	Li	<b>Comments by 14<sup>th</sup> June</b> Full application for proposed erection of 1 no replacement dwelling and detached garage, associated works and new gates following demolition of existing dwelling.	No objection.	<b>30.5.18</b>	Approved	19.9.18
Reading Rd, 105	181286  Mandeep Chaggar	Kirby	<b>Comments by 31<sup>st</sup> July</b> Householder application for proposed erection of single storey front extension to dwelling plus changes to fenestration.	No objection.	<b>25.7.18</b>	Approved	14.9.18
Hollybush Ride, Herons Landing	181759  Stefan Fludger	Veary	<b>Comments by 9<sup>th</sup> Aug</b> Householder application for the proposed erection of single storey side/front extension plus single storey rear orangery extension to dwelling.	No objection.	<b>25.7.18</b>	Approved	22.8.18
White Horse Lane, land at Church Farm	181777  Katie Herrington	Bishop	<b>Comments by 20<sup>th</sup> Aug, 1 letter objecting</b> Reserved matters application pursuant to Outline planning consent 160706 (04/8/2017). Full erection for the erection of a farm workers cottage, appearance, landscaping layout and scale to be considered.	Objection inappropriate structure for the use approved on Appeal, for a farm worker's cottage. Inappropriate design and size for the stated use. If the planning officer is minded to approve the application, agricultural ties should be added.	<b>15.8.18</b>	Approved	18.9.18

Location	Ref No/Case Officers	Name	Proposal	Comments – FPC	Date	Decision – WBC	Date
Whittle Close, 22	181967 Stefan Fludger	Sales	<b>Comments by 21<sup>st</sup> Aug</b> Householder application for the proposed erection of two storey side extension and single storey front extension to dwelling.	No objection	15.8.18	Approved	14.9.18
Fleet Hill, Pyghtle	181990 Stefan Fludger	Trepte	<b>Comments by 27<sup>th</sup> Aug a revised location plan has been submitted.</b> Full application for the proposed erection of a replacement dwelling and garaging, following demolition of existing dwelling and garage.	No objections.	15.8.18	Approved	14.9.18
Booth Drive, 27	182108 Nuno Fernandes	Grier	<b>Comments by 29<sup>th</sup> Aug</b> Householder application for the proposed erection of single storey rear orangery extension following demolition of existing rear conservatory, plus single storey front extension to existing dwelling and internal alterations.	No objection.	15.8.18	Approved	14.9.18