

FINCHAMPSTEAD PARISH COUNCIL
MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD
at 7.30pm on Wednesday November 7th 2018
FBC Centre, Finchampstead, Berkshire

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

416/2018 – APOLOGIES FOR ABSENCE

No apologies received.

417/2018 DECLARATION OF INTERESTS

No declaration of interests.

418/2018 – MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on October 10th 2018 were confirmed as a true and accurate record and signed by the Chair.

PUBLIC PARTICIPATION

No members of the public attended the meeting.

419/2018 – MATTERS ARISING FROM THE MINUTES

372/2018 – FORUM & CORRESPONDENCE – Wokingham Area Housing Society (WAHS)

Several Cllrs attended the public exhibition organised by Wokingham Area Housing Society (WAHS) on 23rd October 2018. WAHS presented proposals for the provision of a pair of semi-detached dwellings in Finchampstead Village, to be let as affordable accommodation, under the rural exception scheme.

AK will forward the guidelines for the rural exception scheme to the committee.

420/2018 CONSIDERATION OF PLANNING APPLICATIONS – Appendix A

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

182396 California Country Park application for free standing pergola. The planning committee met before MC and reviewed the additional information WBC provided. It was agreed FPC would support the application with the proviso that we are consulted about the colour and finish of the structure & material and colouring of the flooring. Subsequently Andy Glencross emailed saying he will send us some photos with colour finishes. The application has been approved.

421/2018 – DECISIONS - Decisions were reported as at Appendix B.

422/2018 – NEW APPEALS

170970 land to the west of Finchampstead Rd and adjacent to Sand Martins Golf Club, for up to 80 dwellings.

The appeal will be determined by inquiry, comments to the Inspectorate by 5th Dec. The committee reviewed FPC's original objections and Cllr Marshallsay will assess the Appeal documents and write a supplementary letter.

The committee will meet with Charles Margetts on 5th December to discuss the Appeal, Neil Wilby & Dan Sargent will also be invited.

A residents group is holding a meeting on 12th November at 6.30pm at Sand Martins Golf Club, several Cllrs will attend.

Appeal Decisions

No decisions.

423/2018 – TREE PRESERVATION ORDERS

Application for tree works

TPO/325/1987 Wychwood House, Hollybush Ride, application for works.

TPO/ 51/1971 15 Ashdale Park, application for works.

424/2018 STREET NAMING AND NUMBERING

Alteration of pool house to residential, will be named Pickeridge Lodge, Sandhurst Rd.

425/2018 – FORUM & CORRESPONDENCE

- Reading FC, Hogwood, application ref 163547 for 140 units. Barton Willmore meeting with Parishes confirmed for 26th Nov at 4pm in the FBC centre.
- Cllrs Veitch & Marshallsay are going to WBC's Local plan update , briefing session on 8th Nov at 7pm.
- Cllr Cornish asked if conditions had been added to the approval of application reference 172812 - Gowrings Finchampstead Rd with regard to car transporters downloading vehicles onto the site and not on the road.
- A briefing at a NALC conference attended by Cllr Bromley, outlined that Parish Councils should have a register of self-build (right to build) applicants. WBC holds a register of current applicants, if required FPC could ask for a copy. NALC slides will be circulated.
- The committee agreed to hold December's meeting at the FBC centre and review for January's meeting.
- It was agreed the laptop used at planning meetings & other PC meetings would be upgraded and a new touch screen laptop will be purchased.

426/2018 DATE OF NEXT MEETING

The next meeting will be on **Wednesday December 5th 2018** in the Waverley Room at the FBC centre. The meeting closed at 9.00pm.

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 427/2018 Enforcement matters.

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

Location	Ref No/ Planning Officer	Proposal	Comments	Meeting date
Finchampstead Rd, 397	181968	Comments by 12th Nov, 1 letter commenting. Householder application for the proposed erection of a part single part two storey rear/side/front extensions, following the demolition of existing garage and increase the existing dormer plus construction of a new dormer to the roof.	No objections.	7.11.18
Princess Marina Drive, Land at parcel M, Arborfield SDL	181982 Millgate Homes	Comments by 24th Oct (extension approved) Reserved matters application following outline permission O/2014/2280 for the erection of 37 dwellings. Matters seeking approval access, appearance, landscaping, layout and scale.	No objections.	7.11.18
Heath Ride, Karalinga	182329	Comments by 27th Nov Full application for the proposed erection of 3 no detached dwellings with associated parking and access.	Objection, backland development. Contravenes Thames Basin Heath. Inappropriate development in a rural area. Development in the countryside. Concerns about access and the additional volume of traffic on an un-adopted road.	7.11.18
Finchampstead Rd, 335	182411	Comments by 5th Nov (ext approved) Householder application for the proposed two storey side extension to existing dwelling.	No objection.	7.11.18
New Mill Rd, (formerly New Mill House) , Millbrook House	182424	Comments by 6th Nov (ext approved) Householder application for the proposed erection of a carport canopy	No objection.	7.11.18
Garrett Rd, 14	182671	Comments by 6th Nov (ext approved) Householder application for the proposed erection of single storey rear extension to dwelling incorporating 3 no roof lights.	No objection.	7.11.18
Wimbushes, 26	182267	Comments by 6th Nov (ext approved) Householder application for the proposed erection of first floor side extension to dwelling over existing garage, two front dormers and one rear dormer extension to form balcony.	No objection	7.11.18
Reading Rd, 76	182515	Comments by 28th Nov Householder application for the proposed erection of part two storey, part first floor rear extensions to the existing dwelling, plus internal alterations.	No objections	7.11.18

Planning Application List

Wednesday 7th November 2018

Finchampstead Parish Council

APPENDIX A

Location	Ref No/ Planning Officer	Proposal	Comments	Meeting date
Reading Rd, 93	182633	Comments by 30th Nov Full planning application for the demolition of existing bungalow and the erection of 1 x 4 bed dwelling with landscaping and associated works.	Objection, development in the countryside. Backland development. Concern about possible floodplain issues.	7.11.18
Talisman Close, 9	182719	Comments by 15th Nov Householder application for the proposed erection of single storey rear extension plus the installation of 2 no new roof lights.	No objection.	7.11.18
Finchampstead Rd, 353	182738	Comments by 19th Nov, 1 letter supporting Full planning application for the proposed erection of two detached dwelling following demolition of existing dwelling.	Objection overdevelopment of site. Contravenes TBH.	7.11.18
Barkham Ride, 53	182742	Comments by 7th Nov Householder application for the proposed erection of single storey detached ancillary outbuilding to create habitable accommodation and garage space following demolition of existing detached outbuilding.	Objection overdevelopment of the site and backland development.	7.11.18
Cricket Hill, Manor Farm Cottage	182746	Comments by 16th Nov Full planning application for the proposed erection of new stable blocks, with vehicular access following demolition of existing stable block.	No objection.	7.11.18
Nine Mile Ride, 351	182790	Comments by 29th Nov Householder application for proposed erection of detached double garage with pitched roof.	Objection garage in front of building line.	7.11.18
Jubilee Rd, Landmark	182828	Comments by 27th Nov Householder application for the proposed erection of single storey rear extension to dwelling.	No objection.	7.11.18
Priors Wood, 20	182978	Comments by 30th Nov Householder application for the proposed erection of single storey side extension to dwelling.	No objection.	

Location	Ref No/Case Officers	Name	Proposal	Comments – FPC	Date	Decision – WBC	Date
Finchampstead Rd, 353	181923 Omar Sharif	Dean	Comments by 13th August (extension approved) 2 letters objecting Full application for the proposed erection of 2 no semi-detached dwellings.	Objection, backland development in the garden. Out of keeping with the street scene. Loss of privacy to neighbouring properties.	15.8.18	Refused would result in cramped and contrived form of development which will have a detrimental impact on the character and appearance of the area. Detrimental impact of rear garden amenity for future and present occupiers. Unacceptable overlooking upon the host dwelling.	6.10.18
The Village, Rectory Farm	181973 Simon Taylor	Bidston	Comments by 14th Aug Application for prior approval for the conversion of existing range of barn buildings to two residential units.	No objection	15.8.18	Approved	20.10.18
Gorse Ride North, 5	182333 Rasha Rhoja	Mc Killop	Comments by 12th Oct 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	10.10.18	Approved	15.10.18
Houston Way, Glade Lodge	182398 Simon Taylor	McCormick	Comments by 12th Oct Full application to demolish existing house and outbuildings and erect 1 x 4 bedroom replacement dwelling.	No objection.	10.10.18	Approved	19.10.18

Location	Ref No/Case Officers	Name	Proposal	Comments – FPC	Date	Decision – WBC	Date
Nine Mile Ride California Country Park	182396 Katie Herrington	WBC	<p>Comments by 28th September (extension approved) Full planning application for the erection of a free standing pergola with lighting and associated hard and soft landscaping.</p>	<p>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.</p> <p>Additional comments made on 17th Oct <i>In view of the additional information and images provided by WBC, FPC have reconsidered their comments. 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></p> <p><i>We would like it noted, Cllr Pearce remains opposed to the application and wishes to retain the original objection.</i></p>	10.10.18	Approved	22.10.18