

FINCHAMPSTEAD PARISH COUNCIL
MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD
at 7.30pm on Wednesday, 5th December 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

452/2018 – APOLOGIES FOR ABSENCE

No apologies received.

453/2018 DECLARATION OF INTERESTS

No declaration of interests.

454/2018 – MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on November 7th 2018 were confirmed as a true and accurate record and signed by the Chair.

PUBLIC PARTICIPATION

No members of the public attended the meeting.

455/2018 – MATTERS ARISING FROM THE MINUTES

/2018 – NEW APPEALS - Land to the west and east of Finchampstead Rd and adjacent and opposite Sand Martins Golf Club – Application 170970 for up to 80 dwellings.

A letter of objection was emailed to the Inspectorate on 30th November.
Several Cllrs attended a residents' meeting on 12th November at Sand Martins Golf Club.

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

AK forwarded the guidelines for the rural exception scheme to the committee. It was noted, in order to establish a need exists WBC will require evidence from a Parish level Housing Needs Survey that is sufficiently recent. Only after WBC is satisfied a genuine need exists will it consider the suitability of the a site.

425/2018 – FORUM & CORRESPONDENCE – Barton Willmore meeting re Hogwood - 163547

Reading FC, Hogwood, application ref 163547 for 140 units. Barton Willmore cancelled the meeting on 26th November and intend to reschedule in the new year. No reason was given for cancelling the meeting.

425/2018 – FORUM & CORRESPONDENCE – Local Plan update – 8th November, WBC Local Plan update meeting.

Cllrs Veitch & Marshallsay attended WBC's Local plan update , briefing session on 8th Nov, notes from the meeting have been circulated to the committee. This was reported at November's Main Council meeting.

425/2018 – FORUM & CORRESPONDENCE – Think Ford - Finchampstead Rd

The Clerk wrote to Think Ford with regard to car transporters downloading vehicles onto the site and not unloading on the Finchampstead Road, planning approval 172812. Think Ford responded asking we provide times and dates of any occurrences so that the matter can be investigated. Some instances have been reported and a log is being kept.

425/2018 – FORUM & CORRESPONDENCE – new equipment

A new touch screen laptop & overhead projector has been purchased.

456/2018 CONSIDERATION OF PLANNING APPLICATIONS – Appendix A

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

457/2018 – DECISIONS –

Decisions were reported as at Appendix B.

458/2018 – NEW APPEALS

Land to the west and east of Finchampstead Rd and adjacent and opposite Sand Martins Golf Club – Application 170971

Full planning application for the proposed change of use of land to suitable alternative natural greenspace (SANG) with associated landscape works. All representations to the Inspectorate must be received by 27th December. Cllr Marshallsay will draft a letter to Natural England with regard to the proposed design, and their non-objection to the scheme.

Appeal Decisions

Grange Cottage, Fleet Hill, application 173582 for the proposed erection of 1.2 meters wooden feather board fence. The fence was in place at the time of the visit therefore the appeal is retrospective. The Appeal has been dismissed, the fence does not maintain or enhance the high quality of the environment required by policy CP1 of the Core Strategy it harms the character & appearance of the area.

FPC had no objections.

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

Appeal dismissed the proposal would be completely at odds with the neighbouring properties, resulting in a discordant and alien feature in the street scene. The proposal conflicts with the development plan.

FPC objected on the following grounds; 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.

459/2018 – TREE PRESERVATION ORDERS

Application for tree works

28 Fir Cottage Rd, TPO 1036/2002

6 Springdale, TPO 561/1992

20 Tomlinson Drive, TPO 1642/2018.

28 Wellesley Drive, TPO 1421/2012 works to various trees.

12 Tomlinson Drive, TPO 361/1988.

460/2018 STREET NAMING AND NUMBERING

None received.

461/2018 – FORUM & CORRESPONDENCE

- Improvements to California Cross Roads, public consultation has taken place over 3 days at the FBC centre, it has been reported that many residents visited the exhibition. Comment deadline is January 4th. A response from the PC to be agreed.

It was suggested the Poynton scheme You Tube film should be circulated to residents via social media. The committee decided as there was much to debate a separate meeting should be held to cover this, action Cllr Bromley. Cllr Bromley will circulate the film on the PC visit to Poynton in 2015, which includes interviews with members of the public and business owners in the vicinity of the scheme.

- The Steering Group meeting on 20th November was held at Legal & General's site at Bucklers Place, Crowthorne. The group were shown around the show houses.
- The sub-group which reviewed 'Call for Sites' will complete the survey on the Local Plan Update, the meeting will be scheduled for mid January 2019.
- FPC has received notification of a new Belscot, Reading Rd application, reference 183026. The Assistant to the Clerk will check if the site is included in 'Call for Sites' and whether application 182039 has been determined.

- The meeting to discuss the Gladman appeal with Cllrs Charles Margetts, Daniel Sargeant and Neil Willby has been re-scheduled for January 9th 2019 at 6.45pm.
The committee suggested that statistics about the traffic on Finchampstead Rd should be included in the Appeal presentation. Cllr Marshallsay will not be able to attend the Appeal, if it takes place during the second week of February 2019.
- Commemorative tree down Finchampstead Rd has lights on it.

462/2018 DATE OF NEXT MEETING

The next meeting will be on **Wednesday January 9th 2019** in the California Ratepayers Hall. The meeting closed at 9.35pm.

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 463/2018 Enforcement matters.

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

| Location | Ref No/ | Proposal | Comments | Meeting date |
|--------------------------|---------|---|---|----------------|
| Cricket Hill, 17 | 181297 | Comments by 14th December, 1 letter objecting Householder application for the proposed erection of a single storey rear extension 2 storey front and side extensions following demolition of existing garage. Conversion of existing loft space to habitable accommodation. Erection of a detached double garage plus provision of parking spaces. | Objection, overdevelopment of the plot. . Too close with the boundary of no 14. Out of keeping with the street scene, e.g. the 3 rd storey and Juliet balcony. Discrepancies between the plans and description e.g. the garage | 5.12.18 |
| Priors Wood, 2 | 182505 | Comments by 14th December Householder application for the proposed single storey extension of detached garage to link to existing dwelling. Front, side & rear single storey extensions plus part two storey extension to front and rear to create habitable accommodation | No objection | 5.12.18 |
| Kiln Ride, 23 | 182724 | Comments by 21st Dec Householder application for the proposed erection of single storey front extension, new front porch structure, installation of 2 no new roof lights, conversion of existing garage to create habitable accommodation, following the demolish of single storey rear extension with the replacement of a new covered patio. | No objection | 5.12.18 |
| Nine Mile Ride, 245a | 182794 | Comments by 20th December Householder application for proposed erection of front boundary wall and new gate. | No objection | 5.12.18 |
| Park Lane, Longmoor Farm | 182798 | Comments by 7th December Retrospective application for the change of use of land for the sale and storage of bottled gas with associated access plus proposed erection of new entrance gates. | No objection | 5.12.18 |
| Bramley Grove, 3 | 182822 | Comments by 3rd Dec, 1 letter supporting Householder application for the proposed erection of two storey front extension incorporating roof lights and new front porch extensions to dwelling. | No objection | 5.12.18 |

| Location | Ref No/ | Proposal | Comments | Meeting date |
|--|---------|--|--|--------------|
| Fleet Hill, Fleet Copse | 182883 | Comments by 28th Dec Householder application for the proposed erection of orangery style rear extension, new car port part conversion of existing garage to create habitable accommodation and minor alterations to existing porch and fenestrations. | No objection | 5.12.18 |
| Reading Rd, 88 | 182939 | Comments by 28th Dec Householder application for a 2 storey rear extension plus a single storey rear extension with 3 skylights and additional single storey side porch. | Plans not online, will be reviewed at January's meeting. | 5.12.18 |
| Church Rd, Fairlands Caravan Site, Farley Hill | 182991 | Comments by 4th Dec, 1 letter objecting Application to vary condition 1 to remove named occupants and remove condition 2 of appeal planning consent F/2011/2602) | Letter of objection forwarded to WBC. | 5.12.18 |
| Finchampstead Rd, 416 | 183046 | Comments by 11th Dec Householder application for proposed front extension to form porch, rebuilt dormer window external works and internal alterations. | No objection | 5.12.18 |
| Hollybush Ride, Kalevala | 183064 | Comments by 31st Dec Full application for the proposed erection of a replacement two storey dwelling, to include a detached garage, associated ancillary works and new gates and retention an reuse of existing vehicular access onto Hollybush Ride following demolition of existing dwelling. | No objection | 5.12.18 |
| Fir Cottage Rd, 6 | 183087 | Comments by 18th Dec Householder application for the proposed erection of single storey side extension to dwelling. | No objection | 5.12.18 |

| Location | Ref No/ | Proposal | Comments | Meeting date |
|--------------------------|---------|--|--|----------------|
| Barkham Ride, 158 | 183103 | <p>Comments by 26th Dec Householder application for the proposed front, side and rear single storey extension following partial demolition. Replacement of existing brickwork and tiled roof and erection of brick garden front wall with railings to dwelling.</p> | Plans not online, will be reviewed at January's meeting. | 5.12.18 |
| Soldiers Rise, Wynora | 183172 | <p>Comments by 20th Dec Householder application for proposed outbuilding.</p> | No objection. | 5.12.18 |
| Nine Mile Ride, 351 | 183192 | <p>Comments by 21st Dec Application to vary condition 2 and 3 of planning consent 180037 for the erection of 1 no five bedroom detached dwelling with rear dormer and roof lights following demolition of existing detached dwelling. Condition 2 relates to approved details and condition 3 relates to external materials in order to make changes to design.</p> | No objection. | 5.12.18 |

Planning Decisions

Wednesday 5th December 2018

Finchampstead Parish Council

APPENDIX B

| Location | Ref No/Case Officers | Name | Proposal | Comments – FPC | Date | Decision – WBC | Date |
|----------------------------------|----------------------|----------|--|---|-----------------|---|--|
| Park Lane, Longmoor Farm | 180678 | 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 | Approved | 11.9.18 We didn't receive notification in Sept. |
| Church Hams, 26 | 181536 | Parnaby | Comments by 15th Oct 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 | 10.10.18 | Refused, the extension with its diverse roof lines would result in an incongruous and cramped form of development. | 12.11.18 |
| 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 | Approved | 26.11.18 |
| Alexander Close land r/o 5 | 182574 | Tranckle | Comments by 4th Nov 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. | 10.10.18 | Refused, dwelling within designated Countryside, would result in an incongruous form of development that would erode the character and appearance of the area. Insufficient separation distance of 12.5m from 'The Cabin'. TBH. | 12.11.18 |
| 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 | Refused , by virtue of its scale, bulk and mass would result in further encroachment of the open character of the countryside. Unacceptably urbanising. Incongruous backland location | 30.11.18 |
| 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 | Approved | 21.11.18 |