

FINCHAMPSTEAD PARISH COUNCIL
MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD
at 7.30pm on Wednesday, 9th January 2019
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

13/2019 – APOLOGIES FOR ABSENCE

No apologies received.

14/2019 DECLARATION OF INTERESTS

No declaration of interests.

15/2019 – MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on December 5th 2018 were confirmed as a true and accurate record and signed by the Chair.

PUBLIC PARTICIPATION

Application 183026 – Belscot Reading Rd, full planning application for the change of use of land to accommodate up to 8 traveller pitches with new access and new landscape planting following demolition of existing buildings. Twelve members of the public & the site owner came to the meeting.

16/2019 – MATTERS ARISING FROM THE MINUTES

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. Further communication followed with FPC providing evidence of transporters blocking Finchampstead Rd. Think Ford replied, they will ask their contractors to unload on site in the future. FPC will continue to monitor

461/2018 – FORUM & CORRESPONDENCE – Belscot Reading Rd.

FPC has received notification of a new Belscot, Reading Rd application, reference 183026. The Assistant to the Clerk checked to see if the site is included in 'Call for Sites' and whether application 182039 has been determined. James McCabe wrote 'Belscot hasn't been promoted through the call for sites. Land adjacent to Belscot (site 5FI042 – Land on North side of Reading Road) has been promoted.' Application 182039 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 was refused.

461/2018 – FORUM & CORRESPONDENCE – Local Plan update

The meeting to complete the survey will be held at 2pm on 14th January in the Atrium FBC centre. The Survey will be presented & finalised at Feb's MC meeting. Deadline for comments by 4pm on 22nd Feb 2019.

17/2019 CONSIDERATION OF PLANNING APPLICATIONS – Appendix A

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

18/2019 – DECISIONS –

Decisions were reported as at Appendix B.

19/2019 – NEW APPEALS

Land north east of Brambletye, New Mill Rd – 180515 for proposed erection of a new detached dwelling and carport following demolition of existing builders yard office and workshop. WBC 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. FPC had no objections. No further action required.

Appeal Decisions

145 Nashgrove Lane, - 173023 Application to remove planning 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 original conditions should remain.

Appeal dismissed the proposal conflicts with WBC’s core strategy CP11, which limits inappropriate increases in the scale form or footprint of original buildings in order to protect the intrinsic qualities of the countryside.

20/2019 – TREE PRESERVATION ORDERS

None.

21/2019 STREET NAMING AND NUMBERING

FPC has been asked to suggest new street names for phase 1 of Finchwood Park, Sheerlands Rd, WBC would like us to propose a theme so that names can be banked for the future.

Several themes have been suggested including trees, agriculture, indigenous wild birds. Parish Cllrs will be asked to vote for their favourite via doodle poll.

22/2019 – FORUM & CORRESPONDENCE

- The Public Inquiry appeal for land to the west of Finchampstead Rd and adjacent to Sand Martins Golf Club, for up to 80 dwellings, reference 170970 & application 170971 for change of use of land to Suitable Alternative Natural Greenspace (SANG) will be held at WBC’s offices on 12th February 2019 and is scheduled to run for 6 days. Cllrs Bromley & Cornish will attend and speak at the Appeal on behalf of the PC.
- FPC has been notified application 182410 Parcels U1/V2 Biggs Lane, will be reported to WBC’s Planning Committee on 9th January 2019.
- FPC received an anonymous letter regarding application 183161, Hopewell, Range Rd a copy was sent to Marcia Head at WBC.
- Wokingham Times article regarding outcome of Barkham petition dated 6th December 18.
- FPC Planning Guidelines will be reviewed at February’s meeting.

23/2019 DATE OF NEXT MEETING

The next meeting will be on **Wednesday February 6th 2019** at the **FBC Centre**. The meeting closed at 9.15pm.

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 24/2019 Enforcement matters.

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

Location	Ref No/	Proposal	Comments	Meeting date
Reading Rd, 88	182939	Comments by 28th Dec, extension approved Householder application for a 2 storey rear extension plus a single storey rear extension with 3 skylights and additional single storey side porch.	No objection.	9.1.19
Reading Rd, Belscot	183026	Comments by 2nd January, extension approved. 32 letters objecting. Full planning application for the change of use of land to accommodate up to 8 traveller pitches with new access and new landscape planting following demolition of existing buildings.	Objection, inappropriate development in the countryside. Thames Basin Heath. Overdevelopment of site. Unsustainable location, residents would rely on cars to access amenities. WBC can demonstrate a five year supply of sites in line with national policy.	9.1.19
Barkham Ride, 158	183103	Comments by 26th Dec, extension approved 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.	No objection.	9.1.19
Wellesley Drive, 47	183156	Comments by 17th Jan Householder application for the proposed erection of part single storey part two storey rear/side extensions to dwelling.	No objection	9.1.19
Range Rd, Hopewell	183161	Comments by 2nd Jan, extension approved. 1 letter supporting Outline application with all matters reserved for the erection of 1 no dwelling.	Objection, inappropriate development in the countryside. Allegedly there is contamination on the site. Thames Basin Heath.	9.1.19
Jubilee Rd, High Ground	183241	Comments by 9th Jan, extension approved Householder application for the proposed part conversion of existing detached garage to create habitable accommodation, plus internal alterations.	If approved it should be a condition that the proposal is ancillary to the main residence and not a separate dwelling.	9.1.19

Location	Ref No/	Proposal	Comments	Meeting date
Lower Sandhurst Rd, Broomfield	183257	<p>Comments by 8th Jan, extension approved, 1 letter objecting. Application to vary conditions 2, 4, 7, and 13 of planning consent 173566 for the erection of a replacement dwelling and associated car parking following demolition of existing dwelling. Condition 2 relates to substituted plans, condition 4 to sustainable drainage condition 7 to protection of trees and condition 13 to earth mounding and contouring.</p>	No comment.	9.1.19
Ravenswood Avenue, 29	183286	<p>Comments by 31 Jan Householder application for proposed erection of a part two storey side extension including construction of a new double garage replacing existing garage, part single storey rear extension, part single storey front extension to form porch, and render to existing dwelling in white with changes in fenestration.</p>	No objection	9.1.19
Booth Drive 7	183304	<p>Comments by 18th Jan Householder application for the proposed erection of a single storey rear extension and changes to fenestration, following demolition of existing single storey rear extensions and rear conservatory.</p>	No objection.	9.1.19
The Devil's Highway, land east of Fairway	183335	<p>Comments by 11th Jan. 1 letter supporting, 1 commenting. Full planning application for the proposed erection of detached 1 no dwelling with detached garage, summerhouse and bin/bike store.</p>	Objection, Thames Basin Heath, Development in the garden. Inappropriate development in the countryside.	9.1.19
Heath Ride, Mill Stone	183352	<p>Comments by 8th Jan, extension approved. 2 letters commenting. Householder application for the proposed single storey side and rear extension to dwelling plus loft extension to create habitable accommodation with rear dormer extensions.</p>	No objection.	9.1.19

Location	Ref No/	Proposal	Comments	Meeting date
Barkham Ride, 156	183364	Comments by 8th Jan, extension approved Householder application for proposed two storey rear/side extension following demolition of existing detached garage	No objection.	9.1.19
Fleet Hill, Rectory Farm, Fields 4267 & 8296	183416	Comments by 1st Feb Application to remove condition 18 of planning consent 43771 for the demolition and partial replacement and refurbishment of farm buildings and demolition and replacement of three houses plus one new dwelling management training facility and ancillary groom/students accommodation. Condition 18 to be removed to allow for the proposed farm subdivision.	No comment.	9.1.19
Ambler Drive, 10	183431	Comments by 14th Jan Householder application for proposed conversion of garage for habitable accommodation with changes to fenestration.	Objection, this proposal appears to contravene WBC's core strategy on the SDL.	9.1.19
Jubilee Rd, East Court, The Coach House	183449	Comments by 17th Jan Householder application for the proposed changes to fenestration to main dwelling house.	No objection.	9.1.19
Jubilee Rd, East Court, The Coach House	183450	Comments by 17th Jan Listed building application for the proposed changes to fenestration to main dwelling house.	Noted.	
Jubilee Rd, East Court, The Coach House	183451	Comments by 16th Jan Householder application for the proposed erection of tennis court including perimeter fencing 2.75m high.	No objection.	9.1.19
Jubilee Rd, East Court, The Coach House	183452	Comments by 16th Jan Listed building consent for the proposed erection of tennis court including perimeter fencing 2.75m high.	Noted.	9.1.19
Fernbank, 6	183489	Comments by 17th Jan Householder application for the proposed erection of part single storey side and rear extensions, part single storey front extension to existing dwelling to form porch and internal alterations.	No objection.	9.1.19

Location	Ref No/	Proposal	Comments	Meeting date
Wellingtonia Avenue, Rhododendrons	183518	Comments by 31 Jan. 1 letter commenting. Householder application for the proposed erection of triple bay garage with store and gym.	No objection.	9.1.19
Sheerlands Road, Hogwood Farm	183522	Application for advertisement consent for installation of 1x entrance sign, 1x directional sign, 6x small directional signs, 4x visitor parking signs, 2x construction entrance signs, 6 x flags and 12x marketing suite signage.	For information only.	9.1.19

Location	Ref No	Proposal	Comments – FPC	Date	Decision – WBC	Date
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	Approved	31.12.18
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	Refused, insufficient bat information. Thames Basin Heath	13.12.18
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	Approved	27.12.18
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	Approved	11.12.18
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	Approved	13.12.18
Priors Wood, 20	182978	Comments by 30th Nov Householder application for the proposed erection of single storey side extension to dwelling	No objection.	7.11.18	Approved	4.12.18
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	Refused, harm to character of the area caused by permanent retention of traveller pitches. Unsustainable location. WBC can demonstrate a five year supply of deliverable gypsy and traveller pitches. Conditions 1 and 2 are retained.	24.12.18
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	Approved	11.12.18

Location	Ref No	Proposal	Comments – FPC	Date	Decision – WBC	Date
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	Approved	11.12.18