

**FINCHAMPSTEAD PARISH COUNCIL**  
**MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD**  
**at 7.30pm on Wednesday, 6<sup>th</sup> February 2019**  
**FBC Centre, Finchampstead, Berkshire**

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

**53/2019 – APOLOGIES FOR ABSENCE**

Apologies received from Cllrs Cundy, Cornish, Driver & Marshallsay.

**54/2019 DECLARATION OF INTERESTS**

No declaration of interests.

**55/2019 – MINUTES OF THE PREVIOUS MEETING**

The minutes of the meeting held on January 9<sup>th</sup> 2019 were confirmed as a true and accurate record and signed by the Chair.

**PUBLIC PARTICIPATION**

No members of the public attended the meeting.

**56/2019 – MATTERS ARISING FROM THE MINUTES**

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

The Belscot application reference 183026 for change of use of land to accommodate up to 8 traveller pitches, has been withdrawn.

461/2018 – FORUM & CORRESPONDENCE – Local Plan update

The meeting to complete the survey was held on 14<sup>th</sup> January. The survey will be presented & finalised at Feb's MC meeting. Deadline for comments by 4pm on 22<sup>nd</sup> Feb 2019.

22/2019 – FORUM & CORRESPONDENCE – Public Inquiry Appeal - Gladman

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 12<sup>th</sup> February 2019 and is scheduled to run for 6 days. Cllrs Bromley & Cornish will speak at the Appeal on behalf of the PC. Cllr Bromley will distribute his presentation for comment.

On January 29<sup>th</sup> several members of the planning committee & Assistant to the Clerk met with the 2 Borough Councillors and the local action group to prepare for the forthcoming appeal. The Inspectorate confirmed, all those that wish to speak at the Appeal need to present themselves on the first day to be allocated a slot.

**57/2019 CONSIDERATION OF PLANNING APPLICATIONS – Appendix A**

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

**58/2019 – DECISIONS –**

Decisions were reported as at Appendix B.

**59/2019 – NEW APPEALS**

**Fleet Rise, Annexe, Fleet Hill** – 181295 for the proposed erection of a replacement dwelling following the demolition of the existing habitable garage and outbuildings. FPC objected unsustainable countryside location. Development in the garden, in a site that already appears to be overdeveloped. Thames Basin Heath. The Appeal will be determined on the basis of written representations. **Action** AK will write to Inspectorate, deadline for comments 27<sup>th</sup> Feb 2019.

**Pinecopse, Nine Mile Ride – 182427** Application for Certificate for an Existing Lawful use for the mixed use of land for purposes 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. The appeal will be determined on the basis of an inquiry. FPC objected, inappropriate development in the countryside. Unsustainable location outside the settlement boundary. Concerns over the additional traffic onto the very busy Nine Mile Ride. **Action** AK will contact Jason Varley to ascertain if WBC require our input into the appeal statement.

### **Appeal Decisions**

**Heath Ride, Tree Tops – 173041** Certificate of existing lawfulness application for caravan storage, repair and maintenance including 2 established use repair workshops.

Decision – The appeal is allowed. 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.

**Heath Ride, Tree Tops - 17148** Full application for the proposed erection of 2 no 4 bed dwellings and 1 no 3 bed dwelling following demolition of existing outbuildings.

Decision – The appeal is dismissed.

### **Appeal Hearings**

172230 - Land to the Rear of 6 Johnson Drive, full planning application for the erection of 25 dwellings (10 affordable) following removal of existing use of buildings.

The hearing is scheduled to start on 14<sup>th</sup> May 2019, venue to be confirmed. Cllr Marshallsay will be asked on his return if he is available to attend.

### **60/2019 – TREE PRESERVATION ORDERS**

TPO 1672/2019 WBC have created a new TPO relating to a Scots Pine & a group of two mature birch trees and two mature oak trees located in the front boundary area of 351 Nine Mile Ride.

This is in response to planning application 182790 which proposed the removal of two of the trees. The order is made on a provisional basis.

Application for works.

TPO 1015/2000 – 12a Little Fryth, to fell a small silver birch.

TPO 283/1985 – 19 Chivers Drive to fell a silver birch

TPO 1421/2012 for works on Oak & fell and treat a Lime.

### **61/2019 STREET NAMING AND NUMBERING**

A list of names for the first phase of Finchwood park have been sent to WBC. WBC thanked us for our contribution.

### **62/2019 – FORUM & CORRESPONDENCE**

- FPC Planning Guidelines were reviewed and no changes were made. AK will ask WBC if permitted development will be extended beyond May 19.
- Application 181297 – 17 Cricket Hill for a two storey side extension following demolition of existing garage; conversion of existing loft space to habitable accommodation , erection of an attached single garage plus provision of parking spaces, has been withdrawn.
- Email from Cllr Cundy with comments on application 183098 – 5 Gilbert Way.
- Email from WBC with regard the new applications at land to rear of 6 Johnson Drive, ref 183555 & 183548.
- Email from Arborfield Green Liaison Officer about upcoming tree works.
- A letter of objection from a local resident regarding the Johnson Drive application ref 183555 & 183548.
- WBC organisation chart.
- Email from Graham Vaughan regarding Self Build homes.
- Several Cllrs went to view proposals for the new district centre on the Arborfield development. The Cllrs found the meeting useful and the Clerk has been asked to write to Philip Lee MP regarding the provision of a doctor's surgery at the site.

- Liz Halson & Anna Kent met with Graham Vaughan & Marcia on 24<sup>th</sup> January, the notes will be forwarded to the planning committee.

WBC informed us they are shortening their consultation period from 28 days to 21 days at the end of February 2019. The committee decided they would not meet more frequently, as a result of the change. When required extensions for comments will be requested, if WBC decline our request, FPC will consider escalating the matter. The general opinion was that Parish Councils should be treated as colleagues and consulted on matters that directly impact us.

FPC will take the matter of working relationships between Councils/Borough Cllrs and Parishes up with WBC's new Chief Executive, who is due to take up her post in March 2019.

Cllr Bromley attended the Borough Liaison meeting on 4<sup>th</sup> February. In summary the group agreed the new planning system is harder to use and more time consuming and we are not consulted about all adjoining parish consultations e.g. Horseshoe Lake (Bracknell Forest). As a result of these ongoing issues, the Scrutiny Committee may be asked to look into how WBC interface with Parishes.

- News release giving details of two public consultations being held this month looking at the planning proposals for the regeneration of the Gorse Ride Estate.

### **63/2019 DATE OF NEXT MEETING**

The next meeting will be on **Tuesday 5<sup>th</sup> March 2019** at California Ratepayers Hall. The meeting closed at 9.10 pm.

### ***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 64/2019 Enforcement matters.*

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

| Location                      | Ref No/ | Proposal   | Comments   | Meeting date |
|-------------------------------|---------|--|--|--------------|
| Tintagel Road, Pinewood       | 183068  | <b>Comments by 15<sup>th</sup> Feb, 1 letter objecting</b><br>Full phased planning application for the proposed erection of 2 no detached self build dwellings following demolition of existing bungalow.  | Objection contravenes Thames Basin Heath. Inappropriate development in the garden. Out of keeping with the streetscene.  | 6.2.19       |
| Gilbert Way, 5                | 183098  | <b>Comments by 6<sup>th</sup> Feb (extension approved) 1 letter objecting</b><br>Full planning application for the proposed conversion of the existing garage to create cattery house, plus single storey front extension and erection of two side external exercise pens. | Objection inappropriate business for this location. The proposed business would create an unacceptable level of noise and traffic on what is a quiet residential area. New properties may have a covenant which prohibits a business being created and run on this estate. | 6.2.19       |
| Nine Mile Ride, 183           | 183437  | <b>Comments by 12<sup>th</sup> Feb</b><br>Householder application for the proposed erection of new close boarded timber fence & gates of 1.8m height to replace 1.2m fence and gates at the front elevation of existing dwelling.  | No objection   | 6.2.19       |
| Shepherds Way, 8              | 183519  | <b>Comments by 5<sup>th</sup> March</b><br>Householder application for the proposed single storey side extension with three rooflights and extension to garage plus change of flat roof to pitched roof for the garage following demolition.                               | No objection   | 6.2.19       |
| Johnson Drive, 6 land at rear | 183548  | <b>Comments by 4<sup>th</sup> Feb ( ext approved), 2 letters objecting.</b><br>Application for a certificate of existing lawful development for storage of inert waste B-8.  | We are objecting to this application and supporting the local residents who have identified the issues very succinctly, I refer to letters submitted by Mr Margetts and Mr Allan.  | 6.2.19       |
| Johnson Drive 6, land at rear | 183555  | <b>Comments by 5<sup>th</sup> Feb (ext approved), 2 letters objecting.</b><br>Application for a certificate of existing lawful development for storage of builders plant and materials.  | We are objecting to this application and we are supporting the local residents who have identified the issues very succinctly, I refer to letters submitted by Mr Margetts and Mr Allan.   | 6.2.19       |
| Mornington Ave 29             | 190100  | <b>Comments by 11<sup>th</sup> Feb</b><br>Householder application for the proposed erection of single storey rear/side extension, conversion of existing garage to create habitable accommodation, plus internal alterations and changes to fenestration.                  | No objection   | 6.2.19       |

| Location                    | Ref No/ | Proposal  | Comments  | Meeting date |
|-----------------------------|---------|---|---|--------------|
| Barkham Ride,<br>Model Farm | 190123  | <p><b>Adjoining parish consultation comments by 14<sup>th</sup> Feb, 4 letters objecting.</b><br/>Full application for the proposed change of use from B2 General Industrial use to Sui Generis Car Sales and Ancillary Office use.</p>   | <p>Objection in appropriate development in a countryside location. Outside the settlement boundary. Adjacent to Rooks Nest, SANG. Finchampstead Parish Council have objected to this inappropriate development on this site to WBC's planning enforcement since April 2017.</p> | 6.2.19       |
| Nine Mile Ride,<br>Parcel Q | 190150  | <p><b>Adjoining parish consultation,</b><br/>Reserved matters application pursuant to outline planning consent 172005 (dated 17/01/17) for the construction of 114 apartments with communal space, access from the NMR extension with associated internal access roads, parking landscaping and open space, footpaths/cycle ways, sustainable urban drainage (SuDS) and substation Parcel Q</p> | No objection  |              |

| Location                    | Ref No/Case Officers | Proposal   | Comments – FPC                              | Date    | Decision – WBC   | Date     |
|-----------------------------|----------------------|--|---|---------|--|----------|
| Sheerlands Rd, Hogwood Farm | 181422               | <b>Comments by 12<sup>th</sup> July (extension approved) 1 letter objecting.</b><br>Application for approval of reserved matters pursuant to outline planning consent O/2014/2179. The reserved matters comprise details of 178 dwellings with access from Sheerlands Rd and the proposed NMR extension, associated internal access roads, parking, landscaping, open space, footpaths/cycleways and sustainable urban drainage (SuDs). Details of access, appearance, landscaping, layout and scale to be determined. | No comment                                  | 25.7.18 | Approved   | 18.11.18 |
| Priors Wood, 2              | 182505               | <b>Comments by 14<sup>th</sup> December</b><br>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 | Approved   | 31.1.19  |
| Nine Mile Ride, 351         | 182790               | <b>Comments by 29<sup>th</sup> Nov</b><br>Householder application for proposed erection of detached double garage with pitched roof.   | Objection garage in front of building line. | 7.11.18 | Refused, proposal includes removal of mature trees, this would be harmful for the character of the surrounding areas | 1.2.19   |
| Fleet Hill, Fleet Copse     | 182883               | <b>Comments by 28<sup>th</sup> Dec</b><br>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 | Approved   | 14.1.19  |

| Location                       | Ref No/Case Officers | Proposal   | Comments – FPC   | Date    | Decision – WBC   | Date    |
|--------------------------------|----------------------|--|--|---------|--|---------|
| Hollybush Ride, Kalevala       | 183064               | <b>Comments by 31<sup>st</sup> Dec</b><br>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 | Approved   | 21.1.19 |
| Nine Mile Ride, 351            | 183192               | <b>Comments by 21<sup>st</sup> Dec</b><br>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.  | No objection.  | 5.12.18 | Refused, unsympathetic, architectural approach, fails to respect & reflect character and existing vernacular. Detrimental impact on the character and street scene   | 15.1.19 |
| Jubilee Rd, High Ground        | 183241               | <b>Comments by 9<sup>th</sup> Jan, extension approved</b><br>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  | <b>Approved, clause added</b> 'The partial garage conversion hereby permitted shall not be occupied or used at any time other than incidental to the enjoyment of the residential dwelling located on the site.' | 4.2.19  |
| Lower Sandhurst Rd, Broomfield | 183257               | <b>Comments by 8<sup>th</sup> Jan, extension approved, 1 letter objecting.</b><br>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. | No comment.  | 9.1.19  | Approved   | 5.2.19  |

| Location                                     | Ref No/Case Officers | Proposal  | Comments – FPC   | Date   | Decision – WBC  | Date    |
|--|----------------------|---|--|--------|---|---------|
| Heath Ride, Mill Stone                       | 183352               | <b>Comments by 8<sup>th</sup> Jan, extension approved. 2 letters commenting.</b><br>Householder application for the proposed single storey side and rear extension to dwelling plus loft extension to create habitable accommodation with rear dormer extensions.   | No objection.  | 9.1.19 | <b>Refused</b> , not enough information about impact on bats. | 22.1.19 |
| Fleet Hill, Rectory Farm, Fields 4267 & 8296 | 183416               | <b>Comments by 1<sup>st</sup> Feb</b><br>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 | <b>Approved</b>   | 4.2.19  |
| Ambler Drive, 10                             | 183431               | <b>Comments by 14<sup>th</sup> Jan</b><br>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 | <b>Approved</b>   | 28.1.19 |
| Fernbank, 6                                  | 183489               | <b>Comments by 17<sup>th</sup> Jan</b><br>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 | <b>Approved</b>   | 28.1.19 |