

**FINCHAMPSTEAD PARISH COUNCIL**  
**MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD**  
**at 7.30pm on Tuesday 5<sup>th</sup> March 2019**  
**California Ratepayers Hall, Finchampstead, Berkshire RG40 3RL**

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

**93/2019 – APOLOGIES FOR ABSENCE**

Apologies received from Cllrs Bromley, Pearce.

**94/2019 DECLARATION OF INTERESTS**

No declaration of interests.

**95/2019 – MINUTES OF THE PREVIOUS MEETING**

The minutes of the meeting held on 6<sup>th</sup> February 2019 were confirmed as a true and accurate record and signed by the Chair.

**PUBLIC PARTICIPATION**

No members of the public attended the meeting.

**96/2019 – MATTERS ARISING FROM THE MINUTES**

**461/2018 – FORUM & CORRESPONDENCE – Local Plan update**

The completed survey was sent into WBC on 22nd February 2019.

**22/2019 – FORUM & CORRESPONDENCE – Gorse Ride Community Regeneration**

Two public consultations were held in February which presented the planning proposals for the regeneration of the Gorse Ride Community. Several Cllrs attended and were impressed with the new plans and the open layout of the scheme. A better relationship is developing between developers and the residents.

**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, FPC's letter of objection was sent to Inspectorate on 25<sup>th</sup> February 2019.

**97/2019 CONSIDERATION OF PLANNING APPLICATIONS – Appendix A**

Applications for Prior Approval will be listed on our main database. The Committee reviewed 14 applications this month.

**98/2019 – DECISIONS –**

Decisions were reported as at Appendix B.

**99/2019 – NEW APPEALS**

No new appeals lodged.

**Appeal Decisions**

No appeal decisions received.

**Appeal Hearings**

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) started on 12th February 2019 and ran for three days the second half of the hearing will start on 8<sup>th</sup> April. Cllrs Bromley & Cornish attended in February and spoke at the Appeal on behalf of the PC.

AK will ask WBC for the exact April dates and circulate these to the committee. Several Cllrs expressed an interest in attending.

#### **100/2019 – 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.

#### **101/2019 STREET NAMING AND NUMBERING**

None received.

#### **102/2019 – FORUM & CORRESPONDENCE**

No correspondence.

Cllr Marshallsay is available to attend the Johnson Drive appeal starting May 14th, reference 172230 full planning application for the erection of 25 dwellings.

The enforcement sub-group will meet in early April, AK to schedule meeting.

Cllr MacDonald updated the committee on the forthcoming Litter pick – 24<sup>th</sup> March 2019.

#### **103/2019 DATE OF NEXT MEETING**

The next meeting will be on **Wednesday 3<sup>rd</sup> April 2019** at FBC Centre. The meeting closed at 8.35pm.

#### **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 104/2019 Enforcement matters.*

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

Planning Officer  
Wokingham Borough Council  
Shute End  
Wokingham  
RG40 1BN

March 6<sup>th</sup> 2019

Dear Madam/Sir

**Planning application – 190286 Finchampstead Rd, land east of, for proposed erection of up to 216 dwellings.**

Finchampstead Parish Council strongly objects to this application.

- The proposed development is located outside of development limits within the countryside therefore at odds with the aim of Core Strategy & Local Plan Policy.
- Inappropriate development in the countryside.
- Inappropriate backland development.
- The site is not identified as an allocated housing site, and WBC can demonstrate a sufficient housing land supply.
- The proposed development would have a major negative impact on traffic movements onto Finchampstead Rd, resulting in disruption to traffic flow.
- Traffic turning into the development will be very problematic on an already busy road.
- Unsustainable site. The proposed development is not within walking distance of local facilities eg doctor's surgery, shops & schools and will result in high level of car use.

Yours sincerely

*Gordon Veitch*

CLLr Gordon Veitch  
Chair Planning Committee

Location	Ref No/	Proposal	Comments	Meeting date
Kiln Ride, 100	182701	<b>Comments by 11<sup>th</sup> March</b> Householder application for the proposed erection of a part single storey part two storey side extension to dwelling incorporating 5 no roof lights and front and rear dormers	No objections.	5.3.19
Waverley Way, 28	183256	<b>Householder application Comments by 6<sup>th</sup> March</b> For the proposed erection of a single storey rear extension including the installation of 3 no rooflights, part conversion of existing garage to create habitable accommodation, plus changes to fenestration and internal alterations.	No objections.	5.3.19
Park Lane, Longmoor Cottage	183261	<b>Comments by 19<sup>th</sup> March</b> Householder application for the proposed erection of single storey side extension to existing annex, proposed erection of single storey side extension to dwelling, plus internal alterations (retrospective).	No objections.	5.3.19
Heather Close, 25	183351	<b>Comments by 17<sup>th</sup> March</b> Householder application for a proposed erection of a first floor side/rear extension to existing dwelling.	FPC has no objection to the extension, but would like to point out its very close proximity to the boundary of no 24.	5.3.19
Heath Ride, Braunwald	190207	<b>Comments by 20<sup>th</sup> March</b> Householder application for the proposed erection of a single storey side/rear extensions and alterations to existing roof to create a first floor extension following demolition and removal of existing conservatory and utility room.	No objection.	5.3.19
Fleet Hill, Pyghtle	190257	<b>Comments by 12<sup>th</sup> March</b> Application to vary condition 2 of planning consent 181990 for the erection of dwelling and garaging following demolition of existing dwelling and garage. Condition 2 relates to garage size and position as per new plans. 3503-209A & 3503-203K	No comment	5.3.19
Heath Ride, Broughton Farm	190282	<b>For information only</b> Prior approval submission for a change of use from storage to dwelling house.	Noted.	5.3.19

Location	Ref No/	Proposal	Comments	Meeting date
Finchampstead Rd, land east of	190286	<p><b>Adjoining Parish Consultation Comments by 13<sup>th</sup> March</b>  <b>Over 120 letters of objection</b>                      Outline application for the proposed development of up to 216 dwellings (including 40% affordable housing), landscaping, public open space, playing field and equipped play areas, surface water flood mitigation and attenuation, vehicular access from Finchampstead Road, pedestrian access from Luckley Road and associated ancillary works. (Access to be considered.)</p>	Letter of objection attached.	5.3.19
New Mill Rd, Lakeside Retreat	190292	<p><b>Prior Notification Class P storage</b>                      Prior approval submission for the change of use of B8 storage building to C3 residential dwelling, including the installation of doors and windows.</p>	Objection inappropriate development in the countryside. Outside the settlement boundary. Thames Basin Heath.	4.3.19
New Mill Rd, Lakeside Retreat	190299	<p><b>Comments by 12<sup>th</sup> March</b>                      Full application for the change of use of land to caravan site. (retrospective).</p>	Objection inappropriate development in the countryside. Outside the settlement boundary. Thames Basin Heath.	5.3.19
Nine Mile Ride, 5	190311	<p><b>Comments by 20<sup>th</sup> March</b>                      Householder application for the proposed garage conversion also single storey link fill extension to dwelling and 2 bay detached carport with storage.</p>	No objection.	5.3.19
Charlton Close, 1	190336	<p><b>Comments by 17<sup>th</sup> March</b>                      Householder application for the proposed erection of single storey rear extension including the insertion of 3 no roof lights following the demolition of existing conservatory, conversion of existing garage to create habitable accommodation, plus internal alterations and changes to fenestration</p>	No objection	5.3.19

Location	Ref No/	Proposal	Comments	Meeting date
Cricket Hill, 17	190340	<p><b>Comments by 11<sup>th</sup> March, 1 letter objecting and response from applicant</b>                      Householder application for the proposed erection of a two storey side extension following demolition of existing garage/store single storey front extension to form open porch, erection of an attached single garage plus provision of parking spaces.</p>	<p>Objection out of keeping with the street scene and the rural nature of this road. Out of proportion to the plot size.</p>	5.3.19
Fir Cottage Rd, 3	190360	<p><b>Comments by 13<sup>th</sup> March</b>                      Householder application for the proposed erection of single storey rear and side extension including the insertion of a roof light, plus internal alterations.</p>	<p>No objection.</p>	5.3.19
Arborfield Garrison SDL, Parcel X	190455	<p><b>Adjoining parish consultation. Comments by 27<sup>th</sup> March</b>                      Application for the approval of reserved matters pursuant to outline planning consent O/2014/2280 for the construction of 70 dwellings together with access roads , parking landscaping and footpaths/cycleways relating to land at Parcel X. Appearance, landscaping layout and scale to be considered.</p>	<p>No comment.</p>	5.3.19

Location	Ref No/Case Officers	Proposal	Comments – FPC	Date	Decision – WBC	Date
Park Lane, Longmoor Farm	182798	<b>Comments by 7<sup>th</sup> December</b> 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	<b>Refused</b> , insufficient information to determine whether adequate visibility splay are achievable, so could be detrimental to pedestrian and vehicular safety. Inappropriate development in the countryside.	6.2.19
Gilbert Way, 5	183098	<b>Comments by 6<sup>th</sup> Feb (extension approved) 1 letter objecting</b> 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	<b>Approved</b>	19.2.19
Barkham Ride, 158	183103	<b>Comments by 26<sup>th</sup> Dec (ext approved)</b> 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	<b>Approved</b>	12.2.19
Ravenswood Avenue, 29	183286	<b>Comments by 31 Jan</b> 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.	No objection	9.1.19	Refused ecological information has not demonstrated the proposal has taken into account the possibility of bats.	22.2.19
Barkham Ride, 156	183364	<b>Comments by 8<sup>th</sup> Jan, extension approved</b> Householder application for proposed two storey rear/side extension following demolition of existing detached garage	No objection.	9.1.19	<b>Approved</b>	19.2.19

Location	Ref No/Case Officers	Proposal	Comments – FPC	Date	Decision – WBC	Date
Jubilee Rd, East Court, The Coach House	183451	<b>Comments by 16<sup>th</sup> Jan</b> Householder application for the proposed erection of tennis court including perimeter fencing 2.75m high.	No objection.	9.1.19	Approved	12.2.19
Wellingtonia Avenue, Rhododendrons	183518	<b>Comments by 31 Jan. 1 letter commenting.</b> Householder application for the proposed erection of triple bay garage with store and gym.	No objection.	9.1.19	Approved	7.2.19
Mornington Ave 29	190100	<b>Comments by 11<sup>th</sup> Feb</b> 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	Approved	13.2.19