

FINCHAMPSTEAD PARISH COUNCIL
MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD
at 7.30pm on Wednesday 3rd April 2019
FBC Centre, Gorse Ride North, Finchampstead, Berkshire RG40 3ES

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

128/2019 – APOLOGIES FOR ABSENCE

Apologies received from Cllr Cornish & Cundy.

129/2019 DECLARATION OF INTERESTS

No declaration of interests.

130/2019 – MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 5th March 2019 were confirmed as a true and accurate record and signed by the Chair.

PUBLIC PARTICIPATION

No members of the public attended the meeting.

131/2019 – MATTERS ARISING FROM THE MINUTES

62/2019 Forum & Correspondence letter to Philip Lee MP

The Clerk has written to Philip Lee MP regarding the lack of provision for a doctor's surgery in the proposed new district centre at Arborfield Green.

132/2019 CONSIDERATION OF PLANNING APPLICATIONS – Appendix A

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

133/2019 – DECISIONS

Decisions were reported as at Appendix B.

AK will write to the planning officer regarding the approval of application 190340 – 17 Cricket Hill.

134/2019 – NEW APPEALS

93 Reading Rd – application 182633 – full planning application for the demolition of existing bungalow and the erection of 1 x 4 bed dwelling, with landscaping and associated works

FPC objected on the following grounds; development in the countryside. Backland development. Concern about possible floodplain issues.

Hearings

Land to the west of Finchampstead Rd – application 170970/170971 for up to 80 dwellings & SANG will re-convene on 8th April at the Town Hall Wokingham for 5 days, on the 9th only the venue will be the Oakwood Centre. The inspector will conduct a site visit on 11th April. Several Cllrs expressed an interest in attending.

Land to the rear of 6 Johnson Drive – application 172230 for the erection of 25 dwellings following removal of existing use and buildings.

Cllr Marshallsay is attending the Public Inquiry which is due to start on 14th May 2019.

Appeal Decisions

Land north east of Brambletye, New Mill Rd - application 180515 the development proposed is demolition of existing builders yard office and workshop and replace with 1 new detached chalet style bungalow.

Appeal dismissed, not a sustainable development. Proposal is outside the development limits. FPC had no objection.

135/2019 – TREE PRESERVATION ORDERS

TPO 1642/2018 relating to trees located on land north of Johnson Drive, Finchampstead. In March 2019 WBC confirmed the order with a couple of small modifications.

Application for works.

TPO 325/1987 – 19 Little Fryth to fell 3 silver birches.

TPO 324/1987 – 9 Talisman Close notification of removal of two scots pines & 1 fallen scots.

TPO 730/1995 – 28 Carolina Place, for works on 2 Oaks.

136/2019 STREET NAMING AND NUMBERING

Property name changed from Masdar House to Cousins House, 1-3 Reading Rd, Eversley , Hook RG27 ORP.

137/2019 – FORUM & CORRESPONDENCE

- Email from M Head – planning update. Circulate to planning committee.
- Email from WBC regarding application 181685 land north of Nine Mile Ride, subsequently the application has been refused.
- The enforcement sub-group is meeting on Thursday 11th April at 12noon.
- A letter was sent to Natural England for the second time, regarding the proposed SANG at land to the west and east of Finchampstead Rd and adjacent and opposite to Sand Martins Golf Club.
- Cllrs Cundy, Bromley & Veitch will attend a meeting with Crest and neighbouring Parish Councils to discuss the proposed District Centre at Arborfield Green, date to be decided.
- Following the news that funding has been allocated to the Grazeley Garden Settlement, delivering up to 15,000 homes, WBC have clarified the news simply means funding is available for potential resource capacity for investigations into the site.

138/2019 DATE OF NEXT MEETING

The next meeting will be on **Wednesday 1st May** at FBC Centre. The meeting closed at 9pm.

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 139/2019 Enforcement matters.

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

Location	Ref No/	Proposal	Comments	Meeting date
Church Lane, White Horse Bungalow	183532	Comments by 3rd April Householder application for the proposed erection of single storey side/rear/front extension to existing dwelling, infill front porch extension, loft conversion to create habitable accommodation, erection of a detached garage/shed following demolition of existing shed, plus internal alterations and changes to fenestration.	No objection, however we do note concerns of the neighbour at Manor Beacon with regards to overlooking and loss of privacy.	3.4.19
Jerrymoor Hill, 18	190214	Comments by 9th April Householder application for the proposed conversion of existing garage to create habitable accommodation including the replacement of existing garage roof plus changes to fenestration.	No objection.	3.4.19
Heath Ride, Mill Stone	190477	Comments by 28th March, extension approved. Householder application for the proposed erection of a single storey side and rear extension.	No objection.	3.4.19
Kiln Ride, 102a	190317	Comments by 28th March, extension approved. Full planning application for the proposed conversion of existing detached garage to create habitable accommodation.	Objection, Inappropriate backland development, contravenes Thames Basin Heath. Inappropriate business use in a residential area.	3.4.19
White Horse Lane, 2 Beech Cottages	190556	Comments by 8th April Householder application for the erection of a detached double garage with storage room above.	No objection.	3.4.19
Salamanca 10	190597	Comments by 3rd April Householder application for proposed single storey rear extension to dwelling.	No objection.	3.4.19
Chivers Drive, 4	190605	Comments by 5th April Householder application for proposed two-storey rear extension including partial garage conversion & a first floor side extension over garage and a single storey front extension.	No objection	3.4.19

Location	Ref No/	Proposal	Comments	Meeting date
Pine Drive, 9	190635	<p>Comments by 11 April Householder application for the proposed erection of single storey rear extension, conversion and extension of loft space to create habitable accommodation including front gable and dormer, changes to fenestrations, plus the demolition of the existing garage and construction of a new garage</p>	No objection.	3.4.19
Wellingtonia Ave, Halfway Tree	190642	<p>Comments by 18th April Householder application for the proposed erection of entrance gates</p>	Insufficient information regarding size and design of proposed gates.	3.4.19
Nine Mile Ride, 351	190725	<p>Comments by 19th April Application to vary condition 3 of planning consent 180037 for the erection of 1 no 5 bedroom detached dwelling with rear dormer and roof lights following demolition of existing detached dwelling. Condition 3 relates to external materials, including additional gable & roof light to front elevation. Changes to the fenestration and Juliet balcony plus a section of 1800mm high screening for privacy between 351 & 349</p>	No comment.	3.4.19
Nine Mile Ride, 357	190743	<p>Comments by 18th April Full planning permission for reinstatement of vehicle access to woodland site for maintenance and safety. Modifications to existing boundary fences to form revised entrance.</p>	No objection.	3.4.19

Location	Ref No/Case Officers	Proposal	Comments – FPC	Date	Decision – WBC	Date
Tintagel Road, Pinewood	183068	Comments by 15th Feb, 1 letter objecting 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	Approved	27.3.19
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	Refused, unsustainable location, the subdivision of the plot would lead to a cramped form of development. Outside the settlement limits and WBC can demonstrate a sufficient housing land supply	15.3.19
Waverley Way, 28	183256	Householder application Comments by 6th March 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	Approved	13.3.19
Park Lane, Longmoor Cottage	183261	Comments by 19th March 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	Approved	22.5.19
Heather Close, 25	183351	Comments by 17th March 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	Refused the 1 st floor side extension, would result in a loss of separation between the applicant's property and the neighbour at no 24. The loss of this would be visually inappropriate.	25.3.19
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	Approved	13.3.19
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.		Approved	13.3.19

Location	Ref No/Case Officers	Proposal	Comments – FPC	Date	Decision – WBC	Date
Shepherds Way, 8	183519	Comments by 5th March 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	Approved	7.3.19
Johnson Drive, 6 land at rear	183548	Comments by 4th Feb (ext approved), 2 letters objecting. 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	Refused it has not been demonstrated on the balance of probability that the use applied for has been taking place continuously for 10 years.	4.3.19
Johnson Drive 6, land at rear	183555	Comments by 5th Feb (ext approved), 2 letters objecting. 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	Refused it has not been demonstrated on the balance of probability that the use applied for has been taking place continuously for 10 years.	4.3.19
Barkham Ride, Model Farm	190123	Adjoining parish consultation comments by 14th Feb, 4 letters objecting. Full application for the proposed change of use from B2 General Industrial use to Sui Generis Car Sales and Ancillary Office use.	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.	6.2.19	Refused , inappropriate development in the countryside, which has an urbanising effect on the character & appearance of surrounding area. Unsustainable location. Could be detrimental to highway safety as insufficient information on area for turning of vehicles within the site.	29.3.19
New Mill Rd, Lakeside Retreat	190299	Comments by 12th March Full application for the change of use of land to caravan site. (retrospective).	Objection inappropriate development in the countryside. Outside the settlement boundary. Thames Basin Heath.	5.3.19	Refused , not within walking distance of day to day facilities, which results in a high dependence on cars. Countryside location. Outside of development limits.	30.3.19
Charlton Close, 1	190336	Comments by 17th March 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	No objection	5.3.19	Approved	19.3.19

Location	Ref No/Case Officers	Proposal	Comments – FPC	Date	Decision – WBC	Date
Cricket Hill, 17	190340	<p>Comments by 11th March, 1 letter objecting and response from applicant 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	Approved	15.3.19