

FINCHAMPSTEAD PARISH COUNCIL
MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD
at 7.30pm on Wednesday 1st May 2019
FBC Centre, Gorse Ride North, Finchampstead, Berkshire RG40 3ES

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

162/2019 – APOLOGIES FOR ABSENCE

Apologies received from Cllr Jennings-Frisby.

163/2019 DECLARATION OF INTERESTS

No declaration of interests.

164/2019 – MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 3rd April were confirmed as a true and accurate record and signed by the Chair.

PUBLIC PARTICIPATION

No members of the public attended the meeting.

165/2019 – MATTERS ARISING FROM THE MINUTES

137/2019 – FORUM & CORRESPONDENCE – Crest meeting, District Centre, Arborfield Green

The meeting with Crest and neighbouring parishes will take place on May 15th, Cllrs Cundy, Bromley & Veitch are attending.

166/2019 CONSIDERATION OF PLANNING APPLICATIONS – Appendix A

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

167/2019 – DECISIONS

Decisions were reported as at Appendix B.

168/2019 – NEW APPEALS

None.

Hearings

Land to the west of Finchampstead Rd – application 170970/170971 for up to 80 dwellings & SANG re-convened on 8th April for 5 days. Cllrs Veitch & Marshallsay attended.

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. If any other Cllr is available to attend AK will circulate the details when WBC provide them.

Appeal Decisions

Annexe, Fleet Rise, Fleet Hill – 181295, for proposed erection of a replacement dwelling.

The appeal has been allowed. The inspector concluded the proposal would enhance the rural character of the local area, and disagreed that the replacement dwelling would be unsustainable & overcrowd the site. FPC objected, unsustainable countryside location. Development in the garden, in a site that already appears to be overdeveloped. Thames Basin Heath. In conclusion the Inspector asked conditions be added to secure the submission of further details regarding access, detailing structures to be demolished and bat protection.

169/2019 – TREE PRESERVATION ORDERS

None received this month.

170/2019 STREET NAMING AND NUMBERING

- Kalevala, Hollybush Ride, has been re-named Penny Wood.
- Arnett Ave, the development to demolish 154 Barkham Ride, and 97-105 Arnett Ave, and erect 10 dwellings has been allocated the street numbers 97-117 Arnett Avenue (odds)

171/2019 – FORUM & CORRESPONDENCE

- Letter from Wokingham Area Housing Society regarding proposed provision of affordable accommodation on land adjacent to Wyse Hill Lodge, The Village. The letter has been circulated to the planning committee.
- Application for goods vehicle operator's licence, at Blackcroft Farm, Foxhill, Farley Hill. Noted.
- Letter from Phillip Lee MP regarding provision of a medical practice on the Arborfield SDL.
- Email from Sandhurst TC regarding proposed development reference 19/00286/OUT.
- The planning committee would like to discuss enforcement/enforcement department staffing, at the meeting with WBC's Chief Executive, Susan Parsonage on 15th May. The Clerk will add these items to the agenda.

172/2019 DATE OF NEXT MEETING

Cllr Marshallsay will chair the next meeting on **Wednesday 29th May** at FBC Centre. The meeting closed at 9.05pm.

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 173/2019 Enforcement matters.

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

Location	Ref No/	Proposal	Comments	Meeting date
The Devils Highway, land east of Fairway	183335	Revised additional plans, comments by 9th May. 2 letters commenting, 4 letters supporting, 1 objecting dated Jan 19. Full planning application for the proposed erection of 1 detached dwelling with a detached garage/bike store and summer house. Revised details show the re-positioning of the proposed dwelling.	Objection inappropriate development in the garden. Contravenes Thames Basin Heath. Overdevelopment of the proposed plot, resulting in the site being out of keeping with the streetscene.	1.5.19
Park Lane Sawmills, Travis Perkins	190314	Comments by 3rd May Full planning application for the proposed single storey side extension to existing tempastore building with new concrete surfacing, amended site layout and associated works.	No objection.	1.5.19
Nine Mile Ride, 215	190383	Comments by 28th April Householder application for the proposed erection of a single storey side extension to dwelling to include 1 no roof light, following demolition of existing conservatory to dwelling.	No objection.	1.5.19
Barkham Ride, 51	190794	Comments by 26th April Householder application for proposed erection of a two storey rear extension and raising of roof to create habitable accommodation with 3 gable ended dormers, 4 no roof lights and changes to fenestration.	No objection	1.5.19
Forges Lane, Harts Leap Farm	190847	Comments by 11th May Householder application for proposed first floor side extension, single storey rear extension and internal alterations.	No objection.	1.5.19
Barkham Ride, 111	190850	Comments by 6th May Householder application for the proposed erection of single storey front extension to form porch, part first floor part two storey rear extension, including	Objection design is out of keeping with the street scene. Concerns may overlook neighbours cause loss of privacy.	1.5.19

Location	Ref No/	Proposal	Comments	Meeting date
Ravenswood Ave, 23	190865	<p>Comments by 9th May Householder application for the proposed erection of single storey rear and side extension including installation of 4 no roof lights, following the demolition of existing conservatory, plus internal alterations.</p>	No objection.	1.5.19
The Village, land at 10 Park View	190876	<p>Comments by 15th May, 2 letters objecting, 1 commenting Application for removal or variation of conditions following grant of planning permission 12325. Condition 1 consent of a 5 year period. 2 use of land limited. 3 no power tools or machinery. 4 no goods materials. 5 open space . 10 external lighting. 11 no retails sales.</p>	Finchampstead Parish Council objects to removal of any conditions that would allow development on this site other than for normal domestic residential use.	1.5.19
Park Lane, Longmoor Farm	190897	<p>Comments by 15th May Full application for the change of use of land for sale and storage of bottled gas with associated access (part retrospective)</p>	No objection.	1.5.19
Sheerlands Rd, Hogwood Farm	190925	<p>For information only Application for advertisement consent for 1 no non illuminated gate panel 1 no non-illuminated V board, 1 no non illuminated consortium sign, 3 no non illuminated roadside signs.</p>	Noted.	1.5.19
Pine Drive, 15	190958	<p>Comments by 15th May Householder application for the proposed erection of a two storey front extension, a single storey rear extension with two roof lanterns, changes to fenestration to include a bay window in front elevation and a Juliet balcony in rear elevation, and internal alterations. Also, erection of a detached double garage to the front and a 1.8m high front access gate.</p>	Objection to the garage being in front of the building line.	1.5.19

Location	Ref No/	Proposal	Comments	Meeting date
Barkham Ride, 115a	191016	Comments by 9th May Householder application for the proposed erection of a side extension to existing chalet dwelling with new front and rear dormer windows, demolition of existing garage to the rear, insertion of roof light to existing flat roof, and internal alterations.	No objection.	1.5.19
Nine Mile Ride, 305	191047	Comments by 9th May Householder application for proposed single storey side extension and alteration to fenestration following demolition of existing single storey side extension.	No objection.	1.5.19
Foxcote, 110	191052	Comments by 18th May Householder application for proposed erection of single storey rear extension including insertion of 1 no roof light.	No objection.	1.5.19
Chivers Drive, 4	191067	Comments by 22nd May Householder application for proposed erection of two storey rear dormer, part garage conversion to create habitable accommodation, single storey front extension to create porch, first floor side extension, plus internal alterations and insertion no 1 rooflight in the rear elevation.	No objection. Cllr Cornish would like his objection noted.	1.5.19
Land West Of Wokingham Road and East Of Lower Church Road Sandhurst Berkshire	Bracknell Forest reference 19/00286/OUT	Adjoining Council, comments by May 6th 86 letters objecting, 2 supporting. Outline application for erection of 165 dwellings, served by new access off Wokingham Road, Sandhurst, and provision of public open space, landscaping, natural greenspace and related infrastructure and new 20 space car park (all matters reserved except for details of access	Letter of objection sent on 3 rd May to Bracknell Forest.	1.5.19

Location	Ref No/Case Officers	Proposal	Comments – FPC	Date	Decision – WBC	Date
Nine Mile Ride, land north of	181685	Comments by 30th July, 26 letters objecting. Hybrid Application Outline application for the proposed erection of up to 118 dwellings, access to be considered, with associated parking, landscaping and open space. Full application for the proposed change of use of part of the land to form a SANG incorporating an external education area.	Letter of objection sent to WBC.	25.7.18	Refused, unsustainable pattern of development, unplanned large housing estate on a greenfield site. Detrimental and urbanising impact on the landscape. Unsustainable location, limited public transport links. TBH. The development would result in the loss of a gypsy & traveller pitch	3.4.19
Kiln Ride, 100	182701	Comments by 11th March 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	Approved	5.4.19
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	Approved	16.4.19
Heath Ride, Braunwald	190207	Comments by 20th March 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	Approved	16.4.19
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	Approved	11.4.19
Fleet Hill, Pyghtle	190257	Comments by 12th March 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	Approved	5.4.19

Location	Ref No/Case Officers	Proposal	Comments – FPC	Date	Decision – WBC	Date
Finchampstead Rd, land east of	190286	Adjoining Parish Consultation Comments by 13th March Over 120 letters of objection 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.)	Letter of objection sent to WBC.	5.3.19	Refused inappropriate development in the countryside. Harm to the character of the area. Unsustainable location, adverse traffic and highway impact. TBH. Lack of affordable housing.	25.4.19
Fir Cottage Rd, 3	190360	Comments by 13th March Householder application for the proposed erection of single storey rear and side extension including the insertion of a roof light, plus internal alterations.	No objection.	5.3.19	Approved	5.4.19
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	Approved	8.4.19
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	Approved	11.4.19
Salamanca 10	190597	Comments by 3rd April Householder application for proposed single storey rear extension to dwelling.	No objection.	3.4.19	Approved	10.4.19
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	Refused, by virtue of its position, size & design the proposal would erode the visual separation gap with neighbouring no 2 Chivers Drive. First floor extension fails to appear subservient to host dwelling.	15.4.19
Pine Drive, 9	190635	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	No objection.	3.4.19	Approved	16.4.19

Location	Ref No/Case Officers	Proposal	Comments – FPC	Date	Decision – WBC	Date
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	Approved	26.4.19