

FINCHAMPSTEAD PARISH COUNCIL
MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD
at 7.30pm on Wednesday 29th May 2019
FBC Centre, Gorse Ride North, Finchampstead, Berkshire RG40 3ES

PRESENT Cllr Marshallsay – Chair
Cllrs Cornish, Jennings- Frisby, McDonald, Pearce.
Mrs A Kent – Assistant to the Clerk

206/2019 – APOLOGIES FOR ABSENCE

Apologies received from Cllrs Bromley, Cundy, Driver & Veitch.

207/2019 DECLARATION OF INTERESTS

No declaration of interests.

208/2019 – MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on Wednesday 1st May were confirmed as a true and accurate record and signed by the Chair.

PUBLIC PARTICIPATION

No members of the public attended the meeting.

209/2019 – MATTERS ARISING FROM THE MINUTES

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

The meeting with Crest and neighbouring parishes took place on 15th May, Cllrs Cundy, Bromley & Veitch attended.

171/2019 – FORUM & CORRESPONDENCE – meeting with WBC’s Chief Executive.

The lack of enforcement department staffing, was discussed at the meeting with WBC’s Chief Executive, Susan Parsonage on 15th May.

210/2019 CONSIDERATION OF PLANNING APPLICATIONS – Appendix A

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

211/2019 – DECISIONS

Decisions were reported as at Appendix B.

212/2019 – NEW APPEALS

180347 land adjacent to The Ridgeways, Wellingtonia Ave for the erection of 1 no 5 bed dwelling on Wellingtonia Ave and associated works. FPC objected for following reasons;

- Contravenes Thames Basin Heath.
- Inappropriate development in the countryside.
- Unsustainable location.

FPC’s objections were forwarded to the Inspectorate , the appeal will be determined by written representation.

Hearings

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

The public inquiry scheduled to start on 14th May has been postponed until further notice.

Appeal Decisions

None

213/2019 – TREE PRESERVATION ORDERS

Application for works

TPO 1463/2013 267a Nine Mile Ride to crown reduce a Cedar.

TPO 1421/2012 15 Wellesley Drive for works to an Oak as a garden office is being built.

214/2019 STREET NAMING AND NUMBERING

Addressing of phase 1 at Finchwood Park
Eg Harvest Path, Corn Path, Barn Path.

215/2019 – FORUM & CORRESPONDENCE

- Invitation to the opening of Legal & General’s visitors’ centre at Finchwood Park on Friday 31st May between 3-6pm.
- Permitted Development rights Temporary rules, which allowed bigger single-storey rear extensions without a full planning application, are being made permanent. Additions to terraced and semi-detached homes can be up to 6m, while detached houses will be able to add even larger structures, up to 8m long. AK will email M Head to ask for further details of the changes.

216/2019 DATE OF NEXT MEETING

The next meeting will be on **Wednesday 26th June 2019** at the 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 217/2019 Enforcement matters.

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

Location	Ref No/	Proposal	Comments	Meeting date
Arborfield Garrison, SDL, Parcel X	190455	Comments by 21st May, Barkham PC had no comments. Application for the approval of reserved matters pursuant to outline planning consent O/2014/2280 for the construction of 70 dwellings together with access from the Primary School Access Rd (PSAR) with associated internal access roads, parking , landscaping and footpaths/cycleways relating to land at Parcel X. Appearance, landscaping, layout and scale to be considered	No comment.	29.5.19
Springdale, 15	190623	Comments by 7th June Householder application for a proposed conversion of loft space to create habitable accommodation incorporating 1 x rear dormer window and 1 x front roof light.	No objection.	29.5.19
Wellingtonia Ave, Halfway Tree	190642	Comments by 18th April – Further information added. Extension approved. Householder application for the proposed erection of entrance gates	No objection.	29.5.19
Wellingtonia Ave, Halfway Tree	190643	Comments by 13th June Householder application for the proposed erection of a two storey detached 3-Bay Garage to include 4no dormers to front elevation	No objection to extending the size of the garage. However, this is clearly now a second residential/habitable dwelling on the same site to which we object on the grounds of Thames Basin Heath, development in the garden, inappropriate development in the countryside.	29.5.19
Reading Rd, 66	190913	Comments by 7th June Householder application for the proposed erection of a single storey side/rear extension.	No objection.	29.5.19
Weller Drive, Pipe Yard	191025	Adjoining parish consultation comments by 30th May Full application for change of use from car sales and storage to a Traffic Management yard.	No objection.	29.5.19
Finchampstead, 390	191104	Comments by 6th June Householder application for the proposed single storey rear extension, with the insertion of 5 no roof lights, and a pitched roof, plus single storey front extension to form porch.	No objection.	29.5.19

Location	Ref No/	Proposal	Comments	Meeting date
Manor Farm	191112	<p>Comments by 18th June Full planning application for the erection of 25 no polytunnels (retrospective).</p>	FPC do not object on planning grounds. Though it is unfortunate it is necessary to spoil the view of the countryside from this key viewing point in the parish.	29.5.19
The Village, Finchampstead C of E School	191229	<p>Comments by 14th June Full application for the proposed single storey infill conservatory extension to school.</p>	No objection.	29.5.19
Ditchfield Lane, 3 Moors Court	191274	<p>Comments by 14th June Householder application for proposed erection of part single, part two storey rear extension plus internal alterations.</p>	No objection.	29.5.19
New Mill Rd, Lakeside Retreat	191320	<p>For information Prior approval submission for change of use from B8 storage and any land within the curtilage to dwellinghouse C3, including the installation of doors and windows.</p>	Noted.	29.5.19

Location	Ref No/Case Officers	Proposal	Comments – FPC	Date	Decision – WBC	Date
Finchampstead Rd, 428 Xenuk Tandoori	173716	Comments by 6th Feb – extension approved Full application for the re-development of site to provide a replacement restaurant on existing ground floor, creation of 6 no residential apartments of existing first and second floor	Objection out of keeping due to its size, bulk and massing. Overdevelopment of the plot. Twelve parking spaces are inadequate to service 6 apartments and a thriving restaurant business without placing an extra burden on public parking spaces. When California Crossroads is redeveloped Finchampstead PC wants any new builds to enhance the streetscene	7.2.18	Approved	18.11.18
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	Approved	14.5.19
Nine Mile Ride, 357	190743	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.	No objection.	3.4.19	Approved	2.5.19
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	Approved	13.5.19
Barkham Ride, 111	190850	Comments by 6th May Householder application for the proposed erection of a single storey front extension to form porch, part first floor/part two storey rear extension, raising of roof height to form additional first floor habitable accommodation including 2no. dormer windows, 2no. roof lights to side elevations, first floor rear juliet balcony and changes to fenestration.	Objection design is out of keeping with the street scene. Concerns may overlook neighbours cause loss of privacy.	1.5.19	Approved	24.5.19

Location	Ref No/Case Officers	Proposal	Comments – FPC	Date	Decision – WBC	Date
Ravenswood Ave, 23	190865	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.	No objection.	1.5.19	Approved	13.5.19
Pine Drive, 15	190958	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.	Objection to the garage being in front of the building line.	1.5.19	Refused, by virtue of its excessive height, bulk and mass the two storey front extension would result in unacceptable enlargement of the host dwelling that would dominate the front of the building & have a harmful impact on the character of the streetscene. The garage significantly forward of the host dwelling, would have an intrusive visual impact on the street scene.	21.5.19
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	Approved	13.5.19
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	Approved	13.5.19
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	Approved	22.5.19