

FINCHAMPSTEAD PARISH COUNCIL
MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD
at 7.30pm on Wednesday 26th June 2019
FBC Centre, Gorse Ride North, Finchampstead, Berkshire RG40 3ES

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

254/2019 – APOLOGIES FOR ABSENCE

Apologies received from Cllrs Cornish & Marshallsay.

255/2019 DECLARATION OF INTERESTS

Cllr Bromley -191392, land adjacent to Wyse Hill Lodge, The Village.

256/2019 – MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on Wednesday 29th May were confirmed as a true and accurate record and signed by the Chair.

PUBLIC PARTICIPATION

Two members of the team which submitted application 191392, land adjacent to Wyse Hill Lodge, The Village, and a resident came to the meeting.

257/2019 – MATTERS ARISING FROM THE MINUTES

215/2019 – FORUM & CORRESPONDENCE – Opening of Legal & General’s visitor centre.

On Friday 31st May several Cllrs and AK went along to the opening. The 1st show homes are scheduled to be built by Sept 2019. Local information will be given to new residents on a complimentary Ipad, L&G are happy to include a link to FPC.

209/2019 FORUM & CORRESPONDENCE – 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.

258/2019 CONSIDERATION OF PLANNING APPLICATIONS – Appendix A

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

259/2019 – DECISIONS

Decisions were reported as at Appendix B.

260/2019 – NEW APPEALS

There are no new appeals.

Hearings

None.

Appeal Decisions

170970, Land west of Finchampstead Rd for up to 80 dwellings
& 170971 land off Finchampstead Rd, for change of use of land to SANG

Appeals dismissed. The reasons given for the dismissal include, ‘not sustainable due to future occupiers relying on cars to access facilities.’ ‘Integrity of SPA may be harmed.’

Partial award of costs in connection with SANG appeal, awarded to Gladman.

182633 93 Reading Rd, for demolition of existing bungalow and erection of 4 bed dwelling.

Appeal allowed. FPC objected development in the countryside. Backland development. Concern about possible floodplain issues.

261/2019 – TREE PRESERVATION ORDERS

TPO 1421/2012 - 43 Wellesley Drive, Oak – fell to the ground

TPO 1271/2008 – 126 Barkham Ride - Oak – remove deadwood of 500mm or 1m in length.

TPO 874/1997 – The Hollywood, Hollybush Ride, Silver Birches x6 – Fell

Holly – to be topped and sided to make hedge/shaped bush.

Oak – fell

TPO 1463/2013 – 267a Nine Mile Ride – cedar of Lebanon, reduce canopy.

TPO 1185/2007 – 33 & 35 Pine Drive, works on Scots Pine

262/2019 STREET NAMING AND NUMBERING

None.

263/2019 – FORUM & CORRESPONDENCE

- Legal & General, show homes brochure.
- The Arborfield Community Forum was held on 25th June, at the Arborfield Community Centre between 7-9pm. Noted.
- The PC will contact WBC to apply for a TPO to protect 3 Oaks at Caulfield Close

264/2019 DATE OF NEXT MEETING

The next meeting will be on **Wednesday 24th July 2019** at the FBC Centre. The meeting closed at 8.50pm

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 265/2019 Enforcement matters.

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

Location	Ref No/	Proposal	Comments	Meeting date
Salamanca 10,	191328	Comments by 16th June – Ext approved. 1 letter objecting. Householder application for the proposed chimney stack to side to existing dwelling (retrospective)	We note the comments of the neighbour at number 9 Salamanca.	26.6.19
Finchampstead Rd, 353	191221	Comments by 26th June – 1 letter supporting. Full planning application for the proposed erection of two detached dwellings following demolition of existing dwelling.	Objection, bulk, size and massing. Overdevelopment of the site. Thames Basin Heath. Out of keeping with the streetscene.	26.6.19
Sandhurst Rd, forestry at Heartwood Lodge	191272	Comments by 9th July Full application for the change of use to mixed use of B8 storage and forestry at Heartwood Lodge.	No objection.	26.6.19
Tomlinson Drive, 2	191372	Comments by 10th July Householder application for the proposed erection of a single storey rear extension, plus internal alterations.	No objection.	26.6.19
The Village, land adjacent to Wyse Hill Lodge	191392	Comments by 4th July, 2 letters supporting, 1 objecting Full application for the erection of four 1 bedroom flats with access parking and amenity space.	No objection.	26.6.19
Church Rd, Fairlands, Fairlands	191395	Adjoining Parish Consultation Comments by 15th July Full planning application for the proposed erection of new stables and outdoor menage.	Objection the scale of the proposed development is out of keeping for the location. The proposal is harmful to the character and appearance of the open countryside.	26.6.19
Kelsey Ave, 6	191403	Comments by 15th July Householder application for the proposed insertion of 2 no roof lights to existing rear extension plus internal alterations and changes to fenestration.	No objection	26.6.19
Nine Mile Ride, 248	191468	Comments by 4th July Full planning application for the proposed erection of replacement detached dwelling with integral garage following the demolition of the existing detached dwelling with attached garage.	No objection.	26.6.19

Location	Ref No/Case Officers	Proposal	Comments – FPC	Date	Decision – WBC	Date
Longwater Lane, Twin Oaks	F/2015/0257	Comments by 31st March 2015 Proposed erection of storage building as ancillary use to the caravan site (part retrospective)	Objections. Incomplete and ambiguous plans. No reason given for this store being required. Too close to boundary. Visible from footpath. Concerns about extra traffic.	24.3.15	Approved	May 2018, FPC informed May 2019
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	Approved	11.6.19
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	Approved	18.6.19
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	Approved	12.6.19
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	Approved	10.6.19
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	Approved	12.6.19
The Village, Finchampstead C of E School	191229	Comments by 14th June Full application for the proposed single storey infill conservatory extension to school.	No objection.	29.5.19	Approved	21.6.19

Location	Ref No/Case Officers	Proposal	Comments – FPC	Date	Decision – WBC	Date
Ditchfield Lane, 3 Moors Court	191274	Comments by 14th June Householder application for proposed erection of part single, part two storey rear extension plus internal alterations.	No objection.	29.5.19	Approved	18.6.19