

FINCHAMPSTEAD PARISH COUNCIL
MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD
at 7.30pm on Wednesday 24th July 2019
FBC Centre, Gorse Ride North, Finchampstead, Berkshire RG40 3ES

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

309/2019 – APOLOGIES FOR ABSENCE

Apologies received from Cllrs Cornish.

310/2019 DECLARATION OF INTERESTS#

Cllr Cundy – 191672, 5 Corfield Close.

311/2019 – MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on Wednesday 26th June 2019 were confirmed as a true and accurate record and signed by the Chair.

PUBLIC PARTICIPATION

No members of the public attended the meeting.

312/2019 – MATTERS ARISING FROM THE MINUTES

No matters arising from June 2019's meeting.

313/2019 CONSIDERATION OF PLANNING APPLICATIONS – Appendix A

Applications for Prior Approval will be listed.

314/2019 – DECISIONS

Decisions were reported as at Appendix B.

315/2019 – NEW APPEALS

182574 – land at rear of, 5 Alexander Close for the erection of 1 x 4 bed dwelling with associated access and car parking by subdividing an existing plot. The appeal will be determined by written representations. FPC objected inappropriate backland development in the countryside. Thames Basin Heath. AK will write to the Inspectorate.

190299 - Lakeside Retreat, New Mill Rd, for the change of use of land to caravan site. The appeal will be determined by written representations. FPC objected inappropriate development in the countryside. Outside the settlement boundary. Thames Basin Heath. AK will write to the Inspectorate.

The following is an appeal for a refused Prior Approval application.

190292 Lakeside Retreat, New Mill Rd prior approval submission for the change of use of B8 storage building to C3 residential dwelling including the installation of doors and windows. The appeal will be determined by written representations. FPC objected inappropriate development in the countryside. Outside the settlement boundary. Thames Basin Heath. AK will write to Inspectorate.

Appeal Decisions

FPC have not been notified of any Appeal decisions.

Appeal Hearings

172230 – land at rear of 6 Johnson Drive, for the erection of 25 dwellings (10 affordable) following the removal of existing use and buildings.

The new date for the Appeal hearing is 29th October 2019 and is scheduled to run for 4 days. Cllr Marshallsay if available, will attend.

316/2019 – TREE PRESERVATION ORDERS

TPO 1672/2019 relating to a Scots Pine and a group of two mature Birch trees and two mature Oaks located in the front boundary area of 351 Nine Mile Ride.

WBC have confirmed the order, which was raised in response to planning application 182790 which proposed the removal of 2 of the trees and did not provide sufficient information regarding protection of the other trees.

New applications.

TPO/948/1999 – 22 Manor Park Drive, application for works on an Oak.

TPO 361/1988 – 19 Tomlinson Drive, application for works on 2 Silver Birch.

TPO/864/1997 – 123 Nine Mile Ride, application for works on Scots Pine.

317/2019 STREET NAMING AND NUMBERING

The Bungalow in Soldiers Rise, has changed its name to Heatherwood.

318/2019 – FORUM & CORRESPONDENCE

- Application for Goods Vehicle Operators Licence, On Point Recovery Ltd, Unit 7 Greenacres Farm, Nine Mile Ride.
- Notification from Norwood, Ravenswood, Nine Mile Ride, an application for approx 180 dwellings has been submitted to WBC. Cllr Cornish raised concerns regarding the growth in traffic and improvements required to the current intersection. These matters will be raised at the Local Travel consultation meeting with WBC in September 2019. Action - AK will ask WBC to inform FPC when the application has been validated.
- Cllr Cundy will provide the information on the 3 Oak Trees in Corfield Close which will be forwarded to WBC's Trees & Landscape Dept.

319/2019 DATE OF NEXT MEETING

The next meeting will be on **Wednesday 21st August 2019** at the FBC Centre. The meeting closed at 9.30pm

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 320/2019 Enforcement matters.

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

| Location | Ref No/ | Proposal | Comments | Meeting date |
|-----------------------------------|---------|---|--|----------------|
| Pine Drive, 21a | 191145 | Comments by 22nd July . Extension approved, 1 letter objecting. Householder application for the proposed part single storey part two front extension; first floor front and rear dormer extension; plus internal alterations and changes to fenestration to existing dwelling. | Objection, garage extension is forward of the building line. General overdevelopment of the plot. | 24.7.19 |
| Wick Hill Lane, The Old Orchard | 191161 | Comments by 8th Aug Householder application for the proposed alterations to existing garage/barn to form a carport following demolition of existing Lambda Cottage plus changes to fenestration. | Objection on principle, our understanding is that the demolition of Lambda Cottage included the barn. Approval reference 152130 for the new Lambda Cottage has used up any permitted development rights. | 24.7.19 |
| Church Hams, 26 | 191209 | Comments by 26th July Householder application for the proposed single storey rear extension to existing dwelling. | No objection. | 24.7.19 |
| Church Hams, 26 | 191502 | Comments by 30th July Householder application for the conversion of loft space to create habitable accommodation, the erection of 2no rooflights to front plus internal alterations to existing dwelling. | No objection. | 24.7.19 |
| Lower Sandhurst Rd, Foxglade Farm | 191241 | Comments by 24th July. Extension approved Full planning application for the proposed erection of replacement menage. | No objection. | 24.7.19 |
| Wimbushes, 26 | 191316 | Comments by 25th July Householder application for proposed first floor extension and single storey rear extension to existing dwelling. | No objection. | 24.7.19 |
| Wood Moor 11 | 191333 | Comments by 24th July. Extension approved. Householder application for a proposed dropped kerb. | No objection. | 24.7.19 |
| Reading Rd, 88 | 191436 | Comments by 1st Aug Householder application for the proposed erection of a single storey side extension, part single storey part two storey rear extension, plus the insertion of 3 no roof lights and internal alterations. | No objection. | 24.7.19 |
| The Village, Hawthorn Cottage | 191439 | Comments by 1st Aug Householder application for the proposed replacement of existing box window to new bay window, side extension of existing garage plus raising of the roof to create first floor accommodation including changes to fenestration | No objection. | 24.7.19 |

| Location | Ref No/ | Proposal | Comments | Meeting date |
|-----------------------------------|---------|---|---|--------------|
| Ravenswood Ave, 29 | 191451 | Comments by 25th July, 1 letter objecting 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 to fenestration. | No objection. | 24.7.19 |
| Rhododendron Corner, Badgers Wood | 191507 | Comments by 30th July Householder application for the part single, part two storey rear extension and balcony to rear, garage conversion to create habitable accommodation plus the erection of carport, internal alterations and changes to fenestration to existing dwelling. | No objection, provided a condition is added that the garage conversion cannot be sold as a separate dwelling. | 24.7.19 |
| Nine Mile Ride, 137 | 191569 | Comments by 5th Aug Householder application for the proposed single storey front extension to form double garage. Raising the roof to create additional habitable accommodation including two storey side extension. To include 2 no roof lanterns to new rear pitched roof & 3 no roof lights to west elevation and changes to fenestration. | Objection overdevelopment of plot. | 24.7.19 |
| Weller Drive, units 1 to 2 | 191576 | Comments by 30th July Application to vary condition number 5 of planning consent 171377 for the installation of 6 x 7m high fermenter tanks and 1 x 7.3 high silo tank, condition 5 refers to the operational management plan. | No objection. | 24.7.19 |
| Gorse Ride North, 3 | 191579 | Comments by 2nd August Householder application for the proposed two storey side extension, single storey rear extension and single storey front and canopy porch extension plus drop kerb to existing dwelling. | No objection. | 24.7.19 |
| Barkham Ride, 30 | 191586 | Comments by 22nd July. Extension approved. Application to vary condition No2 of planning consent 182465 for the proposed erection of 2 detached dwellings with associated parking and landscaping following the demolition of existing property. Condition 2 refers to approved details in respect of elevations plans, references provided. (Increase in ridge & eaves height). | No objection. | 24.7.19 |
| Drake Close, 17 | 191615 | Comments by 26th July, 1 letter objecting. Householder application for the proposed first floor side extension plus roof alterations to front porch to existing dwelling. | No objection. Noted – Cllr Cundy objected on the grounds of overlooking. | 24.7.19 |

| Location | Ref No/ | Proposal | Comments | Meeting date |
|--|---------|--|--|----------------|
| Ditchfield Lane, Moors Court, 2 | 191623 | Comments by 31st July Householder application for the proposed single storey extension and insertion of 6 no rooflights to rear plus internal alterations to existing dwelling. | No objection. | 24.7.19 |
| Heath Ride, Pine Platt | 191649 | Comments by 5th Aug, 4 letters objecting. Full application for the erection of a two storey dwelling with associated landscaping following demolition of existing single storey dwellinghouse and associated outbuildings. | FPC do not object to the development of this site. We do recognise the valid concerns of the immediate neighbours and their concerns should be taken into account. | 24.7.19 |
| Corfield Close, 5 | 191672 | Comments by 18th July. Extension approved. Householder application for the proposed erection of a single storey side/rear extension, insertion of 2 no roof lights, plus the relocation of existing double garage to the front. | No objection. | 24.7.19 |
| Arborfield Garrison & adjoining land District Centre | 191728 | Comments by 6th Aug Application for submission of details to comply with the following condition of planning consent O/2014/2280 dated 2 nd Aug 2015 condition 7. Development briefs. | Noted no comment. | 24.7.19 |
| Reading Rd, 76 | 191733 | Comments by 8th Aug Householder application for the proposed part single two storey rear extension plus insertion of 2 no rooflights following the demolition of existing utility room, roof alteration from flat to pitch to side/rear, internal alterations and changes to fenestration to existing dwelling; | No objection. | 24.7.19 |
| Princess Marina Drive, Arborfield SDL | 191753 | Comments by 8th Aug Application for approval of reserved matters pursuant to outline planning consent O/2014/2280 for the erection of 44 dwellings associated internal roads, parking and landscaping. | Noted. | 24.7.19 |
| Houston Way, Glade Lodge | 191776 | Comments by 13th Aug Householder application for the proposed 3 bay garage with link to existing dwelling. | No objection. | 24.7.19 |

| Location | Ref No/Case Officers | Proposal | Comments – FPC | Date | Decision – WBC | Date |
|---|----------------------|--|----------------|----------------|---|---------|
| 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 | Approved | 10.7.19 |
| 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 | Approved | 16.7.19 |
| 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 | Refused, the proposal does not satisfy the requirements of a rural exception site within the edge of settlement location because there is no Affordable Housing Study or Housing needs survey. Overdevelopment of the site, by virtue of the excessive density, scale and built form. Potential harm to trees & lack of carparking. | 16.7.19 |
| 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 | Approved | 16.7.19 |
| 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 | Approved | 22.7.19 |