

FINCHAMPSTEAD PARISH COUNCIL
MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD
at 7.30pm on Wednesday 21st August 2019
FBC Centre, Gorse Ride North, Finchampstead, Berkshire RG40 3ES

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

321/2019 – APOLOGIES FOR ABSENCE

Apologies received from Cllrs Cundy, Driver & McDonald.

322/2019 DECLARATION OF INTERESTS

There were no declaration of interests.

323/2019 – MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on Wednesday 24th July 2019 were confirmed as a true and accurate record and signed by the Chair.

PUBLIC PARTICIPATION

No members of the public attended the meeting.

324/2019 – MATTERS ARISING FROM THE MINUTES

315/2019 NEW APPEALS – letters of objections sent to Inspectorate for the following

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.

190299 - Lakeside Retreat, New Mill Rd, for the change of use of land to caravan site. The following is an appeal for a refused Prior Approval application. The appeal will be determined by written representations. FPC objected inappropriate development in the countryside. Outside the settlement boundary. Thames Basin Heath.

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.

318/2019 – FORUM & CORRESPONDENCE - Trees on Corfield Close

Cllr Cundy provided the information on 3 Oak Trees in Corfield Close which was forwarded to WBC's Trees & Landscape Dept. Subsequently we discovered that TPOs already exist for these 3 trees.

318/2019 – FORUM & CORRESPONDENCE – proposed redevelopment of Ravenswood Village

At last month's meeting Cllr Cornish suggested FPC meet with WBC's Roads Dept to discuss the Ravenswood application.

Currently WBC are running a consultation on Local Transport and members of FPC including David will meet with WBC, Ravenswood will be an agenda item for the meeting. An internal pre-meeting is scheduled for 23rd August.

325/2019 CONSIDERATION OF PLANNING APPLICATIONS – Appendix A

Applications for Prior Approval will be listed.

326/2019 – DECISIONS

Decisions were reported as at Appendix B.

327/2019 – NEW APPEALS

None

Appeal Decisions

FPC have not been notified of any Appeal decisions.

Appeal Hearings

FPC have not been notified of any additional hearing dates.

328/2019 – TREE PRESERVATION ORDERS

WBC has made a TPO 1691/2019 relating to two oaks and a sycamore on land west of Wyse Hill Lodge, The Village. This is in response to planning application 191392 which proposed works within the rooting area of the three trees.

New applications.

TPO 1278/2008 412a Finchampstead Rd, for works on an Oak.

TPO 324/1987, 1 Talisman Close, for works on an Oak.

329/2019 STREET NAMING AND NUMBERING

None received this month.

330/2019 – FORUM & CORRESPONDENCE

- Barton Willmore have arranged a meeting to update the parishes on application 163547 Hogwood Park (Reading FC grounds) on 25th September at 2pm in the FBC centre. Cllr Veitch & Cllr Marshallsay will attend the meeting.
- Legal and General are arranging a meeting with The Clerk and representatives from FPC's Road and Road Safety committee, to discuss the Nine Mile Ride extension. The application is on schedule to be submitted at the end of Sept 2019.
- Cllr Weeks is arranging a Hogwood/ Westcourt SANG visit, the date is to be confirmed.
- Following a discussion about mobile homes being sited within a curtilage of a plot, AK will ask WBC what their policy/views are on this matter.
- Cllr Cornish commented on the amount of Permitted development extensions being carried out in Chivers Drive, that result in intrusive overlooking over rear gardens.

331/2019 DATE OF NEXT MEETING

The next meeting will be on **Wednesday 18th September 2019** at the FBC Centre. The meeting closed at 8.33pm

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 332/2019 Enforcement matters.

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

Location	Ref No/	Proposal	Comments	Meeting date
Heath Ride, Makati	191382	<p>Comments by 10th September Householder application for the proposed raising of roof to create habitable accommodation, front canopy extension to porch, erection of double garage to front, insertion of 3 no rooflights and erection of 3 no dormer to front and side plus internal alterations and changes to fenestration to existing dwelling.</p>	No objection to the proposed changes to existing dwelling. Objection to garage in front of the building line.	21.8.19
Drake Close, 23	191759	<p>Comments by 4th September Householder application for the proposed erection of a two storey side extension, single storey rear extension following demolition of existing conservatory, plus the insertion of 2 no roof lights.</p>	No objection.	21.8.19
Weller Drive, The Pipeyard	191807	<p>Comments by 22nd August Application to vary condition 3 of planning consent 191025 for the full application for change of use of land and associated office from retail of second hand vehicles to storage of equipment and parking of vehicles in association with traffic management. Condition 3 refers to external lighting – to replace original lighting with LED external lights.</p>	No objection.	21.8.19
Garrett Rd, 3	192154	<p>Comments by 10th Sept Householder application for the proposed erection of a single storey rear extension with the insertion of 1 no roof light, first floor side extension, plus internal alterations and changes to fenestration.</p>	No objection.	21.8.19

Location	Ref No/	Proposal	Comments	Meeting date
Nine Mile Ride, Ravenswood Village	191911	<p>Adjoining Parish Consultation. Comments by 20th August. Over 100 letters.</p> <p>Hybrid planning application comprising: An outline planning application for the erection of 183 dwellings with associated parking, landscaping and open space (including re-instated parkland with all matters reserved save for access (included in detailed application); and .A full planning application for the proposed access and re-provision of accommodation at Ravenswood Village to include the demolition of existing buildings and construction of six new accommodation blocks(C2)and stables together with the refurbishment of the Annie Lawson building and replacement café building, landscaping and associated works and the proposed change of use of part of the site from private woodland to form a SANG to include public access and associated works.</p>	<p>We are sympathetic to the need for re-development of the existing Ravenswood Village, however we are objecting to the proposed application for the erection of 183 dwellings.</p> <p>We are objecting for the following reasons;</p> <ul style="list-style-type: none"> • Inappropriate development in the countryside in a greenfield site. • Outside the settlement boundary. • Not a sustainable location, with residents relying on cars to access any major service. • The proposal is a major housing development, not identified in the 'call for sites', as far as we are aware. The proposal contravenes the current proposal of putting new houses on SDLs. <p>We have concerns about the site access onto the Nine Mile Ride/Heathlands junction, in particular about the additional traffic loading on the most congested junction in the locality.</p>	21.8.19
Ingle Glen, 7	191917	<p>Comments by 19th August</p> <p>Householder application for proposed erection of side dormer extension.</p>	No objection.	21.8.19
Wellingtonia Ave, Sequoia Lodge	191984	<p>PD Agricultural Notification</p> <p>Prior approval submission for the erection of an agricultural barn.</p>	Noted.	21.8.19

Location	Ref No/Case Officers	Proposal	Comments – FPC	Date	Decision – WBC	Date
Nine Mile Ride, 212	190715	Comments by 9th Aug Householder application for the proposed erection of a two storey side/rear extension also a single rear extension including 2 no roof lights to dwelling following demolition of existing conservatory.	No objections. (This was reviewed by email 30th July 2019)		Approved	12.8.19
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	Refused, the first floor extension would cause an unacceptable overbearing impact on a habitable room at 23a. The single storey front extension would be incongruous, out of keeping & overly large.	2.8.19
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	Approved	14.8.19
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	Approved	26.7.19
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	Refused due to failure to demonstrate that the intended B8 use will be restricted to one area within the site and that it would be for storage of green waste only. Unrestricted B8 use would unacceptably urbanise the site.	1.8.19
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	Approved	26.7.19
Wood Moor 11	191333	Comments by 24th July. Extension approved. Householder application for a proposed dropped kerb.	No objection.	24.7.19	Approved	26.7.19

Location	Ref No/Case Officers	Proposal	Comments – FPC	Date	Decision – WBC	Date
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	Approved	5.8.19
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	Approved	26.7.19
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	Approved	16.8.19
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	Approved	1.8.19
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	Approved	1.8.19

Location	Ref No/Case Officers	Proposal	Comments – FPC	Date	Decision – WBC	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	Approved	5.8.19
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	Approved	26.7.19
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	Approved	12.8.19