

Finchampstead Parish Council
Advisory Guidelines for Planning Committee

This is a short document that describes what the Planning Committee of the Finchampstead Parish Council looks at when reviewing Planning Applications in the Parish. They are not in any priority order and they are not exhaustive.

- 1 Each planning application will be considered on its own merits.
- 2 New work to be carried out should normally not increase the existing footprint by more than 50%.
- 3 Any new buildings should be in keeping with the character and design of local properties, not just those immediately adjacent to the plot (height of the building, closeness of the new building to the plot boundaries, materials used on the external of the building (aesthetics). Innovative design will be treated on their merits.
- 4 A new building or an extension should maintain the current building line, e.g. new garages built to the front of the building are strongly discouraged. When considering the building line, account should be taken of the existing Street Scene. Will this set a precedent?
- 5 The size, bulk and massing has to be considered, e.g. an existing bungalow on a wide plot being demolished with a block of apartments being erected would be strongly opposed.
- 6 The Parish Council is opposed to any development which has an urbanising effect. It will look critically at any application where an existing property is to be demolished and replaced by more than one property.
- 7 The Parish Council wishes to maintain the rural and semi rural areas within its boundaries and will oppose any planning application which seeks to change these.
- 8 The Parish uses the Wokingham Core Strategy , defining the category of all the land within the Parish. Any development in Countryside, Settlement Separation Areas and any other protected areas is likely to be opposed.
- 9 Any significant development should take into account any consequential impact on infrastructure requirements.
- 10 To report any planning infringements to WBC to ensure that appropriate enforcement action is carried out promptly.
- 11 Once the Planning committee has considered a planning application and arrived at an agreed democratic decision that decision is final.
- 12 Correspondence on Planning matters received from Residents will be acknowledged and taken into consideration by the committee when arriving at an agreed decision assuming that the committee has not already considered the application.
- 13 See reverse for guidelines on pre-application meetings with potential developers

Note Relaxation of Permitted Development rights expires **May 30th 2019**.

June 2017

Guidelines for pre-application meetings with potential developers

The Council accepts invitations to meet with potential developers or their representatives at pre-application stage subject to the following guidance being accepted.

1. The main purpose of any meeting is for the Council to learn more about the development proposal and its implications, not to form a view or make a decision. However, should a view or opinion be expressed, this will not bind the Parish Council to that view or opinion.

Where no views are expressed by the Council this should not be seen as implicit support for the proposal.

2. Wherever possible a meeting will be held before a scheduled meeting of the Council's Planning Committee (additional Cllrs may also attend). The meeting will be closed to the public.
3. Other interested bodies such as Wokingham Borough Council and the relevant Borough Cllrs will be advised of the meeting and invited to attend.
4. The expected format will include a presentation by the developer followed by questions and answers, solely on the development proposal. The meeting will not exceed 30 minutes.
5. The meeting will be chaired by a Councillor, generally the Chair or Vice Chair of the Planning Committee.
6. The Assistant to the Clerk will attend and make written notes of the meeting.
7. The Chair of Planning will report the meeting to Main Council, at their next meeting.
8. Approaches to individual Cllrs will not be sanctioned.