

**FINCHAMPSTEAD PARISH COUNCIL**  
**MINUTES OF A MEETING OF THE PLANNING COMMITTEE**  
**on Thursday 16 May 2024 at 7.30pm**  
**FBC Centre, Gorse Ride North, Finchampstead RG40 4ES**

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**PRESENT** Cllrs R. Cundy (Chair); R. Marshallsay (Vice Chair)  
Cllrs S. Bromley, A. Grimshaw and P. Grainger.  
Planning Committee Clerk, C. Cordell.

**64/2024 APOLOGIES FOR ABSENCE**

Cllrs D. Cornish and G. Veitch sent their apologies.

**65/2024 DECLARATION OF INTERESTS**

None declared.

**66/2024 MINUTES OF PREVIOUS MEETING**

The minutes of the meeting held on 17 April were agreed as a true record and were signed by Cllr Cundy (Chair).

**PUBLIC PARTICIPATION**

Two members of the public attended in relation to application 241008, 31 Caroline Place.

**67/2024 MATTERS ARISING FROM THE MINUTES AND OTHER MATTERS**

There were no matters arising.

**68/2024 CURRENT PLANNING APPLICATIONS**

The Committee considered 11 planning applications as detailed in Appendix A.

**69/2024 DECISIONS ON PLANNING APPLICATIONS**

7 decisions on planning applications previously considered were reviewed as detailed in Appendix B. Cllr Cundy observed that all but 3 were in line with the Committees' comments.

**70/2024 APPEALS**

New Appeals:

- APP/X0360/W/24/3336778: 247 Finchampstead Road (232154):  
Proposal: Full application for the proposed erection of 1 no. detached five bedroom dwelling with associated access and parking.  
Refused by Wokingham Borough Council (WBC) on 21 November 2023.  
Finchampstead Parish Council (FPC) objected on the following grounds:
  1. Unacceptable tandem development, contrary to FNDP Policy D3, 4.
  2. Clear breach of biodiversity net gain, contrary to FNDP Policy D3, 6, which states that such proposals should provide biodiversity net gain and not have an adverse impact on the biodiversity through the fragmentation of blocks of gardens, which together, or in Association with adjacent green spaces or deemed to make an important contribution to biodiversity and the wider green infrastructure network.The appeal will be determined on the basis of written representations.  
All representations must be received by 21 May 2024
- APP/X0360/W/24/3339807: 206 Nine Mile Ride (231643):  
Proposal: Full application for the erection of a detached dwelling and outbuilding following demolition of the existing property.  
Refused by WBC on 15 December 2023.  
FPC objected on the following grounds:
  1. It is overdevelopment of the plot.

2. The proposal is for a 3-storey house which is contrary to FNDP Policy D1, relating to building heights where the development of 3 storey (and above) housing will generally only be supported within the area of the Strategic Development Location (that part within Finchampstead Parish) and the Gorse Ride regeneration area.

3. It is out of keeping with the street scene.

The appeal will be determined on the basis of written representations.

All representations must be received by 28 May 2024.

- **APP/X0360/W/24/3339875: 252a Nine Mile Ride (232225):**

Proposal: Full application for the proposed erection of 3no. dwellings following demolition of existing bungalow, with associated access, car parking, amenity space and landscaping.

Refused by WBC on 26 October 2023.

FPC had no objection.

The appeal will be determined on the basis of written representations.

All representations must be received by 28 May 2024.

### **Appeal Decisions:**

None to report.

### **71/2024 TREE PRESERVATION ORDERS (TPO)**

None to report.

### **New applications for works to a tree/s covered by a TPO:**

- Road Verge, Land at Hogwood Farm, Park Lane, TPO 1456/2012, AREA 3 (240968):  
T19, Oak - Crown reduction of southern side by no more than 2.5m; cut lowest limb back to stem.
- 2 Avery Close, TPO [Oak TPO-0091-1975 (241122):  
The proposed wooden gazebo will be positioned within the root protection area of an Oak tree located in the grounds of Nine Mile Ride Primary School. Oak tree t breast height of approximately 700mm diameter giving a RPA radius of 8.5m which sites the gazebo entirely within this zone. This type of application does not require consultation and therefore is for information only.

### **72/2024 STREET NAMING AND NUMBERING**

None to report.

### **73/2024 FORUM**

Following the closure of the Steering and Project Management groups last October, the Committee discussed and were in favour of forming a new working group to monitor and review the Finchampstead Neighbourhood Development Plan (FNDP). The Planning Committee Clerk agreed to organise a meeting to review the plan for all those who expressed an interest.

Cllr Cundy asked all members of the Committee if they had anything further to discuss before bringing the meeting to a close.

### **74/2024 DATE OF THE NEXT MEETING**

The next meeting will be held on Wednesday 19 June 2024.

### **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 **75/2024** Enforcement matters.

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