

FINCHAMPSTEAD PARISH COUNCIL
MINUTES OF A MEETING OF THE PLANNING COMMITTEE
on Wednesday 19 June 2024 at 7.30pm
By Teams Video Conference

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

89/2024 APOLOGIES FOR ABSENCE

All councillors were present.

Cllr Simon Weeks was welcomed as a new member of the Planning Committee.

90/2024 DECLARATION OF INTERESTS

None declared.

91/2024 MINUTES OF PREVIOUS MEETING

The minutes of the meeting held on 16 May were agreed as a true record and, as this meeting was held via video conferencing, will be signed retrospectively by Cllr Cundy as soon as possible.

PUBLIC PARTICIPATION

There were no members of the public.

92/2024 MATTERS ARISING FROM THE MINUTES AND OTHER MATTERS

There were no matters arising.

93/2024 CURRENT PLANNING APPLICATIONS

The Committee considered 10 planning applications as detailed in Appendix A.

OTHER PLANNING NEWS

- The following planning applications came before Wokingham Borough Council's (WBC) Planning Committee on 12 June 2024. Cllr Cundy represented the Parish and gave the Committee a brief outline of proceedings and a summary of the points he raised.

1. The Sports & Community Infrastructure proposals at Arborfield Garrison (223764):

Whilst not within the Parish of Finchampstead, Cllr Cundy explained that the proposals directly affected the residents and that many would use the facility. He went on to say that the facility was welcomed by the Parish for existing and new residents but stressed the need for adequate parking, and that a long-term plan would be necessary for the maintenance and management of the facilities. He hoped that an alternative proposal for the pavilion of a community hub with café would be given due consideration.

It was resolved that the application be approved by WBC subject to certain conditions.

2. 31 Barkham Ride development (230791):

Cllr Cundy highlighted inconsistencies between the proposed plans and those previously consulted upon by WBC, the Parish and residents. Whilst the combined site of 31 and 33 Barkham Ride was included in the most recent draft of the Local Plan Update (LPU) and Finchampstead's Neighbourhood Development Plan (FNDP), the plan shows a 10% increase in housing density. Furthermore, initial proposals were for a single access/exit

point, but with the existing access points, and future plans for 2 SEN schools, the site will see a total of six multi-use exit points onto Barkham Ride.

Cllr Cundy asked that the full planning application should be reviewed by WBC's Planning Committee, who must ensure consistency with that which was originally consulted upon in terms of housing density, safety measures for Barkham Ride including appropriate screening, and should be in line with the FNDP policies.

The WBC Planning Committee made resolutions to approve the application, subject to the completion of legal agreements. The planning permissions will not be issued until the legal agreements are completed.

It was felt by Finchampstead's Planning Committee that the housing numbers were misinterpreted at WBC's Planning Committee meeting and Cllr Cundy agreed to write a letter advising them of this.

- **Proposals for 40 New Homes at Land Off Longwater Road**

A full planning application has been submitted to WBC by the developer, Catesby.

Catesby have started their consultation with the public and have sent leaflets to local homes and businesses close to the site and have put a public notice in the local paper.

Once validated, the planning application will include details of the design and layout for the site, the open space provision, landscaping, drainage and parking strategy.

The Committee will consider this and their full response at July's planning meeting, when they expect the application to have come forward.

94/2024 DECISIONS ON PLANNING APPLICATIONS

12 decisions on planning applications previously considered were reviewed as detailed in Appendix B. Cllr Cundy observed that all but 1 were in line with the Committee's comments.

95/2024 APPEALS

New Appeals:

- APP/X0360/W/23/3336000: Oak Dale, Lower Wokingham Road (223256):

There will be an Informal Hearing into the above appeal to be held at The Council Offices in Wokingham at 10.00 on 23 July 2024. The appeal is scheduled to run for 1 day.

The proposal is for demolition of the existing dwelling and erection of a 60-bedroom care home (use class C2), with associated access, parking and landscaping.

WBC Refused this on 18 July 2023.

FPC objected on the following grounds in December 2022:

- Over development of site in an unsustainable location.
- Three storey buildings (outside of the SDLs or Gorse Ride) are not supported by the emerging FNDP, Policy D1.
- Insufficient parking onsite which may lead to parking on the road.
- Impact of additional traffic on Lower Wokingham Road.

Cllr Marshallsay agreed to speak on behalf of the Parish against the proposals.

Appeal Decisions:

None to report.

96/2024 TREE PRESERVATION ORDERS (TPO)

- Trees at Bramblings, Lower Wokingham Road, TPO 1942/2023:
This order was confirmed by WBC without modifications on the 29 May 2024:
T1 and T2 - Oak - Located on the front boundary of Bramblings, Lower Wokingham Road.
- Trees at 12 Watson Close And 47 Waverley Way, TPO 1974/2024:
The above TPO is to protect the trees due to the proposed development at 12 Watson Close.
T1, Norway Maple - Located along the southern boundary of 47 Waverley Way
T2, Cherry - Located in front of 12 Watson Close

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

- 294 Nine Mile Ride, TPO 0713/1995 (241208):
T1, Cedar - Crown lift over drive and parking area and reduce elongated lateral lower branches on east side of canopy.
- Misting Meadows, Park Lane, TPO 1609/2017, AREA 1 (241379):
T1, Oak – Fell dead tree to ground level.
Due to the felling, the Planning Committee Clerk passed this application to the TPO-sub-committee for consideration. There were no objections as the tree is dead.

97/2024 STREET NAMING AND NUMBERING

None to report.

98/2024 FORUM

The Committee briefly discussed the benefits of carrying out a full review of the FNDP now, versus waiting until the Local Plan Update (LPU) comes forward. It was agreed that the members of the FNDP working group (Cllrs Cornish, Cundy, Grainger, Jukes and Marshallsay), would meet briefly to discuss this further before proceeding with a full review. The Planning Committee Clerk agreed to arrange a 30-minute Teams video call for this purpose.

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

99/2024 DATE OF THE NEXT MEETING

The next meeting will be held on Wednesday 17 July 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 **100/2024** Enforcement matters.

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