

**FINCHAMPSTEAD PARISH COUNCIL**  
**MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD AT 8.00PM**  
**ON MONDAY 15<sup>th</sup> July 2009 IN THE MEMORIAL HALL, FINCHAMPSTEAD, BERKS**

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**PRESENT:** Cllrs Mrs L Newcombe – Chairman, G Veitch, Vice Chairman  
Cllrs Mrs N Jennings Frisby, S Bromley, W Chapman, I Gordon, A Pearce

Mrs J Holloway, Clerk

**249/2009 - APOLOGIES FOR ABSENCE:**

Cllr Roland Cundy, Mrs C Driver

**250/2009 - MINUTES OF THE PREVIOUS MEETING**

The Minutes of 15<sup>th</sup> June 2009 were signed as a true record of the meeting.

**251/2009 - MATTERS ARISING FROM THE MINUTES**

**63/2008 - CORRESPONDENCE AND OTHER MATTERS- Moor Farm, Park Lane**

Land Clearing taking place close to Travis Perkins on Park Lane, close to Hogwood Trading Estate. A site visit was carried out on Fri 4<sup>th</sup> April with Cllr W Chapman and WBC has written to the owners of the site which is called Moor Farm. Spoke to J Steepe on 6<sup>th</sup> May, land owned by 3 people, fly-tipping evident on land, WBC is meeting with a representative of the owners, and an enforcement notice or clean-up notice will be served. Mr Steepe has written to the owners asking that the land be cleared: they have until the end of August 08. No clearing has commenced on the site. A letter was sent to Ms J Jackson at WBC asking for an update. She wrote to FPC on 22.10.08 the site is actively being cleared, Mr Steepe has visited the site and work is continuing. Progress on clearing the site is slow. Ms Jackson gave an update and an Enforcement Officer has been in contact with the owner again.

Email received from Ms Jackson on 18<sup>th</sup> May, works are continuing to clear the site and Mr Steepe is regularly monitoring the situation and visited the site a few weeks ago. No further update received since last meeting.

**160/2008 - CORRESPONDENCE AND OTHER MATTERS- The Stables/Jovike**

Letter from a resident Re The Stables, Jovike, Wokingham Rd. Response sent to resident and Asst Clerk has spoken to Mr Mann, WBC, who is dealing with this. Mr Mann has been in telephone contact with the resident, and plans a site visit, which he will update us on. Mr Mann reported a meeting is being held on 24.6.08 with Enforcement, Legal and Head of Dev Control at WBC, no site visit has taken place. Cllr Black has spoken to resident and seen the situation, other Cllrs at WBC have been informed, it is possible that activities are causing land contamination.

Update on 16.7.08, Mr Mann is waiting for police to contact him to organise a joint operation. Ms Jackson has advised that she will update us on this matter within 10 days from 23.9.08. Mr Mann was on leave at the time of WBC's reply on 21.10.08. Cllr Pearce has spoken to Tim Wolford, and police assistance will be given to Mr Mann.

Asst Clerk emailed WBC to register our disappointment, that even with our involvement no further action has been taken. Photos of the site were shown to the committee. Action – letter to CEO detailing the length of time since this was flagged to WBC, and concerns about the message being given to offenders of this kind that no action is taken and the parish council is toothless – deferred sending until meeting with Jeni Jackson. Subsequently it was agreed that sending the letter would be delayed until the end of February 09 to see if any action had taken place as promised. The site was visited twice by enforcement officers in Feb 09. Evidence has been collected and WBC to consider whether breaches of control exist, and what form of action to take.

Email from WBC on 22.4.09 and expediency report has been completed which concludes that it is in the public interest to take enforcement action against the storage of caravans on the site (B8) and also the unauthorised use of land for the siting of mobile home for residential purposes.

Enforcement notice was served and came into effect on 24.5.09 with a six month compliance period. Asst Clerk wrote to the residents who contacted FPC updating them on this. It was noted that the properties may be up for sale.

An appeal against the enforcement notice has been lodged and will be dealt with by Public Inquiry on a date to be advised. The Clerk will send objections to the Inspector and apologise for late submission.

#### 457/2008 - CORRESPONDENCE AND OTHER MATTERS – 166 NMR

Email sent to J Jackson re planning application F/2008/2353 – 166 NMR and the possibility that someone is living in one of the caravans on site. No update. A site visit has been made and other irregularities found, which will result in action being taken. Planning refused and the matter is being progressed through enforcement.

Notification received there will be a public hearing, date and venue not known yet. The clerk has been advised that the date is to be 18<sup>th</sup> August but this is yet to be confirmed in writing.

#### 494/2009 - CORRESPONDENCE AND OTHER MATTERS -Substation Barkham Ride

Substation on Barkham Ride, car aerials are being dumped at the site. Cllr Pearce has been in direct contact with Southern Electric to try to resolve the matter, Cllr Pearce was asked to forward his contact at SE to Asst Clerk so another letter could be sent from the committee. Asst Clerk will also contact Wendy Crosson-Smith at WBC to find out who owns the land, and raise our concerns. It was noted that all signs on the site have been removed. Assistant clerk will ask WBC again for the information, no update received. Action – email Cllr Pearce for an update. Cllr Pearce reported visiting the site and seeing no aerials or children's toys being stored there. The fence is down to the front and side of the substation, and the signage has not been replaced. Action – Write to SEB informing them this is a safety issue, as access is still available, email sent. SEB wrote to say they will visit the site.

No further update has been received from SEB and the Assistant Clerk will progress the matter.

#### 151/2009 - CORRESPONDENCE AND OTHER MATTERS – S106 MONIES

Cllr Cox's document re S106 monies was forwarded to Cllr Newcombe. Action: invite Mr M Cupit to one of our planning meetings. WBC's reply read out to committee. Cllr Mrs Newcombe will write to Mr Cupit.

It was decided by the committee via email not to send the letter as Cllrs Veitch and Pearce are due to attend the S106 meeting at WBC on Tuesday 4<sup>th</sup> August and report back to the next Planning meeting.

#### 173/2009 - CORRESPONDENCE AND OTHER MATTERS – NEW HOUSING EVENT

Cllr Mrs Newcombe attended the New Housing event on 20<sup>th</sup> June which was run by the WBC's Planning Consultants. The aim was to involve those attending to make suggestions for possible layouts on the land including open space, housing, schools, community centres, retail and extending Hogwood Lane. The consultants will use the ideas submitted to draft plans for future presentation and consultation. Photographs of three possible layouts were shown to the committee.

173/2009 - CORRESPONDENCE AND OTHER MATTERS – RUBEC COTTAGE

Rubec Cottage, Owners have until end of May to demolish. Action – ask WBC for an update - received 15<sup>th</sup> June reporting that owner has advised that the house will be demolished within three months. Action - Cllr Mrs Newcombe will write to Mr Steepe. The Assistant Clerk emailed Joh Steepe on 7<sup>th</sup> July who advised that WBC will try to resolve the matter without Enforcement Action. This will be kept under review by the committee.

229/2009 - CORRESPONDENCE AND OTHER MATTERS – PLANNING FOR GYPSIES, TRAVELLERS AND SHOWPEOPLE IN S.E.

Formal submission of partial review to the SE RSS in relation to Somewhere to Live: Planning for Gypsies, Travellers and Travelling Showpeople in the SE. Passed to Cllr Mrs Newcombe who advised these plans include 21 more pitches designated for Wokingham. The committee discussed the possibility that most of these could be sited in Commonfield Lane and Park Lane. It was agreed that any new sites must be subject to the ordinary planning application process.

229/2009 - CORRESPONDENCE AND OTHER MATTERS – HIGH FENCE, 434 FINCHAMPSTEAD ROAD

Email from a resident about a high fence at 434 Finchampstead Rd, no reply from WBC, Action follow-up with WBC. John Steepe reported that the Highways Department have inspected the fence. Highways have looked at the fence, no more information yet received

229/2009 - CORRESPONDENCE AND OTHER MATTERS – PINE RIDGE SITE (Wokingham Without)

Check with Wokingham Without about planning permission at Pine Ridge site. Update from Wok Without that the matter is in the hands of WBC's solicitors.

229/2009 - CORRESPONDENCE AND OTHER MATTERS – WHEATLANDS FARM

Report to WBC that Wheatlands Farm on Whitehorse Lane, has not been built in accordance with the approved plans. Wrote to J Steepe – he is still working on it.

229/2009 - CORRESPONDENCE AND OTHER MATTERS – PROLIFERATION OF GYPSY SITES

It was agreed to send a letter to Mr. Cupit at WBC about the proliferation of gypsy sites in the Park Lane area. Letter sent 7<sup>th</sup> July.

229/2009 - CORRESPONDENCE AND OTHER MATTERS – DUMPING SOIL

Dell House – demolition and rebuilding. Cllr Veitch asked for clarification that the developers have permission to dump soil into scrub woodland on the other side of Dell Road. Cllr Weeks asked WBC to inspect and the committee will continue to monitor activities. The Assistant Clerk will ask WBC if permission was granted.

**252/2009 - CONSIDERATION OF PLANNING APPLICATIONS** As at Appendix A.

**253/2009 – DECISIONS** Decisions were reported as at Appendix B

**254/2009 - APPEALS - NEW**

Meadowside, Park Lane, VAR/2008/ 2376

Proposed variation to condition 4 of consent VAR/2005/6482 to allow an additional mobile home to be stationed on Plot 2 (retrospective). Comments to Inspectorate by 14<sup>th</sup> July.

Letter sent 7<sup>th</sup> July FPC objected on the grounds of overdevelopment in the countryside, TBH, and exceeding 50% of the original planning application.

The Paddock, Longwater Lane F/2008/2773.

Proposed erection of temporary mobile home, erection of agricultural building after removal of timber shed and garage container and ancillary works (retrospective). FPC objected to this application, a letter of objection has been sent to Planning Inspectorate.

The clerk has been advised that the date of the Enquiry will be 11<sup>th</sup> August but this is yet to be confirmed in writing. Cllr Mrs Newcombe to attend.

### **255/2009 - APPEALS – DECISIONS**

331 Nine Mile Ride, APP/XO360/A/09/2099702, Appl No F/2008/1749

Proposed development, first floor extension over garage and family room forming two bedrooms and a bathroom. Appeal allowed. FPC had no objections.

### **256/2009 – TREE PRESERVATION ORDERS**

TPO number 50/1971 – ‘Wild Acre’, Hollybush Ride

WBC consent to the following work being carried out

T1-T4 – 4 silver birch to be felled

T5 – Oak to be cut back to give 2m clearance to property

T6&7 – Oak, thin regeneration from topped pruning

T8 – Goat Willow, council owned tree, reduce by 50% to allow better specimens to grow on

T9 – Silver birch, crown lift

Not included in order – 2 x Silver birch & 3 x Goat willows to be felled, Scots pine considered dead and dangerous. 5 replacement trees shall be planted and allowed to establish to replace the 5 protected trees, a minimum of 2 at the front of the property, the remaining 3 elsewhere

TPO number 302/1986 – ‘The Jays’ 103 Barkham Ride

WBC consent to the following work being carried out

T1 – Oak, fell to ground

T2&3 – Holly, reduce by 30-40 cms

TPO number 555/1992, 321 Nine Mile Ride

WBC consent to the following work being carried out.

G1 – 6 x Scots Pine,. 4 x Silver Birch to be felled to the ground. Large non- fruit trees will be planted elsewhere to replace felled trees

### **257/2009 STREET NAMING AND NUMBERING –**

**None**

### **258/2009 - CORRESPONDENCE AND OTHER MATTERS**

1. WBC Planning Applications Lists. Noted
2. WBC Planning Cttee Agenda for 24<sup>th</sup> June. Noted
3. Scoping Report for the Development Briefs . Comments requested by beginning of August. Noted
4. Application to renew Street Trading Consent. Applicant Nicola’s Snack Bar, Trading Site Hogwood Lane Industrial Estate. Any comments by 23<sup>rd</sup> July – noted.
5. Application for Goods Vehicle Operators Licence, applicant DS Holdings, operating centre is Hogwood Farm. Noted.
6. Shaping the Communities of the Future , conference on 25<sup>th</sup> July. Noted.
7. Gov Office erratum note on provision of new pitches for Gypsies and Travellers – noted.
8. Hants CC Scoping guidelines for their Core Strategy Plan – noted.

**259/2009 - ADVISORY GUIDELINES REVIEW**

The committee reviewed the 2008 guidelines and agreed to all points and to add point 10 to read

*'to report any planning infringements to WBC to ensure that appropriate enforcement action is carried out promptly'*

The committee agreed that these Guidelines be published on the website.

**260/2009 - DATE OF NEXT MEETING**

Next meeting is on 12<sup>th</sup> August 2009 at 8pm California Ratepayers Hall.

The meeting closed at 9.15pm