

FINCHAMPSTEAD PARISH COUNCIL
MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD AT 8.00PM
ON WEDNESDAY 12th AUGUST 2009 AT THE CALIFORNIA RATEPAYERS,
FINCHAMPSTEAD, BERKS

PRESENT: Cllrs Mrs L Newcombe – Chairman,
Cllrs Mrs N Jennings Frisby,, W Chapman, I Gordon, A Pearce
Mrs Anna Kent, Assistant Clerk

283/2009 - APOLOGIES FOR ABSENCE:

Cllr Mr S Bromley, Mrs C Driver, Mr G Veitch

284/2009 - MINUTES OF THE PREVIOUS MEETING

The Minutes of 15th July 2009 were signed as a true record of the meeting.

285/2009 - 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 4th 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 6th 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 18th May, works are continuing to clear the site and Mr Steepe is regularly monitoring the situation and visited the site a few weeks ago. On 11th Aug Mr Steepe informed FPC that much of the land has now been cleared, however it has 4 owners and one party has not done any clearing of their land, WBC will be writing to that party.

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. Letter sent 14th July.

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.

FPC has been advised the Public Inquiry will be held on 18th August at Shute End, on checking Cllr Mrs Newcombe is able to attend.

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 4th August and report back to the next Planning meeting. The meeting has been postponed until 21st September.

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 15th 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 J Steepe on 7th July who advised that WBC will try to resolve the matter without Enforcement Action. This will be kept under review by the committee. This item will be flagged up in three months.

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, and written to the owners requesting they reduce the height.

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. Update on 12th August, J Steepe has not visited the site yet

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 7th July. Letter of reply received 14th July. A hearing is taking place on 10th Sept about Meadowside on Park Lane.

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. Reply from J Steepe attached, the owners have been asked to remove the earth and return the ditching and boundary fence. Asst Clerk will update Cllr Veitch.

286/2009 - CONSIDERATION OF PLANNING APPLICATIONS As at Appendix A.

287/2009 – DECISIONS Decisions were reported as at Appendix B

288/2009 - APPEALS – NEW

2 Springdale, Finchampstead, Application Number F/2009/0163 – Proposed erection of single storey extension to dwelling.

The application was rejected by WBC on the grounds that the garden space would be reduced to an unacceptable level, and overdevelopment of the site. FPC did not have any objections.. Comments to the Inspectorate should be received by 24.8.09.

APPEALS DECISIONS

32 Wild Briar Finchampstead, Application Number F/2008/2434 – Proposed a single storey rear extension.

The appeal was dismissed, the grounds included, the proposed extension would be out of character. The new roof would give the extension a lop-side appearance and although the style has been used for the front of the house it is a poor design feature. FPC had no objections.

Rhodddendrons, Warren Lane Finchampstead, F/2008/2579 – Proposed is demolition of single storey study extension, construction of a new 'orangery' extension, construction of new first floor over existing building, revised front porch, new pitched roof over detached garage.

Appeal allowed for a new pitched roof over the detached garage. Appeal dismissed for the demolition of the single storey study extension, the construction of a new 'orangery' extension, the construction of a new first floor over existing building and the revised front porch. Reasons for this include proposed new dwelling would bear little resemblance to the existing bungalow, causing a prominent and urbanising feature in a semi-rural area. The proposed new dwelling would result in harm to the character and appearance of the area. FPC had no objections.

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 is on 11th August at Shute End. Cllr Mrs Newcombe and Cllr Cundy attended and gave an update to the committee.

289/2009 – TREE PRESERVATION ORDERS

Woodland 1 of TPO number 1251/2008 Trees on the land to the rear of Porth Hellick, The Devils Highway.

Consent given to the following work being carried out

- Norway Fir – Tree is interfering with adjacent deciduous forest trees and is unsustainable in this location. Fell to ground level.

TPO 1036/2002 on Land to the rear of 28 Fir Cottage Rd

Consent given to the following work being carried out.

- T1 Oak – prune back foliage on the west side of the tree to give a maximum of 2m clearance to neighbouring trees
- T1 Oak – prune back foliage on the east side of the tree to give a maximum of 2m clearance to Leyland conifer only

**290/2009 STREET NAMING AND NUMBERING –
None**

291/2009 - CORRESPONDENCE AND OTHER MATTERS

1. WBC Planning Applications Lists. Noted
2. WBC Planning Cttee Agenda for 24th June. Noted
3. Bracknell Forest Local Development Framework. Character Area Assessments, comments needed by 18th Sept 09. Noted
4. Letter from WBC re Planning applications for gypsy sites in Finchampstead. Noted
5. Copy of letter sent to WBC about developments in Longwater Lane and subsequent emails. Noted
6. Letter from NHS Litigation Authority – Appeal against Berks West PCT determination of Rurality in Respect of Finchampstead. Noted
7. Letter from Silverstock Farm reference their planning application.
8. WBC invitation to Planning Liaison meeting on 21st September 09. Noted

292/2009 - DATE OF NEXT MEETING

Next meeting is on 9th September 2009 at 8pm California Ratepayers Hall.