

FINCHAMPSTEAD PARISH COUNCIL
MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD AT 7.30PM
ON Thursday 8th October 2009 AT THE CALIFORNIA RATEPAYERS, FINCHAMPSTEAD,
BERKS

PRESENT: Cllrs Mrs L Newcombe – Chairman,
Cllrs Mrs N Jennings Frisby,, S Bromley, W Chapman, G Veitch
Mrs Anna Kent, Asst Clerk

Discussion with Mrs Jeni Jackson, WBC – notes attached. Meeting opened at 8.15pm

335/2009 - APOLOGIES FOR ABSENCE:

Cllr Mrs Driver, Mr I Gordon, Mr A Pearce

336/2009 - MINUTES OF THE PREVIOUS MEETING

The Minutes of 9th September 2009 were signed as a true record of the meeting.

337/2009 - 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, update from J Steepe, that only one section of land has not been cleared properly and WBC will be contacting them.

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 Enquiry on a date to be advised. The Clerk will send objections to the Inspector and apologise for late submission. Letter sent 14th July. A Public Enquiry will be held in December.

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. The application went to Appeal and the Appeal allowed on 15th Sept.

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. The site was visited and SEB reported Sign has been replaced, rubbish has been dumped there.

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. The meeting was postponed until 21st September, Cllrs Pearce and Veitch are attending the meeting and updated the planning 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 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.. It was reported demolition of the property has started during September. Notification from WBC, the cottage has been demolished.

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. Asked for update, the matter is with Ms Jackson

229/2009 - CORRESPONDENCE AND OTHER MATTERS – WHEATLANDS FARM

Report to WBC that Wheatlands Farm on Whitehorse Lane, is not being built in accordance with the approved plans. Update on 12th August, J Steepe has not visited the site yet. It was reported that building on the site has stopped. WBC reported the matter is under investigation.

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. There has been no further progress. WBC reported on 5th Oct the owners have been informed and they will be doing the necessary works in the near future, planning application has been submitted.

321/2009 - APPEALS – NEW

369 Finchampstead Rd – F/2008/2763. Proposed erection of 2 no side dormer extensions to dwelling and detached double garage.

FPC on the grounds garage in front of building line, and possible overlooking on both side. Letter sent on 15th Sept

338/2009 - CONSIDERATION OF PLANNING APPLICATIONS As at Appendix A.

339/2009 – DECISIONS Decisions were reported as at Appendix B

340/2009 - APPEALS – NEW

Warren Lodge, Warren Lane, F/2009/0680, Proposed part single storey and part two storey extension to care home to create extra bedrooms and amenity facilities;

FPC had no objection to the application

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.

The meeting was postponed on 10.9.09 at Shute End till 7th October, Cllr Bromley attended and updated the planning committee.

APPEALS DECISIONS

F/2008/2353 Land Adjacent to No 166 Nine Mile Ride, Finchampstead, change of use of land to accommodated two residential caravans for two Gypsy families

Appeal allowed.

341/2009 – TREE PRESERVATION ORDERS

TPO 1306/2009 Warren Lodge, Warren Lane
TPO has been confirmed without modification.

TPO/1324/2009(temporary order) Relating to Trees on land to the front of 195, 201, 203B, 203C and 211 Finchampstead Rd

The TPO has been made in response to Planning application F/2009/0251 on 7 Oaks.

342/2009 STREET NAMING AND NUMBERING – None

343/2009 - CORRESPONDENCE AND OTHER MATTERS

1. WBC Planning Applications Lists. Noted
2. Notification of withdrawal of application number F/2009/1448, 10 Shepherds Way.
3. Notification from WBC on essential Tree work carried out in The Village.
4. The Paddock, Longwater Lane, new appeal date likely to be 21.10.09.
5. Letter from resident, re- Bannisters. Fleet Hill, application number F/2009/1694
- 5 Strategic Development Locations, Document
- 6 WBC note on alleged breach, land clearing on land between the Finches and Honeysuckle – Commonfield Lane. WBC informed that an planning application has been received for this site.
- 7 Letter from Bracknell Forest – New Planning Documents
- 8 Notice that planning application F/2009/1382 Brooklands, Hollybush Ride has been withdrawn.

SDL Plans

To be discussed at Main Council on 15th October. More residents need to be notified, and told of the implications of this plan. It was suggested a newsletter be sent to all parishioners, and our particular concerns about traffic highlighted.

344/2009 - DATE OF NEXT MEETING

Next meeting is on Thursday 5th November 09 at 8pm California Ratepayers Hall. The meeting closed at 9.42pm

BELOW APPENDIX C

Appendix C

Meeting with Jeni Jackson WBC.

Jeni Jackson gave an update on the following outstanding enforcement issues.:

1. Jovike – A public enquiry will be held in December, following the enforcement notice served on the storage of caravans on the site.
2. Larchwood Farm – Mrs Jackson visited the site, the occupied mobile home has planning approval.
3. WBC have received a planning application for Commonfield Lane.
4. Moor Farm – work in progress
5. Wheatlands Farm – Mrs Jackson will follow up.
6. Meadowside hearing Cllr Bromley attended and briefed the committee.
7. Longwater Lane, caravan siting, - Planning contravention notice served, appellants saying they will submit planning application.
8. Dell Rd, planning application is being registered at WBC.
9. Issues around noise level of conveyor belt at CEMEX site.

Update on the Enforcement Team

There are 3 enforcement officers, Marcia Head has overall responsibility for them.

Concerns about proliferation of gypsy sites in Finchampstead.

Sites need to be identified, so that illegal sites are not started. Government decided that 21 new plots are needed by 2026. Environmental Health control caravan sites.

SDL

A combination of options may be chosen or a completely new option. Delivery teams are being put together, Mrs Jackson is working on Highways.

