

FINCHAMPSTEAD PARISH COUNCIL
MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD
at 7.30pm on Wednesday 11th December 2019
FBC Centre, Gorse Ride North, Finchampstead, Berkshire RG40 3ES

PRESENT Cllr Veitch – Chair
Cllr Marshallsay – Vice Chair
Cllrs Bromley, Cornish, Cundy, Driver, Jennings- Frisby, McDonald, Pearce.
Mrs A Kent – Assistant to the Clerk

475/2019 – APOLOGIES FOR ABSENCE

None received.

476/2019 DECLARATION OF INTERESTS

There were no declaration of interests.

477/2019 – MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on Wednesday 13th November 2019 were confirmed as a true and accurate record and signed by the Chair.

PUBLIC PARTICIPATION

Six members of the public attended in relation to application 192988 Heartwood Lodge, Sandhurst Rd. Ruth Hopkins, Legal & General and two colleagues presented plans for the Nine Mile Ride Extension reference 192997.

478/2019 – MATTERS ARISING FROM THE MINUTES

None.

479/2019 CONSIDERATION OF PLANNING APPLICATIONS – Appendix A

Applications for Prior Approval will be listed.

480/2019 – DECISIONS

Decisions were reported as at Appendix B.

481/2019 – NEW APPEALS

None.

Appeal Decisions

172230 Johnson Drive land to the rear of no 6 for the erection of 25 dwellings (10 affordable) following the removal of the existing use and building.

Appeal dismissed, the location is not sustainable. The proposal would detrimentally impact on the overall character of the locality. The Inspector agreed WBC has a 6.39 year housing land supply, and if assessed against Local Housing Need shows a supply of 11.71 years.

WBC notified us on December 6th the appeal decision is being contested, a copy of the paperwork sent to Secretary of State was sent to FPC.

Appeal Hearings

Appeal by Gladman Developments, 190286 Land east of Finchampstead Rd, for the proposed development of 216 dwellings (including 40% affordable housing). The Public Inquiry due to start on 11th December was postponed by the Planning Inspectorate.

482/2019 – TREE PRESERVATION ORDERS

New applications:

193061 Hollywood, Hollybush Ride, TPO 874/1997 application for works to 7 trees.

192755 Inyanga, Gorse Ride North, TPO 733/1995 application for works to 2 trees

A new TPO has been made in relation to a number of trees to the south of Heath Ride reference 1903/2019.

483/2019 STREET NAMING AND NUMBERING

None.

484/2019 – FORUM & CORRESPONDENCE

- Silverstock Manor, Sandhurst Rd application ref 192285 for a 2 storey extension to enlarge existing dwelling will be determined at WBC's planning meeting on 16th December. It is recommended for approval. FPC had no objections.
- Letter objecting to Heartwood Lodge application reference 192988 on behalf 5 neighbours.
- Email from Mr Watkins objecting to NMRE application.
- Paperwork from Shoosmiths contesting Appeal decision 172230 Johnson Drive land to the rear of no 6.
- Cllr Pearce attended the Community Liaison Group meeting on 10th December, his notes have been circulated.
- Cllr Cornish requested another meeting between the Planning Committee and NDP subgroup to discuss a statement on policy regarding infill.
- The enforcement subgroup are meeting on 17th December.

485/2019 DATE OF NEXT MEETING

The next meeting will be on **Wednesday January 8th 2020** at the FBC Centre. The meeting closed at 9.35pm

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 486/2019 Enforcement matters.

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

December 13th 2019

The Planning Officer
Wokingham Borough Council.

Dear Madam/Sir

Application 192997 – South of Nine Mile Ride Extension/Barkham Byway 18 and West of NMR land at Hogwood Farm.

We support this application but would like to note the following points: -

- We strongly support the closing of Park Lane north at the junction with NMR/NMRE. This will make a safer walking route to school as there is one less road to cross
- We similarly support the Toucan crossing in the first section of NMRE which will provide a vital crossing point and serve to slow down the traffic – certainly at walking to/from school times.
- We like the layout of the new footway/cycleway which are at least 4 metres wide and on one side of the road separated by a wide verge.
- Also, with regards to the speed of traffic, the 3 proposed roundabouts will provide natural traffic calming, as will the slight deviation around the TPO tree in the middle section adjacent to the Hogwood industrial estate
- We can see the benefit of the 2-stage implementation. The first stage from Bohunt school to the first roundabout will provide an easy option to allow buses to turn around. It also creates a construction traffic route to the adjacent development parcels
- We particularly like the idea of creating a new bridleway bordered in part by green space or ancient woodland for most of its length. This will provide a much more suitable environment for equestrian users, especially as it will interface with the existing bridleway 4 in Park Lane south. We do however feel there should be a Pegasus crossing at this point as there is at other road crossing points in the development. I understand this is probably outside of the scope of this application, but we think it is something WBC should provide. There is also the scope to continue the new bridleway down Park Lane towards the Reading Road, however that will also involve other landowners.
- During the construction of the new bridleway would it be possible to add a link bridleway between the Devils Highway and the new bridleway around the west side of West Court.

Yours sincerely

Gordon Veitch

Cllr Gordon Veitch
Chair of Planning

Location	Ref No/	Proposal	Comments	Meeting date
Cricket Hill, 9	192687	<p>Comments by 11th December, extension approved Householder application for the proposed erection of a two storey rear extension following demolition of existing rear conservatory, alterations to the existing roof including 1 no side and 1 no rear dormer plus 7 no rooflights, internal modifications and changes to fenestration.</p>	No objection.	11.12.19
The Brambles, 70	192689	<p>Comments by 18th December, 1 letter objecting. Householder application for the proposed erection of a two storey side extension following demolition of existing garage, plus the insertion of 4 no roof lights.</p>	No objection.	11.12.19
White Horse Lane, White Horse Farm	192855	<p>Comments by 26th December Full application for the proposed preservation, refurbishment and re-roofing of existing frontage stable and store to form double garage and store.</p>	No objection	11.12.19
New Mill Rd, Lakeside Retreat	192882	<p>Comments by 18th December Householder application for the proposed erection of a single storey side/rear extension.</p>	No objection	11.12.19
Sandhurst Rd, Heartwood Lodge	192988	<p>Comments by 3rd December. Extension for comments approved. 6 letters objecting Full application for the change of use to a mixed use of storage of agricultural products, forestry products and green waste.</p>	<p>Objection, inappropriate commercial use of this land designated as countryside.</p> <p>The change of use would unacceptably urbanise the appearance of the site and significantly detract from the character and appearance of the site and surrounding countryside. Adverse impact on the neighbours that border the site.</p>	11.12.19

Location	Ref No/	Proposal	Comments	Meeting date
South of Nine Mile Ride Extension/ Barkham byway 18 and West of NMR Land at Hogwood Farm	192997	Comments by 6th December. Extension for comments approved. 9 letters objecting. Reserved matters application pursuant to outline planning consent O/2014/2179 as varied by application 181194. The reserved matters comprise details of the Nine Mile Ride Extension (southern section) & Hogwood Spur Rds, together with associated landscaping, footpaths, cycleways and sustainable urban drainage systems. Details of access, appearance, landscaping, layout and scale to be considered.	Letter with comments attached.	11.12.19
Heath Ride, Little Beaulieu	193004	Comments by 16th December Householder application for the proposed single storey side extension with changes to fenestration.	No objection.	11.12.19
White Horse Lane, White Horse Barn	193046	Comments by 26th December Householder application for the proposed erection of a single storey detached garden room.	No objection.	11.12.19
Finchampstead Rd, 283	193048	Comments by 12th December, extension approved. Householder application for proposed erection of a single storey rear extension to form an orangery, including the insertion of 1 no roof light following the demolition of existing conservatory.	No objection.	11.12.19
Reading Rd, 78 land rear of	193059	Comments by 1st January Full application for proposed change of use to provide light industrial (use class B1) and internal and external storage and distribution (use class B8) on the site with associated parking.	This application will be reviewed at the January 2020 meeting.	11.12.19
Cambrian Way, 1	193080	Comments by 17th December Householder application for the proposed erection of a single storey side and rear extension with 2 no rooflights, following demolition of the existing conservatory and part of the existing attached garage.	No objection.	11.12.19
Wellesley Drive, 47	193086	Comments by 16th December Householder application for the proposed erection of a part single part two storey side/rear extension, partial demolition of existing double garage to create a side passageway, erection of porch structure plus changes to fenestrations and internal alterations.	No objection	11.12.19

Location	Ref No/	Proposal	Comments	Meeting date
Carolina Place, 30	193109	<p>Comment by 17th December Householder application for the proposed erection of a single storey front extension to form a porch.</p>	No objection	11.12.19
West Court land parcels at	193154	<p>Comments by 23rd December Full planning application for the proposed change of use of land as suitable alternative greenspace (SANG) including fencing.</p>	No objection.	11.12.19
Land at parcel B, Arborfield SDL	193190	<p>Comments by 28th December Application for the approval of reserved matters pursuant to outline planning consent O/2014/2280 for the erection of 48 dwellings on Parcel B with associated internal access roads, parking landscaping, open space, bridleway, footpaths and sustainable urban drainage (partial resubmission of original reserved matters application ref 161747 land parcels A to G). Reserved matters to be considered condition 3 appearance, landscaping, layout and scale.</p>	We are concerned about the allocation of parking spaces, the plans are unclear.	11.12.19
Nine Mile Ride, 224	193220	<p>Comments by 2nd January Householder application for the proposed erection of a part single part two storey side/rear extension.</p>	No objections.	11.12.19

Location	Ref No	Proposal	Comments – FPC	Date	Decision – WBC	Date
Nine Mile Ride, 308	191942	Comments by 14th September, 1 letter objecting Full planning householder application for the proposed single storey extension plus insertion of 2 no rooflights to side/rear following the demolition of existing garage, porch canopy to side, first floor extension including insertion of 1 no Juliet rear balcony, internal alterations and changes to fenestration to existing bungalow.	We object, overdevelopment of the plot. Bulk, size and massing. The proposal will cause an adverse impact on the immediate neighbours.	18.9.19	Approved	20.11.19
Barkham Ride 158	192237	Comments by 19th November, 1 letter objecting Full application for the proposed erection of one replacement dwelling.	Objection, on the grounds of overdevelopment of the plot, bulk, size and massing.	13.11.19	Approved	5.12.19
Warren Lane, Tregarril	192317	Comments by 14th November Householder application for the proposed erection of 3 no single storey side extensions with 1 no rooflight and 1 no lantern rooflight, plus internal alterations and changes to fenestration.	No objection.	13.11.19	Approved	18.11.19
The Devils Highway, Talavera	192440	Comments by 16th October. Adjoining parish consultation. Application to vary condition 2 of planning consent 183335 for 'full planning application for the proposed erection 1No detached dwelling with a garage/bike store and summerhouse'. Condition 2 refers to approved details/plans and changes include alterations to fenestration, removal of lower ground level from scheme & subsequent internal alterations, 2no. additional Juliette balconies and 1.no additional roof light.	No objections	16.10.19	Approved	6.12.19

Location	Ref No	Proposal	Comments – FPC	Date	Decision – WBC	Date
Wellingtonia Ave, Cheviot House	192476	Comments by 19th November Householder application for the proposed part conversion of existing garage to create habitable accommodation to form home office and kitchenette on ground floor and guest bedroom with ensuite on first floor plus the insertion of 1 no rear dormer to existing dwelling.	No objection however the conversion should remain part of the main dwelling & not be sold separately.	13.11.19	Approved	22.11.19
Gorse Ride North, 31	192488	Comments by 18th October, 3 letters of objection. Full application for the proposed erection of a detached three bedroom dwelling.	Objection inappropriate development in the garden. We have concerns about visitor parking. Overdevelopment of the plot. Inappropriate location in relationship to the sightlines of Buchanan Drive & Gorse Ride North. The proposal contravenes Thames Basin Heath. Out of keeping with the streetscene.	16.10.19	Refused, in front of the established building line. No suitable soft landscaping proposed resulting in an overly prominent & alien addition to the streetscene, which fails to respect the character of established build form. TBH.	22.12.19
Houston Way, Glade Lodge	192567	Comments by 8th November Householder application for the proposed detached 3 bay garage to existing dwelling.	No objection.	13.11.19	Approved	18.11.19
Fir Cottage Rd, 6	192581	Comments by 12th November Householder application for the proposed erection of a single storey side extension.	No objection.	13.11.19	Approved	18.11.19
Nine Mile Ride, 197	192601	Comments by 8th November, 1 letter objecting. Householder application for the proposed erection of 1.95m fencing along the south(front) and northeast (side) boundaries, including double gates. Retrospective.	Objection the height of the fencing is out of keeping with the streetscene in this central location at California Crossroads. The fencing is obscuring sightlines particularly for vehicles coming out of 421a and out of Red Oak Stores a very busy access route.	13.11.19	Refused, By virtue of its excessive height, design, proximity to the road and materials, the proposed fencing would appear as an incongruous and alien feature that would unacceptably urbanise the character and appearance of this prominent corner and green route location	29.11.19

Location	Ref No	Proposal	Comments – FPC	Date	Decision – WBC	Date
Wellingtonia Ave, Woodthorpe	192639	Comments by 7th November Householder application for the proposed erection of a part single storey part two storey rear extension with the insertion of 2 no roof lights, plus the erection of a new canopy over the front door.	No objection.	13.11.19	Approved	18.11.19
The Ridges, Wedgwood	192693	Comments by 8th November Householder application for the proposed erection of a single storey front extension to form porch following demolition of existing porch. Part single storey part two storey rear extension following demolition of existing conservatory, insertion of basement to the rear of the property, plus internal alterations, changes to fenestration and the insertion of 3 no roof lights.	No objection.	13.11.19	Approved	18.11.19
Carolina Place, 30	192821	Comments by 18th November Householder application for the proposed erection of a single storey front extension to form a porch and garage conversion with 2 no rooflights.	No objection.	13.11.19	Refused, no arboricultural assessment provided, failure to demonstrate TPO'd trees would not be adversely affected.	22.12.19