

**FINCHAMPSTEAD PARISH COUNCIL**  
**MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD**  
**at 7.30pm on Wednesday 8<sup>th</sup> January 2020**  
**FBC Centre, Gorse Ride North, Finchampstead, Berkshire RG40 3ES**

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**PRESENT** Cllr Veitch – Chair  
Cllr Marshallsay – Vice Chair  
Cllrs Bromley, Cornish, Cundy, Driver, Jennings- Frisby, Pearce.  
Mrs A Kent – Assistant to the Clerk  
11 residents – all left meeting at 8.15pm

**13/2020 – APOLOGIES FOR ABSENCE**

Cllr McDonald,

**14/2020 DECLARATION OF INTERESTS**

There were no declaration of interests.

**15/2020 – MINUTES OF THE PREVIOUS MEETING**

The minutes of the meeting held on Wednesday 11<sup>th</sup> December 2019 were confirmed as a true and accurate record and signed by the Chair.

**PUBLIC PARTICIPATION**

10 members of the public attended in relation to application 193059 – land to rear of 78 Reading Rd.  
1 member of the public attended regarding application 193321 – 21a Pine Drive.

**16/2020 – MATTERS ARISING FROM THE MINUTES**

None.

**17/2020 CONSIDERATION OF PLANNING APPLICATIONS – Appendix A**

Applications for Prior Approval will be listed.

**18/2020 – DECISIONS**

Decisions were reported as at Appendix B.

**19/2020 – NEW APPEALS**

None received.

**Appeal Decisions**

None received.

**Appeal Hearings**

**181685 - Land north of Nine Mile Ride** for up to 118 dwellings, access to be considered with associated parking, landscaping and open space. Full application for the proposed change of use of part of the land to form a SANG incorporating an external education area.

The public inquiry will commence on 4<sup>th</sup> February at Shute End.

Cllrs Veitch, Cornish & AK will attend the Public Inquiry into this appeal on 4<sup>th</sup> February 2020. If the Appeal runs for several days, Cllr Marshallsay will be available to attend during the latter part of the week.

**20/2020 – TREE PRESERVATION ORDERS**

A TPO has been confirmed reference 1678/2019 relating to trees located on land to the north of No 3 to no 47 Nine Mile Ride to the west of California Country Park, Nine Mile Ride & to the east of Park Lane, and the south east of Commonfield Lane.

**21/2020 STREET NAMING AND NUMBERING**

None.

## **22/2020 – FORUM & CORRESPONDENCE**

- Letter from Gladman advising additional/amended information has been submitted, the deadline for comments is 16<sup>th</sup> January. I have looked at the amended plans and an emergency access route via Luckley School has been added. The committee reviewed the revised plans and our original objections remain unchanged.
- Notification from Hants of CEMEX application to extend duration of mineral extraction to December 2023 at Eversley Quarry, land at Chandlers Farm, Reading Rd. Noted.
- Cllr Pearce attended the Community Liaison meeting on December 10<sup>th</sup>, his notes have been circulated.
- Cllr Cornish informed the committee the NDP team met with WBC and discussed the timetable for the Draft Local Plan update (since the meeting the draft plan has been published and the consultation period will commence in early February). The NDP will arrange a meeting with the planning subgroup in due course.
- Cllr Bromley gave his apologies for February's meeting.

## **23/2020 DATE OF NEXT MEETING**

The next meeting will be on **Wednesday February 5<sup>th</sup> 2020** at the FBC Centre. The meeting closed at 9.30pm.

## **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 24/2020 Enforcement matters.*

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

Location	Ref No/	Proposal	Comments	Meeting date
Reading Rd, 78 land rear of	193059	<p><b>Comments by 1<sup>st</sup> January extension agreed. 13 letters of objections.</b>                      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.</p>	<p>Objection, inappropriate development in a residential area, which will cause a major negative impact on local residents. The access is inadequate and dangerous for industrial use because the road is too narrow. Traffic turning into the development will be very problematic on an already busy road.                      There is a history of long standing enforcement notices which have not been complied with. Inappropriate development in the countryside. The proposed working hours are unacceptable in a residential area.</p>	11.12.19
Nashgrove Lane, 83	193210	<p><b>Comments by 9<sup>th</sup> January</b>                      Householder application for the proposed erection of a single storey rear conservatory.</p>	No objection.	8.1.20
Park Lane, Lea Farm	193211	<p><b>Comments by 5<sup>th</sup> January</b>                      Householder application for proposed internal works consisting of the blocking of a door and creation of a new door to facilitate change of existing first floor bedroom into an ensuite bathroom, plus relocation of an internal wall to create a store (retrospective.)</p>	No objection.	8.1.20
Park Lane, Lea Farm	193212	<p><b>For information.</b>                      Application for listed building consent for proposed internal works consisting of the blocking of a door and creation of a new door to facilitate change of existing first floor bedroom into an ensuite bathroom, plus relocation of an internal wall to create a store (retrospective).</p>	Noted.	8.1.20
Finchampstead Rd, 437	193234	<p><b>Comments by 5<sup>th</sup> January, 2 letters objecting &amp; responses from the applicant.</b>                      Householder application for proposed erection of a detached ancillary outbuilding in the rear garden (retrospective).</p>	Objection, inappropriate development in the back garden. Out of keeping, the structure is over sized for the plot. Outside of permitted development guidelines.	8.1.20

Location	Ref No/	Proposal	Comments	Meeting date	Meeting date
Nine Mile Ride, Longmoor Lake, California Country Park	193273	<b>Comments by 28<sup>th</sup> January</b> Full application for the proposed erection of a detached single storey building to provide public WCs and changing places facilities plus formation of additional hardstanding following removal of existing lean to structure.	The Parish Council fully support this application.	8.1.20	
Briarwood, 7	193276	<b>Comments by 5<sup>th</sup> January</b> Householder application for the proposed single storey rear and first floor side extension also changes to fenestration following demolition of the existing conservatory.	No objection	8.1.20	
Lower Wokingham Rd, Bramley Dene,	193311	<b>Comments by 10<sup>th</sup> January</b> Householder application for the proposed erection of a single storey detached garage and carport.	No objection. Cllr Pearce asked that it be noted he objected to the application.	8.1.20	
The Spinney, 40	193315	<b>Comments by 11<sup>th</sup> January</b> Householder application for the proposed erection of a single storey front extension to existing garage plus conversion of existing garage to create habitable accommodation.	No objection	8.1.20	
Pine Drive, 21a	193321	<b>Comments by 11<sup>th</sup> January</b> Householder application for the proposed erection of a single storey front and first floor front extension, including erection of garage, single storey rear and first floor rear extension, changes to the roof, plus internal alterations and changes to fenestration.	No objection.	8.1.20	
Nine Mile Ride, 248	193322	<b>Comments by 11<sup>th</sup> January</b> Application to vary condition 2 of planning consent 191468 for the proposed erection of replacement detached dwelling with integral garage following the demolition of the existing detached dwelling with attached garage. Condition 2 refers to the approved details. The variation is to allow an increase in number of solar panels, insertion of additional bathroom window to east elevation at first floor level, division of existing bathroom into two bathrooms and inclusion of Air Source Heat Pump.	No objection.	8.1.20	

Location	Ref No/	Proposal	Comments	Meeting date
Briarwood, 3	193338	<p><b>Comments by 11<sup>th</sup> January</b>                      Householder application for the proposed erection of a single storey rear extension with 2 no roof lights after demolition of existing conservatory.</p>	No objection.	8.1.20
Wellingtonia Ave, Redwood	193350	<p><b>Comments by 21<sup>st</sup> January</b>                      Householder application for the proposed erection of a single storey detached double garage.</p>	No objection.	8.1.20
Pine Drive, 42	193351	<p><b>Prior Approval Application</b>                      Application for the prior approval of the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6m for which the maximum height would be 3.5m and the height of the eaves 2.4m.</p>	For information	8.1.20
Fleet Lane, Fleet Hill Farm	193353	<p><b>Comments by 24<sup>th</sup> January</b>                      Application to vary condition 2 of planning consent VAR/2013/2552. Application to vary conditions 2, 3, and 4 of planning consent MIN/2007/2622 to allow for extension of time for completion of sand and gravel extraction and revised scheme of restoration to secure nature conservation use and public access. Condition 2 refers to restoration master plan final configuration.</p>	<p>The Parish Council is dismayed that yet again CEMEX is seeking a lengthy extension. CEMEX failed to achieve completion when granted a previous extension to December 2018. Experience suggests we should have no confidence that if a new extension date is agreed it will be adhered to. These continuous delays cause frustration for the residents of Finchampstead and surrounding area and we believe that WBC needs to be much more rigorous in the management of this activity. We are also concerned that no date is provided for the completion of the Rights of Way and Car Park construction on the Manor Farm workings. It should be possible to operate some parallel activity in this respect whilst the gravel extraction and then restoration works now proposed are active.</p>	8.1.20

Location	Ref No/	Proposal	Comments	Meeting date
Kiln Ride, 42e	193383	<p><b>Comments by 18<sup>th</sup> January</b>                      Householder application for the proposed erection of a single storey rear extension, single storey side infill extension and single storey side canopy extension to create porch. Relocation of existing garden shed. New front driveway entrance gates additional to existing entrance.</p>	No objection.	8.1.20
Nine Mile Ride, 274	193389	<p><b>Certificate of existing lawful development</b> for residential occupation of existing stabling buildings.</p>	For information	8.1.20
Fox Lane, Eversley Quarry, Eversley	200028	<p><b>Adjoining LA notification.</b>                      Consultation from Hampshire CC for the following proposal. Variation of conditions 1 &amp; 2 of planning permission 14/00640/CMA to extend the duration for the completion of mineral extraction, infilling and restoration at Eversley Quarry, land at Chandlers Farm off Fox Lane.</p>	Noted.	8.1.20

Location	Ref No	Proposal	Comments – FPC	Date	Decision – WBC	Date
Barkham Ride, 30	191586	<b>Comments by 22<sup>nd</sup> July. Extension approved.</b> Application to vary condition No2 of planning consent 182465 for the proposed erection of 2 detached dwellings with associated parking and landscaping following the demolition of existing property. Condition 2 refers to approved details in respect of elevations plans, references provided. (Increase in ridge & eaves height).	No objection.		<b>24.7.19</b> Approved	3.1.20
Sandhurst Rd, Silverstock Manor	192285	<b>Comments by 15<sup>th</sup> October</b> Householder application for the proposed erection of a 2 storey extension to enlarge existing dwelling.	No objections		<b>16.10.19</b> Approved	18.12.19
Pine Drive, 15	192496	<b>Comments by 12<sup>th</sup> November</b> Householder application for the proposed part single part two storey front extension to include new entrance hall with front access and insertion of 3 no rooflights to front. Proposed part single part two storey rear extension to include the insertion of 2 no roof lanterns to rear plus 1 no Juliet balcony to first floor rear. Proposed 1.8m high and 3.6m wide front gate, internal alterations and changes to fenestration to existing dwelling.	No objection to the extension. There is an extant planning application for the construction of the garage (1995) this needs clarification by the planning officer.		<b>13.11.19</b> <b>Approved, a clause in the notice</b> says the development to which this planning permission relates shall not be implemented if any part of the development for which planning permission was granted under planning application reference no. 180734 is begun.	13.12.19
Finchampstead Rd, 422	192842	<b>Comments by 28<sup>th</sup> November</b> Full application for the proposed change of use from a shop (use class A1) to mixed retail use (Use classes A1, A2, A3, A4 and A5), plus internal alterations and changes to fenestration.	No objection.		<b>13.11.19</b> <b>Refused</b> insufficient information regarding parking. Insufficient information with regard to the marketing of the application site so cannot be demonstrated that the site is no longer viable.	18.12.19
White Horse Lane, White Horse Farm	192855	<b>Comments by 26<sup>th</sup> December</b> Full application for the proposed preservation, refurbishment and re-roofing of existing frontage stable and store to form double garage and store.	No objection		<b>11.12.19</b> <b>Refused</b> , the retention of the stables building will lead to an expansion away from the main dwelling, reduce the amount of approved landscaping to the frontage and result in a garage building forward of the main dwelling. Adverse impact on neighbours at White Horse Barn.	<b>7.1.20</b>

Location	Ref No	Proposal	Comments – FPC	Date	Decision – WBC	Date
Sandhurst Rd, Heartwood Lodge	192988	<b>Comments by 3<sup>rd</sup> December. Extension for comments approved. 6 letters objecting</b> Full application for the change of use to a mixed use of storage of agricultural products, forestry products and green waste.	Objection, inappropriate commercial use of this land designated as countryside.  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.		<b>11.12.19</b>  <b>Refused</b> , storage of green waste is akin to a waste transfer facility this is contrary to NPP for Waste. The proposal would result in excessive encroachment in the countryside. The extensive site proposed would result in excessive encroachment within the countryside and would unacceptably urbanise the appearance of the site.	<b>7.1.20</b>
Heath Ride, Little Beaulieu	193004	<b>Comments by 16<sup>th</sup> December</b> Householder application for the proposed single storey side extension with changes to fenestration.	No objection.		<b>11.12.19</b>  Approved	18.12.19
White Horse Lane, White Horse Barn	193046	<b>Comments by 26<sup>th</sup> December</b> Householder application for the proposed erection of a single storey detached garden room.	No objection.		<b>11.12.19</b>  <b>Approved</b>	<b>7.1.20</b>
Finchampstead Rd, 283	193048	<b>Comments by 12<sup>th</sup> December, extension approved.</b> 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.		<b>11.12.19</b>  Approved	18.12.19
Cambrian Way, 1	193080	<b>Comments by 17<sup>th</sup> December</b> 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.		<b>11.12.19</b>  Approved	18.12.19
Carolina Place, 30	193109	<b>Comment by 17<sup>th</sup> December</b> Householder application for the proposed erection of a single storey front extension to form a porch.	No objection		11.12.19  Approved	18.12.19