

FINCHAMPSTEAD PARISH COUNCIL
MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD
at 7.30pm on Wednesday 5th February 2020
FBC Centre, Gorse Ride North, Finchampstead, Berkshire RG40 3ES

PRESENT Cllr Veitch – Chair
Cllrs Cundy (until 8.30pm), Driver, Jennings- Frisby, McDonald, Pearce.
Mrs A Kent – Assistant to the Clerk
Six members of the public (until 8pm)

52/2020 – APOLOGIES FOR ABSENCE

Cllrs Bromley, Cornish & Marshallsay.

53/2020 DECLARATION OF INTERESTS

There were no declaration of interests.

54/2020 – MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on Wednesday 8th January 2020 were confirmed as a true and accurate record and signed by the Chair.

PUBLIC PARTICIPATION

Six members of the public attended the meeting in connection with application 193294 – Land at Warren Lane, a full application for the proposed erection of two barns and a building comprising stables.

55/2020 – MATTERS ARISING FROM THE MINUTES

22/2020 – FORUM & CORRESPONDENCE – Meeting NDP & members of planning committee

The group met on 30th January 2020 and discussed the ‘call for sites’.

22/2020 – FORUM & CORRESPONDENCE - Application 190286 Land East of Finchampstead Rd

In December Gladman submitted amended plans and additional information to the planning inspector. A letter with our unchanged objections was sent to the Inspectorate in January 2020.

56/2020 CONSIDERATION OF PLANNING APPLICATIONS – Appendix A

Applications for Prior Approval will be listed.

57/2020 – DECISIONS

Decisions were reported as at Appendix B.

58/2020 – NEW APPEALS

None received.

Appeal Decisions

182427 Land at Pinecopse, Nine Mile Ride, appeal allowed for the mixed use of land for purposes ancillary to the adjoining residential dwelling houses, the keeping of horses, the stationing of caravans for residential purposes and the parking of vehicles connected with the adjoining commercial units. FPC objected inappropriate development in the countryside. Unsustainable location outside the settlement boundary. Concerns over the additional traffic onto the very busy Nine Mile Ride.

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 commenced on 4th February, Cllr Veitch & AK attended the first day. The site boundary has been revised and no longer includes the Gypsy site, the proposal is now for up to 117 dwellings instead of 118.

Cllr Veitch along with residents spoke to object about the proposal. Cllr Veitch joined the Inspector and others on an informal visit around the site.

59/2020 – TREE PRESERVATION ORDERS

TPO 1691/2019 relating to two oaks and a sycamore on land west of Wyse Hill Lodge, The Village. The order has been confirmed.

Consent to works

1453/2012 Arborfield Garrison – land a parcel M, Princess Marina Drive. WBC consents to works on an Oak.

New applications

TPO 874/1997 Hollybush Ride, Hollywood. Application for works.

TPO 37/1971 113a Nash Grove Lane. Application for works.

TPO 819/1996 11 Garston Grove, work on an Oak.

60/2020 STREET NAMING AND NUMBERING

None.

61/2020 – FORUM & CORRESPONDENCE

- Proposals for the regeneration and development of Bramshill Park, copies of proposals available for committee. No further action required.
- Minutes from Community Liaison Group meeting on 10th Dec 2019 which Cllr Pearce attended. Noted.
- Sand Martins Golf Club development update. Noted.
- The Clerk's email to WBC's, A Fletcher re: Cemex. Noted
- The Draft Local Plan consultation began on 3rd February and runs until 20th March. A subgroup will review and comment on the plan. AK will send an email asking for volunteers, a subgroup meeting will be held at the end of February.
- Notification of WBC's Planning committee meeting on 12th February 2020. On the agenda are;
192997 – land at Hogwood Farm, NMR extension (southern section) this application has been recommended for approval. FPC's comments are included in the background documents to be reviewed by the committee.
193059 – land to the rear of 78 Reading Rd (Collards application).
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. FPC's objections are included in the background documents.
AK will ask Cllr Marshallsay if he is available to attend on February 12th.
- Cllr Pearce commented on the large amount of cutting back of hedgerow along Barkham Street. AK will email the Clerk at Barkham PC.
- Cllr Driver asked for information on workers in Hi-vis at the Memorial junction. AK will email WBC.

62/2020 DATE OF NEXT MEETING

The next meeting will be on **Wednesday March 4th 2020** at the FBC Centre. The meeting closed at 9.05pm.

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 63/2020 Enforcement matters.

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

Location	Ref No/	Proposal	Comments	Meeting date
Gorse Ride North, Jahelga	193064	<p>Comments by 6th February, 1 letter supporting, 2 objections. Full planning application for the erection of a fence and the change of use of amenity land to residential garden. (Retrospective).</p>	No objection.	5.2.20
Reading Rd, land adjacent to no 72	193229	<p>Comments by 7th February, 2 letters supporting. Full application for the proposed erection of 1 detached two bedroom dwelling, with associated access and parking.</p>	No objection.	5.2.20
Warren Lane, land at	193294	<p>Comments by 29th January. Extension approved. 15 letters objecting. Full planning application for the proposed erection of two barns and a building comprising stables.</p>	Objection overdevelopment of the site for the stated use. Too much of the site is taken up with structures and not grazing. 500sqm of new building on a rural paddock is completely out of character. Closed board fences around the site is out of keeping and urbanising. The closed board fencing potentially prohibits the free movement of wildlife. The proposed metal storage building is excessive in size & scale and of an unacceptably industrial appearance. An archaeological site is in close proximity.	5.2.20
Wimbushes, 10	193342	<p>Comments by 6th February Householder application for the proposed erection of a single storey rear extension with 2 no roof lights following part conversion of double garage to create habitable accommodation.</p>	No objection.	5.2.20

Location	Ref No/	Proposal	Comments	Meeting date
<p>Longwater Rd, Eversley Quarry Manor Farm</p>	<p>193354</p>	<p>Comments by 31st January. Extension approved, 4 letters objecting. Application to vary conditions 3 and 5 of planning permission VAR/2013/2551 in order to extend the duration of planning permission for the completion of mineral extraction, infilling and restoration until 31st December 2022</p>	<p>FPC are dismayed about the proposed extension. If the application is approved, we feel pressure must be placed on Cemex UK to complete and open part of the site while operations continue on the remainder of the site. The restoration of one third to half of the site, to the east, has already been completed we see no reason why part of the network cannot be completed and opened to the public, together with parking facilities. Specific points are;</p> <ul style="list-style-type: none"> • The Rights of Way Provision Plan Dwg No. p10/530/24B shows a planned path between points L and K – which we believe could and should be completed now. If opened, this together with the existing link from points K to M (which would benefit from surface improvements) this would form an immediate and positive addition to the path network. • The path between points L and K noted above continues to the west to meet Longwater Road at point I. Consideration should be given to requiring early completion of this section. • The Rights of Way Provision Plan Dwg No. p10/530/24B shows the existing path from points J to O running north of the Blackwater River. This is due to be widened and improved to create a bridleway and as restoration of this part of the site is otherwise complete we believe this path could and should be completed now. • The car park adjacent to Longwater Road was laid out at least 2 years ago. This should be completed and opened for public use. • It is known that several trees were removed from the central part of the site in error. These must be replaced as part of the restoration work. • The approved Restoration Plan Dwg No. P8/530/26/G show a potential bird hide, reed boardwalk and a viewing screen in the south eastern part of the site where restoration is complete apart from the path works already noted. We see no reason why these facilities could not be constructed now. • Management and maintenance arrangements must be put in place for any paths, parking areas and facilities opened prior to the full completion of the site. <p>We ask that if the extension is approved WBC monitor the completion more effectively.</p>	<p>5.2.20</p>

Location	Ref No/	Proposal	Comments	Meeting date
Finchampstead Rd, Sand Martins Golf Club	193394	<p>Comments by 11th February, 4 letters objecting. Full application for the proposed erection of 4 no buildings to provide hotel accommodation, a function suite, a health club and spa with ancillary facilities, a single storey extension and refurbishment of existing clubhouse including one replacement residential flat, erection of ancillary energy and maintenance building with one additional residential flat and Greenkeepers compound, plus associated plant car parking and landscaping.</p>	<p>FPC does not object to this application. However, traffic should be able to enter and exit this site from Finchampstead Rd simultaneously so there is no build up on the B3016. This may entail re-engineering the current entrance and exit.</p>	5.2.20
Barkham Ride, 31	193402	<p>Comments by 29th January. Extension approved. 1 letter objecting. Full planning application for the proposed use of land to stationing of 4 mobile homes for residential purposes following demolition of existing dwelling and outbuildings.</p>	<p>Objection we do not believe further development on this site is appropriate. The site is already adequately developed. The additional mobile homes will enlarge the occupancy of the site and increase traffic on this already busy road. The proposal contravenes Thames Basin Heath. Development in the countryside. The site is next to Rooks Nest Country Park.</p>	5.2.19
Manor Park Drive, 62	200019	<p>Comments by 5th February. Extension approved. Householder application for the proposed erection of a first floor front extension.</p>	<p>No objection.</p>	5.2.20
Heath Ride, Pine Platt	200062	<p>Comments by 31st January. Extension approved. 1 letter commenting Application to vary condition 2 (only) of planning consent 191649 for the erection of a two storey dwelling with associated landscaping following demolition of existing single storey dwelling house and associated outbuildings. Condition 2 refers to approved details, plans and drawings.</p>	<p>No objection.</p>	5.2.20
Corfield Close, 5	200082	<p>Comments by 5th February. Extension approved. Householder application for the proposed erection of a single storey side/rear extension with 2 no roof lights changes to fenestrations, re-location of existing attached double garage to front of dwelling.</p>	<p>No objection.</p>	5.2.20

Location	Ref No/	Proposal	Comments	Meeting date
White Horse Lane, 1 Beech Cottage	200100	<p>Comments by 7th February, 1 letter supporting, 1 commenting. Householder application for the proposed erection of a part ground floor side extension including 1 roof light and part two storey side extension including 1 no dormer to front roof and 1 no dormer to rear roof and addition of 1 no Juliet balcony and 1 no roof light. Changes to fenestration</p>	No objection.	5.2.20
New Mill Rd, Lakeside Retreat Mobile 1	200118	<p>For information Application for a certificate of existing lawful development for siting of mobile home and residential occupation.</p>	Noted.	5.2.20
White Horse Lane, Land to the north	200128	<p>Prior Approval submission – For information only. For the erection of an agricultural barn.</p>	Noted.	5.2.20
Wellingtonia Ave, Amber Lodge	200228	<p>Comments by 24th February Householder application, for the proposed erection of a part single storey rear extension with 2 no roof lights after demolition of existing conservatory, following erection of canopy to front of dwelling and garage. Also erection of pitched roof on front porch.</p>	No objection.	5.2.20

Location	Ref No	Proposal	Comments – FPC	Date	Decision – WBC	Date
Arborfield Garrison, Land at	192609	Comments by 28 October Approval of reserved matters pursuant to outline planning consent O/2014/2280 for the erection of up to 2000 dwellings. Reserved matters for the partial replan of Parcel J (plots 107-109,112-129 and 146-150 inclusive) and associated works in relation to outline planning permission for a new mixed use neighbourhood at Arborfield Green .	No objection		16.10.19 Approved	24.1.20
Hollybush Ride, Hollywood	192729	Comments by 13th November Householder application for the proposed raising of roof to create habitable accommodation on first floor to include 2no roof lanterns to existing single storey rear extension plus 1.8m high glass balustrade with flat roof balcony to rear plus the insertion of 4 no rooflights to side, roof alteration to existing front porch, internal alterations to ground floor and changes to fenestration to existing bungalow.	No objections, but we do note the objections of the adjoining neighbours and these technical issues need further investigation by the planning officer.		13.11.19 Approved	22.2.20
Sheerlands Rd, Westwood Cottage	192762	For information. 3 letters objecting. Application for a certificate of existing lawful development for the use of land as builder’s yard, including storage and distribution of site containers and materials.	Noted.		13.11.19 Approved	28.1.20
New Mill Rd, Lakeside Retreat	192882	Comments by 18th December Householder application for the proposed erection of a single storey side/rear extension.	No objection		11.12.19 Approved	14.1.20
Church Rd, Fairlands	191395	Comments by 30th September We have received revised/additional plans for the above application. The revised details show gable door, revised and materials changed. Additional information – Arboricultural Survey and impact assessment site plans and sections updated.	Objection, we are supportive of the comments submitted by Swallowfield Parish Council.		18.9.19 Refused, unsustainable intensification of use of the site. The proposal would have a harmful impact on the character and appearance of the open countryside.	29.1.20
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 Approved	16.1.20
Nine Mile Ride, 224	193220	Comments by 2nd January Householder application for the proposed erection of a part single part two storey side/rear extension.	No objections.		11.12.19 Approved	16.1.20

Location	Ref No	Proposal	Comments – FPC	Date	Decision – WBC	Date
Finchampstead Rd, 437	193234	Comments by 5th January, 2 letters objecting & responses from the applicant. Householder application for proposed erection of a detached ancillary outbuilding in the rear garden (retrospective).	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	Approved	24.1.20
Nine Mile Ride, Longmoor Lake, California Country Park	193273	Comments by 28th January 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	Approved	28.1.20
Lower Wokingham Rd, Bramley Dene,	193311	Comments by 10th January 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	Approved	14.1.20
The Spinney, 40	193315	Comments by 11th January 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	Approved	3.2.20
Pine Drive, 21a	193321	Comments by 11th January 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	Approved	17.1.20
Briarwood, 3	193338	Comments by 11th January Householder application for the proposed erection of a single storey rear extension with 2 no roof lights after demolition of existing conservatory.	No objection.	8.1.20	Approved	14.1.20
Kiln Ride, 42e	193383	Comments by 18th January 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.	No objection.	8.1.20	Approved	30.1.20