

FINCHAMPSTEAD PARISH COUNCIL
MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD
at 7.30pm on Wednesday 4th March 2020
FBC Centre, Gorse Ride North, Finchampstead, Berkshire RG40 3ES

PRESENT Cllr Veitch – Chair
 Cllr Marshallsay – Vice Chair
 Cllrs Bromley, McDonald, Pearce.
 Mrs A Kent – Assistant to the Clerk

89/2020 – APOLOGIES FOR ABSENCE

Cllrs Cornish, Cundy, Driver, Jennings- Frisby.

90/2020 DECLARATION OF INTERESTS

There were no declaration of interests.

91/2020 – MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on Wednesday 5th February 2020 were confirmed as a true and accurate record and signed by the Chair.

PUBLIC PARTICIPATION

No members of the public attended the meeting.

92/2020 – MATTERS ARISING FROM THE MINUTES

61/2020 – FORUM & CORRESPONDENCE – Hedgerow cutting down Barkham Ride

FPC wrote to Barkham PC regarding the large amount of hedgerow which has been cut down in Barkham Ride/St. Barkham PC's reply has been circulated to the committee. Cllr Pearce will continue to monitor the area.

61/2020 – FORUM & CORRESPONDENCE – application 193059 land to rear of 78 Reading Rd.

WBC's Planning committee deferred their decision regarding application 193059 land to rear of 78 Reading Rd, for the proposed change of use to provide light industrial (use class B) and internal and external storage distribution (use class B8) on the site with associated parking, subject to a site visit.

61/2020 – FORUM & CORRESPONDENCE – Draft Local Plan consultation.

A subcommittee met on 26th Feb and completed the Draft local plan update survey. This has been submitted to WBC and will be circulated to all Cllrs. AK will circulate the completed survey to all Cllrs.

58/2020 Appeals- 181685 land north of Nine Mile Ride

On 13th Feb Cllr Veitch, attended the Wellbeck Public Inquiry during which Mark Croucher, WBC's planning officer was questioned by the Wellbeck's legal team.

93/2020 CONSIDERATION OF PLANNING APPLICATIONS – Appendix A

Applications for Prior Approval will be listed.

94/2020 – DECISIONS

Decisions were reported as at Appendix B.

95/2020 – NEW APPEALS

192855 White Horse Farm, White Horse Lane, for the proposed preservation and refurbishment and re-roofing of existing frontage stable and store to form double garage and store. FPC had no objections. WBC refused 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.

The appeal will be determined on the basis of written representations.

193276 7 Briarwood for the proposed single storey rear extension and first floor side extension with Juliet balcony also changes to fenestration following demolition of the existing conservatory. FPC had no objections. WBC refused on the grounds of inappropriate design, excessive width size and bulk.

The appeal will be determined on the basis of written representations.

Appeal Decisions

None received.

Appeal Hearings

190286 land to the East of Finchampstead Rd, for the development of up to 216 dwellings will commence on March 10th 2020. Cllr Marshallsay will attend some of the Inquiry.

96/2020 – TREE PRESERVATION ORDERS

Application for works

5 Cambrian Way TPO 723/1995

1 Bramley Court TPO 219/1983

Land adjacent to 67a Kiln Ride TPO 119/2006.

Consent to works

Hollywood, Hollybush Ride, work to replace fence, the fence is within protected woodland.

1712/2019 31 Mornington Ave WBC have considered it expedient to include a birch tree in a TPO in response to information received stating an intention to remove primary branches from the tree.

97/2020 STREET NAMING AND NUMBERING

None.

98/2020 – FORUM & CORRESPONDENCE

No correspondence was received.

99/2020 DATE OF NEXT MEETING

The next meeting will be on Wednesday April 1st 2020 at the FBC Centre. The meeting closed at 8.30pm.

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 100/2020 Enforcement matters.

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

Location	Ref No/	Proposal	Comments	Meeting date
The Devil's Highway, Talavera	193187	Comments by 26 th February, 1 letter objecting, 1 supporting Householder application for the proposed erection of an outbuilding (part retrospective).	No objection	4.3.20
Hogwood Lane, Maxon House	193279	For information. Application for advertisement consent for 1 illuminated fascia sign 3m from the ground fixed to the building a permanent illuminated sign 'maxon' on the front of the maxon building. Sign size 3m x 542mm x 100mm.	Noted.	4.3.20
Nine Mile Ride, The Pentre	193347	Comments by 6 th March Householder application for the proposed erection of a single storey rear extension including 1 no roof light following conversion of double garage into habitable accommodation. Single storey front extension to create porch and new chimney stack to side of dwelling.	No objection	4.3.20
The Ridges, The Lodge, North Court	200202	Comments by 10 th March Full application for change of use of land from amenity land to residential garden.	No objection	4.3.20
Fleet Hill, Wheatlands House	200222	Comments by 27 th February Householder application for the proposed part single storey, part two storey rear extension to existing dwelling.;	No objection.	4.3.20
The Devils Highway, Eriska	200258	Comments by 20 th March, adjoining parish consultation. Householder application for proposed erection of a single storey rear extension, including the insertion of 1 no roof light, following the demolition of existing single storey rear extension plus changes to fenestration.	No objection.	4.3.20
Rhododendron Corner, Wildedge	200324	Comments by 9 th March Householder application for the proposed erection of a 2 storey front and rear extension, loft conversion with 4 rear dormers and 4 roof lights and rear canopy extension with 2 roof lights.	No objection.	4.3.20

Location	Ref No/	Proposal	Comments	Meeting date
Barkham Ride, 30	200368	Comments by 17 th March Full application for the proposed erection of 1 no bedroom dwelling with associated parking and landscaping.	Objection, inappropriate back land development. The proposal contravenes Thames Basin Heath. Out of keeping with the rural location. Over development of the original plot.	4.3.20
Heath Ride, Robinswood	200381	Comments by 11 th March Householder application for the proposed erection of a single storey rear extension including insertion of 1 no roof light, following demolition of existing conservatory, plus part garage conversion to create habitable accommodation.	No objection.	4.3.20
Lower Sandhurst Rd, Craigfoot	200470	Comments by 20 th March Full application for the proposed erection of a detached 5 no. bedroom dwelling with attached triple garage, and demolition of existing dwelling.	No objection.	4.3.20
Gorse Ride South Estate	200545	For information only Screening Opinion application for an Environment Impact Assessment for a proposed redevelopment of the existing Gorse Ride South Estate, comprising the construction of up to 265 units with associated access, parking and private and public open spaces.	Noted	4.3.20

Location	Ref No	Proposal	Comments – FPC	Date	Decision – WBC	Date
Gorse Ride North, Jahelga	193064	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).	No objection.	5.2.20	Refused, the installation of the fence has resulted in the removal of existing landscaping, resulting in detrimental impact upon the character of the neighbourhood.	24.2.20
Reading Rd, land adjacent to no 72	193229	Comments by 7th February , 2 letters supporting. Full application for the proposed erection of 1 detached two bedroom dwelling, with associated access and parking.	No objection.	5.2.20	Refused unsustainable location, poor access to public transport. Thames Basin Heath. The design of the dwelling would result in harm to the character and appearance of the surrounding countryside.	12.2.20
Briarwood, 7	193276	Comments by 5th January 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	Refused, inappropriate design, excessive width height and bulk. The possibility of bats has not been taken into account.	4.2.20
Nine Mile Ride, 248	193322	Comments by 11th January 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	Approved	4.2.20
Wellingtonia Ave, Amber Lodge	200228	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.	No objection.	5.2.20	Approved	27.2.20