

These minutes are for information only and do not form a legal record as the meeting was held by video conferencing due to the situation with the coronavirus pandemic. In accordance with current legislation, as this was a virtual meeting no decisions were made unless permitted by Council policy.

**FINCHAMPSTEAD PARISH COUNCIL
MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD
at 7pm on Wednesday 1st April 2020
held via Zoom video conferencing.**

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

123/2020 – APOLOGIES FOR ABSENCE

No apologies were received.

124/2020 DECLARATION OF INTERESTS

There were no declaration of interests.

125/2020 – MINUTES OF THE PREVIOUS MEETING

The minutes were not signed, as the committee were unable to formally meet due to Government restrictions imposed as a result of the COVID19 virus.

PUBLIC PARTICIPATION

No members of the public attended the meeting.

126/2020 – MATTERS ARISING FROM THE MINUTES

61/2020 FORUM & CORRESPONDENCE -Draft Local Plan consultation

The date for comments has been extended to 3rd April 2020.

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

WBC's Planning Committee approved the application with conditions after a site visit. These conditions include noise control, waste storage details, access details – access to/from Reading Rd to be increased and parking/turning spaces.

127/2020 CONSIDERATION OF PLANNING APPLICATIONS – Appendix A

Applications for Prior Approval will be listed.

128/2020 – DECISIONS

Decisions were reported as at Appendix B.

129/2020 – NEW APPEALS

31 Gorse Ride North, application 192488 for the proposed erection of a detached three bedroom dwelling. The appeal will be determined on the basis of written representations. FPC objected on the following grounds, 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. AK will write to the Inspectorate.

Appeal Decisions

None received.

Appeal Hearings

190286 land to the East of Finchampstead Rd, for the development of up to 216 dwellings, the Inquiry was suspended in accordance with Government rules regarding Coronavirus.

130/2020 – TREE PRESERVATION ORDERS

TPO 1694/2019 relating to two Oak Trees located in the front boundary area of 302a Nine Mile Ride. WBC have confirmed this order without modifications.

TPO 1697/2019 Oak Tree on the front boundary of 437 Finchampstead Rd. WBC have confirmed this order without modifications.

WBC has created TPO 1721/2020 3 Scots Pines at Arnett Ave.

WBC considers it expedient to include these trees in a TPO in response to information received that the trees could be removed to accommodate a building

131/2020 STREET NAMING AND NUMBERING

None.

132/2020 – FORUM & CORRESPONDENCE

The Committee expressed concern that with the cessation of house building the housing land supply figures will reduce causing us a problem with developers.

Enforcement information in part 2 of the minutes.

133/2020 DATE OF NEXT MEETING

The next meeting will be on **Wednesday April 29th 2020** . The meeting closed at 8 pm.

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 134/2020 Enforcement matters.

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

Location	Ref No/	Proposal	Comments	Meeting date
Heath Ride, Karalinga	192643	<p>Revised plans comments by 20th April The revised details show repositioning of the dwelling on plot 3 reduction in hardstanding, additional slow worm mitigation area, additional tree buffer and additional access and parking amendments and details at Karalinga and from Heath Ride. Full application for the proposed erection of 3 no. detached dwellings with associated access and parking, following part demolition of existing garage.</p>	<p>The Parish Council sees no reason to change its position on this application. Objection, inappropriate development in a rural area. Inappropriate backland development. The proposal contravenes Thames Basin Heath. Development in the countryside. Concerns about access and the additional volume in traffic on an un-adopted road.</p>	1.4.20
Arborfield, land at Parcel B	193190	<p>Comments by 27th March, extension approved. Arborfield PC had no objections. 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 for land parcels A to G) Reserved matters to be considered appearance, landscaping, layout and scale.</p>	No objection.	1.4.20
Burnmoor Meadow, 6	200119	<p>Comments by 1st April, extension approved. Householder application for proposed erection of a two storey rear extension to existing dwelling, including the insertion of 1 no rooflight plus a Juliet balcony and veranda.</p>	No objection.	1.4.20
Carolina Place, 25	200331	<p>Comments by 27th March, extension approved. 6 letters of objections. Householder application for proposed loft conversion into habitable accommodation with 1 no Juliet balcony, plus insertion of 1 no roof light to front elevation.</p>	<p>Objection the location of the house is such that the proposed extension will be facing the main roads. It will overlook other neighbouring properties. The proposal is overbearingly obtrusive as if it were front facing. If allowed, it would have a highly detrimental impact on the street scene. Out of keeping with the character of the area.</p>	1.4.20

Location	Ref No/	Proposal	Comments	Meeting date
Nashgrove Lane, 123	200419	Comments by 7th April, extension approved. Householder application for the proposed replacement of roof to existing outbuilding with rooflights and single storey side infill extension.	No objection.	1.4.20
Lower Sandhurst Rd, Broomfield	200491	Comments by 26th March, extension approved. Householder application for the proposed construction of a swimming pool, erection of a greenhouse and associated hard and soft landscaping works.	No objection.	1.4.20
Weaver Avenue, 1	200562	Comments by 27th March, extension approved. Householder application for proposed erection of a two storey rear extension, plus changes to fenestration.	No objection.	1.4.20
Barkham Ride, 77	200649	Comments by 12th April Householder application for the proposed erection of a single storey rear extension and garage conversion to create habitable accommodation.	No objection.	1.4.20
Manor Farm	200719	For information only Application for submission of details to comply with the following conditions of planning consent 191112 dated 10/10/2019 RETROSPECTIVE. Conditions 2 Proposed landscaping scheme. 3 Materials.	Noted	1.4.20
Nashgrove Lane, 125	200759	Comments by 17th April Householder application for the proposed raising and extension of roof to create additional first floor habitable accommodation with 3 no dormers and 8 no roof lights to front and rear of dwelling, plus canopy roof extension, two storey side and rear extensions following demolition of existing rear conservatory and conversion of garage.	No objection.	1.4.20
Gorse Ride North, Jahelga	200785	Comments by 19th April Householder application for the proposed erection of a boundary fence (Retrospective).	No objection.	1.4.20

Location	Ref No/	Proposal	Comments	Meeting date
New Mill Road, The Barn at Riverwood	200819	<p>Prior approval submission. For proposed change of use from an existing workshop (B1c use class) to 1 no residential unit (C3 use class)</p>	<p>For information only. Objection inappropriate development in the countryside. The proposal contravenes Thames Basin Heath. Not an approved site. The site is non-sustainable.</p>	1.4.20

Location	Ref No	Proposal	Comments – FPC	Date	Decision – WBC	Date
The Devil's Highway, Talavera	193187	Comments by 26th February, 1 letter objecting, 1 supporting Householder application for the proposed erection of an outbuilding (part retrospective).	No objection	4.3.20	Approved	10.3.20
Reading Rd, 78 land rear of	193059	Comments by 1st January extension agreed. 13 letters of objections. 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.	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 longstanding enforcement notices which have not been complied with. Inappropriate development in the countryside. The proposed working hours are unacceptable in a residential area.	11.12.19	Approved, with several conditions. They include noise control, waste storage details, access details – access to/from Reading Rd to be increased and parking/turning spaces.	11.3.20
Nine Mile Ride, The Pentre	193347	Comments by 6th 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	Approved	11.3.20
Manor Park Drive, 62	200019	Comments by 5th February. Extension approved. Householder application for the proposed erection of a first floor front extension.	No objection.	5.2.20	Approved	4.3.20
Rhododendron Corner, Wildedge	200324	Comments by 9th 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	Approved	11.3.20

Location	Ref No	Proposal	Comments – FPC	Date	Decision – WBC	Date
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>	No objection.	5.2.20	Approved	4.3.19
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	Approved	11.3.20
Lower Sandhurst Rd, Craigfoot	200470	<p>Comments by 20th March Full application for the proposed erection of a detached 5 no. bedroom dwelling with attached triple garage, and demolition of existing dwelling.</p>	No objection.	4.3.20	Approved	27.3.20