

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 29th 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

158/2020 – APOLOGIES FOR ABSENCE

No apologies were received.

159/2020 DECLARATION OF INTERESTS

There were no declaration of interests.

160/2020 – 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.

161/2020 – MATTERS ARISING FROM THE MINUTES - 129/2020 – NEW APPEALS

A letter has been sent to the Inspectorate regarding 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.

162/2020 CONSIDERATION OF PLANNING APPLICATIONS – Appendix A

Applications for Prior Approval will be listed.

163/2020 – DECISIONS

Decisions were reported as at Appendix B.

164/2020 – NEW APPEALS

Application 192601 - 197 Nine Mile Ride. Appeal against WBC's decision to refuse planning permission for the proposed erection of 1.95m fencing along the south (front) and northeast (side) boundaries including double gates. (Retrospective).

The appeal is proceeding under the Householders Appeal Service, no comments can be submitted at this stage, but all representations made on the application have been forwarded to the Planning Inspectorate.

FPC objected to 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.

Appeal Decisions

None received.

Appeal Hearings

No new notifications.

165/2020 – TREE PRESERVATION ORDERS

Confirmation of TPO 1703/2019 relating to trees to the South of Heath Ride. The TPO was first served in December to protect the trees in the woodland when the site was seen to be for sale.

166/2020 STREET NAMING AND NUMBERING

1. New replacement dwelling following demolition of existing dwelling to be named Half Way Tree, Wellingtonia Ave.

2. Ladygate has been renamed Hamewith, Heath Ride.

167/2020 – FORUM & CORRESPONDENCE

- Discussion took place regarding the site at 31 Barkham Ride previously objected to by the PC and following concerns raised by residents.
The committee has concerns about creeping development. Borough councillors were requested to list the application which has yet to be determined.
The NDP group are looking at forming policies to manage this type of situation.
- There are large amounts of rubble on the Model Farm site, AK will report to WBC.

168/2020 DATE OF NEXT MEETING

The next meeting will be on **Wednesday May 27th 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 169/2020 Enforcement matters.

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

Planning Application List
Wednesday 29th April 2020

Finchampstead Parish Council

APPENDIX A

Location	Ref No/	Proposal	Comments	Meeting date
Land South East of Finchampstead Road, South Wokingham Strategic Development Location	192325	<p>Adjoining Parish Consultation, comments by 19th May, 30 letters objecting</p> <p>Hybrid planning application consisting of outline application with details of access for up to 190 dwellings, public open space and associated infrastructure and full application for suitable alternative natural greenspace (SANG).</p>	<p>We accept the development in principle but have concerns about the adverse impact on the Finchampstead Rd. The distributor road and bridge widening should be completed before development commences. Other areas of concerns are flooding, the disruption to wildlife and removal of trees.</p> <p>The proposal could have a harmful impact on the former Henry Lucas Hospital a Grade 1 listed building.</p> <p>We support the allocation of 35% affordable housing and the comments made by Wokingham TC.</p>	29.4.20
Nine Mile Ride, 351	200666	<p>Comments by 30th April, 1 letter commenting</p> <p>Application to vary condition 2 of planning consent 180037 for the erection of 1 no five bedroom detached dwelling with rear dormer and rooflights following demolition of existing detached dwelling. Condition 2 refers to approved details and the variation is to allow the single storey rear extension to have a flat roof with 2 no rooflights instead of a pitched roof with 4 no rooflights.</p>	No objection.	29.4.20
Barkham Ride, 156	200742	<p>Comments by 30th April</p> <p>Full application for the proposed erection of proposed erection of a two storey side extension, single storey rear extension and first floor extension to the existing dwelling to create a pair of semi-detached dwellings with associated access, parking and landscaping, changes to fenestration and insertion of 17 no rooflights following demolition of existing detached garage.</p>	No objection.	29.4.20
Kiln Ride, 16	200782	Householder application for proposed erection of a single storey side/rear extension including the insertion of 2no. roof lights, following part demolition of existing garage, plus changes to fenestration.	No objection.	29.4.20

**Planning Application List
Wednesday 29th April 2020**

Finchampstead Parish Council

APPENDIX A

Location	Ref No/	Proposal	Comments	Meeting date
Pine Drive, 15	200816	<p>Comments by 2nd May Householder application for the proposed raising of ridge and rear dormer extension to existing dwelling.</p>	No objection.	29.4.20
Nine Mile Ride, land adjoining Pineridge Park	200843	<p>Adjoining Parish Consultation comments by 29th April. Full application for the change of use of land from Builders yard to Holiday Park Site to include 8No Holiday lodges, car parking and cycle store.</p>	<p>Objections, inappropriate development in the countryside, unsustainable location and outside the settlement boundary. If WBC are minded to approve this application certain conditions should be imposed relating to length of stay e.g. a maximum of 28 days, for each booking. Restrictions that the holiday park only opens in the holiday period March to October. A clause not allowing the same customers to repeat book.</p>	29.4.20
Priors Wood, 2	200865	<p>Comments by 2nd May Householder application for the proposed erection of single storey front, side and rear extensions to create habitable accommodation and integrated double garage, conversion of existing garage, interior alterations and changes to fenestration</p>	No objection.	29.4.20
Challenor Close, 2	200875	<p>Comments by 12th May Householder application for proposed erection of a single storey rear extension including the insertion of 4 no roof lights, plus part conversion of existing garage to create habitable accommodation including the replacement of existing flat roof to pitched roof.</p>	No objection.	29.4.20
Dell Rd, Birch Tree House	200918	<p>Comments by 6th May Householder application for the proposed conversion of existing garage to create habitable accommodation.</p>	No objection.	29.4.20

Planning Application List
Wednesday 29th April 2020

Finchampstead Parish Council

APPENDIX A

Location	Ref No/	Proposal	Comments	Meeting date
Nine Mile Ride, 308	200939	Comments by 13th May Full planning application for the proposed erection of 1 no dwelling, conversion of existing garage to create habitable accommodation following demolition of existing bungalow and partial demolition of existing garage. (Part retrospective.)	No objection.	29.4.20
Ravenswood Ave, 15	200957	Comments by 14th May Householder application for the proposed single storey side and rear extension including 4 no roof lights.	No objection.	29.4.20

Location	Ref No	Proposal	Comments – FPC	Date	Decision – WBC	Date
Arborfield, land at Parcel B	193190	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.	No objection.	1.4.20	Approved	15.4.20
The Ridges, The Lodge, North Court	200202	Comments by 10th March Full application for change of use of land from amenity land to residential garden.	No objection	4.3.20	Refused, the proposal will lead to excessive encroachment and expansion of development away from the original building. Negative impact on the character of the area.	15.4.20
The Devils Highway, Eriska	200258	Comments by 20th 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	Approved	15.4.20

Location	Ref No	Proposal	Comments – FPC	Date	Decision – WBC	Date
Barkham Ride, 30	200368	Comments by 17th 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	Refused, Impact on the Public Right of Way –The proposed dwelling would segregate the NW section of the bridleway which would compromise its use by pedestrians and would affect the visual character of the countryside setting. Impact on Trees - The proposed dwelling and access thereto is highly likely to adversely affect existing mature landscaping that provides an important contribution in framing the western boundary with the countryside and of the bridleway	6.4.20
Burnmoor Meadow, 6	200119	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.	No objection.	1.4.20	Approved	7.4.20
Carolina Place, 25	200331	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.	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.	1.4.20	Refused possible damage to adjacent mature trees. Poor design and excessive scale.	17.4.20
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	Approved	7.4.20

Location	Ref No	Proposal	Comments – FPC	Date	Decision – WBC	Date
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	Approved	17.4.20