

**FINCHAMPSTEAD PARISH COUNCIL**  
**MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD**  
**at 7pm on Wednesday 24<sup>th</sup> June 2020**  
**By Zoom Video Conference**

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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  
1 Member of the public – left the meeting at 7.20pm

**238/2020 – APOLOGIES FOR ABSENCE**

Apologies received from Cllr Jennings-Frisby.

**239/2020 DECLARATION OF INTERESTS**

There were no declaration of interests.

**240/2020 – 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**

1 member of the public regarding application 201330 84 Kiln Ride.

**241/2020 – MATTERS ARISING FROM THE MINUTES**

**204/2020 CONSIDERATION OF PLANNING APPLICATIONS – Appendix A – 166 Nine Mile Ride**

201143 -Land adjacent to 166 Nine Mile Ride, for the proposed addition of four pitches to a caravan park for gypsy and travellers, plus reconfiguration of existing site.

Following FPC's application to raise TPOs on 2 oaks in The Dittons which border the application site, WBC have informed us that a longstanding woodland TPO number 592/1993 is in place which covers the trees.

**210/2020 – FORUM & CORRESPONDENCE planning applications**

The planning application list can now be viewed on our website and will be updated weekly.

**206/2020 – NEW APPEALS – Land at rear of , 6 Johnson Drive applications 183555 & 183548 for the storage of builders materials and inert waste application**

FPC's letters of objections were emailed to the Inspectorate on 10<sup>th</sup> June.

**242/2020 CONSIDERATION OF PLANNING APPLICATIONS – Appendix A**

The committee would like to know if it is possible to list a prior approval application. AK will ask the planning department.

**243/2020 – DECISIONS**

Decisions were reported as at Appendix B.

**244/2020 – NEW APPEALS**

**200202 - North Court, The Lodge, The Ridges** a full application for change of use of land from amenity to residential garden. FPC had no objections.

**193229 -land adjacent to 72 Reading Rd** full application for the proposed erection of 1 no detached two bedroom dwelling with associated access and parking. FPC had no objections.

**Appeal land east of Finchampstead Rd for the proposed development of up to 216 dwellings - 190286**

This appeal is ongoing and due to the pandemic the remaining evidence is being dealt with by a written representation procedure. Cllr Marshallsay informed the committee that a paper recently submitted by Gladman's team questions whether WBC have a 5 year housing land supply, specifically as a result of fewer dwellings being built during pandemic.

**Appeal Decisions**

None received.

**245/2020 – TREE PRESERVATION ORDERS**

Application for works

**37a Pine Drive**, 1185/2007 works on a sweet chestnut.

**25 Carolina Place** 730/1995 works on oaks.

**High Trees, Soldiers Rise** 285/1985 work on a silver birch.

**Wild Acre, Hollybush Ride**, 50/1971 work on an oak.

**NEW TPO**

1739/2020 Relating to trees north of west of 30 Barkham Ride, the trees are protected in response to planning applications such as 201254.

**246/2020 STREET NAMING AND NUMBERING**

None received.

**247/2020 SETTLEMENT BOUNDARIES**

Cllr Cornish gave details of how Wick Hill became included in the settlement boundary/development area boundary. An amendment to the Finchampstead North modest development location document in 2012 put this site in the development area boundary. Circa 3 years ago the site became an allocated housing site, however during the recent call for sites this area did not appear.

WBC are looking to de-allocate this site but it will remain in the development area boundary. The NDP is looking at this closely to identify how best to protect the land from development. The suggestions are that we get written confirmation from WBC that this site is no longer an allocated site so that it is on record, but it will remain in the development area boundary or we try to get the boundary shifted back to pre 2012 times. The recommendation of the committee was to ask WBC to confirm in writing that the area is no longer an allocated housing site.

Cllr Cornish recommended the maps in the Planning Policy section of WBC's website as a useful tool for the committee to use during meetings.

In the current LPU the development boundary has been extended to include the whole site at 166 Nine Mile Ride, Cllr Cornish will arrange a zoom call with Cllr Weeks and the planning committee to discuss this.

**248/2020 – FORUM & CORRESPONDENCE**

**193394 Sand Martins Golf Club** - application for the proposed erection of 4 no buildings to provide hotel accommodation, a function suite, a health club and spa with ancillary facilities, has been withdrawn. WBC felt that the proposals were too big and therefore did not comply with countryside policy. The case officer had a meeting with the agents and WBC think a compromise can be reached.

**Arborfield SDL, Steering Group Meeting** This group have not met this year. Cllr Veitch would like a meeting to be scheduled and the proposed Neighbourhood Centre put on the agenda. Cllr Weeks will liaise with Nick Chancellor WBC.

**249/2020 DATE OF NEXT MEETING**

The committee discussed timings for forthcoming meetings, agreeing that Zoom meetings will continue at 7pm and the start time will return to 7.30pm when face to face meetings resume.

The next meeting will be on **Wednesday July 22<sup>nd</sup> 2020 at 7pm via Zoom**. 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 250/2020 Enforcement matters.*

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

**Planning Application List  
Wednesday 24<sup>th</sup> June 2020**

**Finchampstead Parish Council**

**APPENDIX A**

Location	Reference No	Proposal	Comments	Meeting date
The Village, East Court Farm	201122	<p><b>Comments by 4<sup>th</sup> June, extension approved.</b> Application to vary condition 3 of planning consent F/1996/64049 for the proposed erection of a detached bungalow. Condition 3 refers to the occupation of the agricultural workers dwelling hereby permitted shall be limited to a person solely of (sic) mainly working, or last working, in the locality in agriculture or in forestry, or a widow or widower of such a person and to any resident dependents. The proposed change is to vary the wording to occupancy by a rural worker.</p>	<p>Objection, the original planning permission was granted on the condition that it had the agricultural tenancy and we see no reason why this decision should be altered.</p>	24.6.20
Sandhurst Rd, Conifers	201192	<p><b>Comments by 17<sup>th</sup> June, extension approved. 2 letter objecting.</b> Householder application for the proposed erection of a double garage.</p>	<p>Objection to the garage's proximity to the boundaries and to the overbearing height of the proposed structure.</p>	24.6.20
Barkham Ride, 30	201254	<p><b>Comments by 17<sup>th</sup> June, extension approved. 5 letters objecting, 1 commenting.</b> Full application for the proposed erection of 1 no 3 bedroom dwelling with associated parking and landscape.</p>	<p>Objection the proposal represents inappropriate backland development, over development and is out of keeping with the rural surroundings. The proposed dwelling and access is highly likely to adversely affect the mature landscaping which frames the western boundary with the countryside and of the bridleway. The proposed development would divide the north-western section of the bridleway which would compromise its use by pedestrians. The bridleway is a key link between Barkham Ride &amp; California CP, Arborfield Green and the Nine Mile Ride. The access to the proposed house would continually disturb the root protection area of the Oak trees lining the PROW resulting in their demise over time. The proposal contravenes Thames Basin Heath.</p>	24.6.20

**Planning Application List  
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Location	Reference No	Proposal	Comments	Meeting date
Gorse Ride North, 1	201259	<b>Comments by 22<sup>nd</sup> June, extension approved.</b> Householder application for proposed erection of a single storey rear extension including the insertion of 1 no roof light, following the demolition of existing conservatory.	No objections.	<b>24.6.20</b>
The Brambles, 70	201275	<b>Comments by 14<sup>th</sup> July</b> Householder application for the proposed erection of a part single storey side/rear extension, including the insertion of 4 no roof lights.	Objection, out of keeping and overdevelopment of the plot.	<b>24.6.20</b>
Park Lane, Longmoor Cottage	201278	<b>Comments by 7<sup>th</sup> July, Barkham PC asking for an extension.</b> Householder application for the proposed single storey side/rear extension to existing detached double garage and raising of roof height with two rear facing dormers to form a storage area.	No objection.	<b>24.6.20</b>
Nine Mile Ride, 216	201291	<b>Comments by 22<sup>nd</sup> June, extension approved.</b> Householder application for the proposed erection of a two storey front extension, single storey side extension, part single storey, part two storey rear extension, following demolition of existing garage.	No objection.	<b>24.6.20</b>
Kiln Ride, 84	201330	<b>Comments by 25<sup>th</sup> June, 1 letter commenting.</b> Householder application for the proposed erection of a single storey rear extension with 1 no roof light, plus additional 5 no. roof to existing dwelling, conversion of existing loft to create habitable accommodation with side dormer extension, erection of a single detached garage, changes to fenestration and internal alterations.	No objection.	<b>24.6.20</b>
Jubilee Rd, Arden House	201342	<b>Comments by 29<sup>th</sup> June</b> Householder application for the proposed erection of a two storey extension, including a Juliet balcony, following demolition of existing rear extensions, store and detached workshops.	No objection.	<b>24.6.20</b>

**Planning Application List  
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Location	Reference No	Proposal	Comments	Meeting date
Kiln Ride Extension, Corbiere	201352	<b>Comments by 17<sup>th</sup> July</b> Householder application for the proposed replacement carport (electric vehicle charging station), store, remodelling of driveway, new entrance gate and fence.	No objection.	<b>24.6.20</b>
New Mill Rd, Riverwood Barn	201389	<b>Prior Approval Submission</b> Prior approval submission for change of use of building from light industrial workshop (use class B1 (c) ) to 4 number residential dwellings (use class C3)	Objection inappropriate development in the countryside. The proposal contravenes Thames Basin Heath. The site is unsustainable and not an approved allocated site.	<b>24.6.20</b>
Nine Mile Ride, 177a	201426	<b>Comments by 10<sup>th</sup> July</b> Householder application for the proposed two storey rear extension including 6 no roof lights and 1 no Juliet balcony to rear. Changes to fenestration	No objection.	<b>24.6.20</b>
Soldiers Rise, Arden	201432	<b>Comments by 13<sup>th</sup> July</b> Householder application for the proposed erection of a first floor front extension, two storey rear extension, plus the insertion of 5 no roof lights.	No objection.	<b>24.6.20</b>
Springdale, 2	201460	<b>Application for a certificate of lawfulness</b> for the proposed erection of a single storey rear extension including the insertion of 2no. rooflights, following the demolition of existing conservatory.	No objection.	<b>24.6.20</b>

**Planning Decisions**

**Wednesday 24<sup>th</sup> June 2020**

**Finchampstead Parish Council**

**APPENDIX B**

Location	Ref No	Proposal	Comments – FPC	Date	Decision – WBC	Date
Nine Mile Ride, 351	200666	<b>Comments by 30<sup>th</sup> April, 1 letter commenting</b> 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.	No objection.	<b>29.4.20</b>	<b>Approved</b>	<b>26.5.20</b>
Barkham Ride, 156	200742	<b>Comments by 30<sup>th</sup> April</b> 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.	No objection.	<b>29.4.20</b>	<b>Approved</b>	<b>29.5.20</b>
McCarthy Way 38	200815	<b>Comments by 4<sup>th</sup> June</b> Householder application for the proposed erection of orangery with 1 no roof light, following demolition of existing single storey rear extension.	No objections.	<b>27.5.20</b>	<b>Approved</b>	<b>11.6.20</b>
New Mill Road, The Barn at Riverwood	200819	<b>Prior approval submission.</b> For proposed change of use from an existing workshop (B1c use class) to 1 no residential unit (C3 use class)	<b>For information only.</b> Objection inappropriate development in the countryside. The proposal contravenes Thames Basin Heath. Not an approved site. The site is non-sustainable.	<b>1.4.20</b>	<b>Refused</b> , Insufficient information is available for WBC to determine that the building to which this application relates is currently in light industrial use or that it was in light industrial use on 19th March 2014,	<b>26.5.20</b>

**Planning Decisions**

**Wednesday 24<sup>th</sup> June 2020**

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**APPENDIX B**

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Barkham Ride, 42	200929	<b>Comments by 9<sup>th</sup> June</b> Householder application for the proposed erection of a single storey front/side/rear extension, front extension to create porch, following demolition of existing conservatory and garage.	No objections apart from the fact that the garage will be marginally in front of the building line.	<b>27.5.20</b>	<b>Refused</b> , the proposed front garage extension would have an intrusive visual impact on the streetscene and the cumulative increase of development on the site would result in an urbanising effect and harmful impact to the surrounding character of the area.	<b>16.6.20</b>
Nine Mile Ride, 308	200939	<b>Comments by 13<sup>th</sup> May</b> 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.	<b>29.4.20</b>	<b>Approved</b>	<b>16.6.20</b>
The Ridges, Springwood	200952	<b>Comments by 10<sup>th</sup> June</b> Householder application for the proposed erection of a single storey rear extension including 1 no roof light	No objections.	<b>27.5.20</b>	<b>Approved</b>	<b>17.6.20</b>
Nine Mile Ride, 318	201133	<b>For information only</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 8.00m, for which the maximum height would be 2.70m and the height of the eaves 2.70m.	No objections.	<b>27.5.20</b>	<b>Refused</b> , does not fall into prior approval as the width of this proposal being greater than half the width of the dwelling	<b>9.6.20</b>
Wick Hill Lane, Ridge Farm, The Granary	201176	<b>Comments by 12<sup>th</sup> June</b> Householder application for the proposed erection of a single storey front extension to form a porch and a single storey rear extension with 1 no rooflight plus 3 no rooflights to front elevation and changes to fenestration.	No objection.	<b>27.5.20</b>	<b>Approved</b>	<b>16.6.20</b>