

FINCHAMPSTEAD PARISH COUNCIL
MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD
at 7pm on Wednesday 22nd July 2020
By Zoom Video Conference

PRESENT Cllr Veitch – Chair
Cllr Marshallsay – Vice Chair
Cllrs Bromley, Cundy, Driver, Jennings-Frisby joined at 7.15pm Pearce.
Mrs A Kent – Assistant to the Clerk
2 Members of the public – left the meeting at 7.25pm

288/2020 – APOLOGIES FOR ABSENCE

Apologies received from Cllr Cornish.

289/2020 DECLARATION OF INTERESTS

200800, Ardwell Close, 9	Cllr Veitch
201428, Manor Farm	Cllr Veitch
201566 Wyse Hill Lodge, land adjacent, The Village	Cllr Bromley, Cllr Driver
201474 Finchampstead Sports Club, The Village	Cllr Bromley, Cllr Cundy.

290/2020 MINUTES OF 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

Two members of the public spoke regarding application number 201566 - Wyse Hill Lodge, land adjacent, The Village.

291/2020 – MATTERS ARISING FROM THE MINUTES –

242/2020 CONSIDERATION OF PLANNING APPLICATIONS – Appendix A – Prior Approval submissions.

The committee asked if Prior Approval applications can be listed in respect of application 201389 Riverwood Barn, New Mill Rd, for a 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) .

WBC informed us that Prior Approval submissions cannot be listed.

247/2020 SETTLEMENT BOUNDARIES - extended development boundary at 166 Nine Mile Ride

In the LPU the development boundary has been extended to include the whole site at 166 Nine Mile Ride, Cllr Cornish has spoken to Cllr Weeks about this matter.

292/220 CONSIDERATION OF PLANNING APPLICATIONS – Appendix A

Applications for Prior Approval will be listed.

293/2020 – DECISIONS

Decisions were reported as at Appendix B.

294/2020 – NEW APPEALS

The Barn at Riverwood, New Mill Rd, application no 200819 prior approval submission for proposed change of use from an existing workshop B1 c class to 1 number residential unit (C3 use class). FPC objected inappropriate development in the countryside. The proposal contravenes Thames Basin Heath. Not an approved site. The site is non-sustainable. AK will write to the Inspectorate by 12th August.

Appeal Decisions

7 Briarwood, application no 193276 for the demolition of a conservatory, single storey rear and first floor side extension. The Appeal has been dismissed as it would have an adverse effect upon the character and appearance of the surrounding area and cause significant harm on protected bats. FPC had no objections.

31 Gorse Ride North, application no 192488. For a new house. The Appeal was dismissed as it would significantly harm the character and appearance of the area.

FPC objected, inappropriate development in the garden. FPC had 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

197 Nine Mile Ride, 192601 for the erection of new fencing along front boundary and side boundary adjacent to service road, incorporating double gates, all at height of 1.95m. Appeal dismissed, the fence is harmful to the character and appearance of the area.

FPC objected 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

295/2020 – TREE PRESERVATION ORDERS

TPO 1741/2020 relating to 3 Red Oaks in California Country park north of 41 Manor Park Drive. WBC has made this TPO to prevent harm to the 3 trees on the site.

TPO 1712/2020 relating to a Birch tree at 31 Mornington Ave. This TPO has been confirmed without modification.

Application for Works

TPO 948/1999 14 Manor Park Drive, works on an Oak

TPO 1119/2006 Communal ground at Kiln Close, works on an Oak, Silver Birch & Scots Pine.

TPO 130a/1977 22 Bramley Grove works on an Oak.

TPO 932/1998 Woodlanders, Talisman Close, works on a Beech.

296/2020 STREET NAMING AND NUMBERING

14 new mobile homes off Barkham Ride to be named 1-14 Victoria Gardens, Finchampstead.

Following correspondence with the planning officer, regarding the changed site layout, FPC were advised that as long as the new mobile homes were in the designated part of the site there was no breach.

297/2020 – FORUM & CORRESPONDENCE

- Application 201143 - 166 Nine Mile Ride for 4 more gypsy traveller pitches is likely to be determined at WBC's August Planning meeting, FPC will write to WBC when the agenda has been published.
- On 10th July several Councillors went to West Court off Reading Rd, to view the site for the new SANG.
- A meeting will be scheduled for the enforcement subgroup (meeting is scheduled for 27th July).
- In future when applications are considered, any relevant information from pre-application meetings with WBC will be included with the planning documents.

298/2020 DATE OF NEXT MEETING

The next meeting will be on **Wednesday August 19th 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 299/2020 Enforcement matters.

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

**Planning Application List
Wednesday 22nd July 2020**

Finchampstead Parish Council

APPENDIX A

Location	Reference No	Proposal	Comments	Meeting date
Ardwell Close, 9	200800	Comments by 6th Aug Householder application for the proposed installation of 3 no rooflights.	No objections.	22.7.20
Manor Farm	201428	Comments by 6th Aug 3 letters objecting. Application to remove condition 4 of planning consent 191112 for the erection of 25 no. polytunnels. Condition 4 refers to the annual removal of the polythene sheeting from the polytunnels and its storage between 1st July and 31st December.	Objection we want condition 4 of planning consent 191112 to remain and the polythene sheeting removed from the polytunnels and stored away between 1 st July and 31 st December as it spoils the view of the countryside from this key viewing point in the Parish.	22.7.20
The Village, Finchampstead Sports Club	201474	Comments by 24th July Full application for the proposed erection of 2 no single storey buildings to provide a changing room block plus a new groundsman's workshop and equipment store, following demolition of the existing changing room, stores and workshop.	No objection.	22.7.20
Hazelbank, 7	201529	Comments by 29th July Householder application for the proposed replacement of existing vertical tile hanging and dormer gable with cladding board and the replacement of existing brown gutters and down pipes with black plastic.	No objection	22.7.20
Barkham Ride, 31	201546	Application for a certificate of existing lawful development for the use of the former sand school (manegel for storage and parking.	For information only. No objection.	22.7.20
The Village, Wyse Hill Lodge, land adjacent	201566	Comments by 23rd July, 5 letters supporting, 1 objecting. Full application for the proposed erection of 4 x 1 number bedroom flats with associated bin/cycle store access, parking and amenity space	We support this application on the basis it is going to be developed as a rural exception site with priority given to Finchampstead residents or those with a proven close relationship with Finchampstead.	22.7.20

**Planning Application List
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Location	Reference No	Proposal	Comments	Meeting date
Barkham Ride, 156	201596	<p>Comments by 4th August Householder application for the proposed erection of a single storey front extension, single storey rear extension, following demolition of existing garage, plus loft conversion hip to gable to create habitable accommodation with 8no roof lights.</p>	No objection.	22.7.20
Nash Grove Lane, 125	201601	<p>Comments by 28th July Householder application for the proposed erection of a part single storey part two storey front extension, erection of front canopy, single storey rear extension following demolition of existing conservatory, garage conversion to create habitable accommodation 1 no dormer and 8 no roof lights.</p>	No objection.	22.7.20
Barkham Ride, 77	201607	<p>Comments by 29th July Householder application for the proposed conversion of existing loft to create habitable accommodation with 1 no flat dormer extension to the rear elevation and 5 no roof lights to front elevation.</p>	No objection.	22.7.20
Windsor Ride, 7	201609	<p>Comments by 5th August Householder application for the proposed erection of a raised deck and platform lift to the rear of the dwelling, plus associated landscaping.</p>	No objection.	22.7.20
Wellingtonia Ave, Amber Lodge	201635	<p>Comments by 4th August Householder application for the proposed erection of a single storey front extension to form a porch, first floor and part single storey part two storey rear extensions, plus 2 no. front canopies and 2 no. covered rear balconies, following demolition of the existing conservatory.</p>	No objection.	22.7.20
Nine Mile Ride, 351	201657	<p>Comments by 10th August Householder application for the proposed detached double garage to front of dwelling and associated landscaping.</p>	Objection garage in front of the building line and out of keeping with the streetscene.	22.7.20

Planning Application List
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Location	Reference No	Proposal	Comments	Meeting date
Dukes Ride 208-210	201689	<p>For information only Consultation from Bracknell Forest Council for the following proposal; change of use from A1 mixed use to A1/A3/A4 (restaurants &cafes)(drinking establishments).</p>	Noted.	22.7.20
Sandhurst Rd, Conifers	201748	<p>Comments by 10th August Householder application for the proposed erection of a detached double garage.</p>	This application will be considered at the next meeting on August 19 th 2020.	22.7.20

Planning Decisions

Wednesday 22nd July 2020

Finchampstead Parish Council

APPENDIX B

Location	Ref No	Proposal	Comments – FPC	Date	Decision – WBC	Date
Heath Ride, Broughton Farm	201058	For information only Application for a certificate of lawfulness for the proposed building works comprising the change of use of the Nissen Hut (Building 1) and adjacent single-storey outbuilding (Building 2) to a single private dwelling house.	Objections this is inappropriate backland development in the countryside and would contravene Thames Basin Heath. It would be inappropriate for the current structure to become a private dwelling as it cannot meet any legislation relating to thermal insulation.	27.5.20	Refused, the change of use requires planning permission. Permission is not available since the proposal does not constitute permitted development.	3.7.20
The Village, East Court Farm	201122	Comments by 4th June, extension approved. 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.	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.		Refused , insufficient evidence has been submitted to demonstrate that the agricultural occupancy has outlived its usefulness and the condition as proposed to be varied does not meet the conditions tests as set out in the NPPF as the condition as proposed would be imprecise and unenforceable	2.7.20
Nine Mile Ride, land at 23a	201165	For information only Application for a certificated of existing lawful development for the stationing of caravan for residential occupation.	Noted. These comments were changed on June 8 th to read Following the receipt of further information on this application Finchampstead Parish Council wishes to amend its previous comment and object to the application. Views from immediate neighbours of the site question the accuracy of the claims made in the application and the Parish Council therefore wishes to support their position by objecting.	27.5.20	Refused , The relevant test for Lawful Use is the ‘balance of probability. it has not been demonstrated that the stationing of the additional caravan, on the accompanying site location plan, for residential occupation has been occurring for a consecutive period of ten years in breach of a planning condition. Nor has it been demonstrated that the additional caravan has been occupied by a person(s) who is/are not gypsy(ies).	10.7.20

Planning Decisions

Wednesday 22nd July 2020

Finchampstead Parish Council

APPENDIX B

Location	Ref No	Proposal	Comments – FPC	Date	Decision – WBC	Date
Sandhurst Rd, Conifers	201192	Comments by 17th June, extension approved. 2 letter objecting. Householder application for the proposed erection of a double garage.	Objection to the garage's proximity to the boundaries and to the overbearing height of the proposed structure.	24.6.20	Refused, height/depth and position, the proposal has a harmful impact on the living conditions of neighbours at 23 & 25 Cambrian Way in terms of outlook.	29.6.20
Barkham Ride, 30	201254	Comments by 17th June, extension approved. 5 letters objecting, 1 commenting. Full application for the proposed erection of 1 no 3 bedroom dwelling with associated parking and landscape.	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 & 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.	24.6.20	Refused, inadequate access, impact on trees, harm to public right of way and Thames Basin Heath.	16.7.20
Gorse Ride North, 1	201259	Comments by 22nd June, extension approved. 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.	24.6.20	Approved	29.6.20
Nine Mile Ride, 216	201291	Comments by 22nd June, extension approved. 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.	24.6.20	Approved	29.6.20

Planning Decisions

Wednesday 22nd July 2020

Finchampstead Parish Council

APPENDIX B

Location	Ref No	Proposal	Comments – FPC	Date	Decision – WBC	Date
Kiln Ride, 84	201330	Comments by 25th June, 1 letter commenting. 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.	24.6.20	Approved	29.6.20
Jubilee Rd, Arden House	201342	Comments by 29th June 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.	24.6.20	Approved	20.7.20
Soldiers Rise, Arden	201432	Comments by 13th July 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.	24.6.20	Approved	15.7.20