

FINCHAMPSTEAD PARISH COUNCIL
MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD
at 7pm on Wednesday 19th August 2020
By Zoom Video Conference

PRESENT Cllr Veitch – Chair
Cllrs Bromley, Cornish, Cundy, Driver, Pearce.
Mrs A Kent – Assistant to the Clerk

300/2020 – APOLOGIES FOR ABSENCE

Cllrs Jennings-Frisby, Marshallsay.

301/2020 DECLARATION OF INTERESTS

None.

302/2020 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

No members of the public joined the meeting.

303/2020 – MATTERS ARISING FROM THE MINUTES

294/2020 Appeals – We have been notified the following appeal has been withdrawn

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).

297/2020 – FORUM & CORRESPONDENCE – Enforcement subgroup meeting

An enforcement subgroup meeting was held on 27th July. A list of priority cases was sent to WBC for further information. Jason Varley completed this and our records have been updated accordingly.

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 discussed this with WBC's planning team and no specific reason was given for the change. The committee decided to object to the change at this stage rather than waiting to challenge through the LPU consultation. Cllr Cornish & Veitch will discuss this further.

304/220 CONSIDERATION OF PLANNING APPLICATIONS – Appendix A

Applications for Prior Approval will be listed.

Cllr Cornish asked for a written design statement/policy from the planning committee which the NDP team could include in the NDP. The statement would identify where design is critical e.g. roads where FPC don't want building lines encroached upon such as NMR, & estates with defined building styles. AK sent Cllr Cornish our current planning committee guidelines. Cllrs Cornish & Veitch will discuss the matter further.

305/2020 – DECISIONS

Decisions were reported as at Appendix B.

306/2020 – NEW APPEALS

30 Barkham Ride – 200368 for the proposed erection of 1 no 3 bedroom dwelling with associated parking and landscaping. The appeal will be determined by written representations. FPC objected to this in March 2020 inappropriate back land development. The proposal contravenes Thames Basin Heath. Out of keeping

with the rural location. Over development of the original plot. AK sent our comments to the Inspectorate on August 19th.

Appeal Decisions

None received.

307/2020 – TREE PRESERVATION ORDERS

WBC has made a new TPO ref 1744/2020 to prevent harm to trees in woodland at Longmoor Cottage, Park Lane.

Applications for works

St James' Church, works on Hawthorn, Spruce & Oak

274 NMR works on Holly, Oak, Sweet Chestnuts.

42 Mornington Ave works on Oaks.

Bedrock, Talisman Close works on a Beech.

21 Ravenswood Ave, works on a Copper Beech.

308/2020 STREET NAMING AND NUMBERING

Makati Heath Ride has been changed to Eivissa.

309/2020 PLANNING FOR THE FUTURE WHITE PAPER

The Parish Council & NDP group will submit 2 carbon copy responses to the consultation. A sub-committee – Cllrs Veitch, Cornish & Pearce will complete the questionnaire, Cllr Weeks will be asked to join the subcommittee. AK will send out a doodle and schedule a zoom meeting in September

Discussion centred around:

- Self-builds not paying CIL
- Development Zones.
- Use of the word 'beautiful' and quantifying beautiful.
- Changes to the housing calculation and the implication for Wokingham Borough. A link in the paper takes you to a separate document which gives the proposed new way to calculate the housing land supply, the suggestion is the number for WBC may rise to 1600 new houses a year.
- Strengthening enforcement powers and sanctions.
- The leader of WBC has started a petition asking the government to revise the newly proposed planning system for homes in the borough.

310/2020 – FORUM & CORRESPONDENCE

- Email updates from the WBC's enforcement team agenda item.
- Although not a planning matter it was suggested the PC write to Greene King regarding The Greyhound not re-opening yet. The PC is disappointed that this important facility in our village remains closed particularly as all other public houses in Finchampstead have re-opened, and asking for Greene King to open the pub as soon as possible.
- Land adjacent to 166 Nine Mile Ride application number 201143 was reviewed by WBC's planning committee on 12th August. Cllr Veitch joined the meeting. The application will be determined after a site visit by the committee.
- Cllr Veitch gave an update on the tree survey being carried out on Wellingtonia Ave.

311/2020 DATE OF NEXT MEETING

The next meeting will be on **Wednesday September 16th 2020 at 7pm via Zoom**. The meeting closed at 8.15pm

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 312/2020 Enforcement matters.

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

Planning Application List
Wednesday 19th August 2020

Finchampstead Parish Council

APPENDIX A

Location	Reference No	Proposal	Comments	Meeting date
Quiller Avenue, 7	201623	Comments by 12th August. Extension approved Householder application for proposed erection of a single storey rear extension to form a conservatory.	No objection.	19.8.20
Sandhurst Rd, Conifers	201748	Comments by 10th August. Extension approved. 2 letters supporting 2 objecting. Householder application for the proposed erection of a detached double garage.	No objection	19.8.20
Nine Mile Ride, 351	201758	Comments by 18th August. Extension approved. 3 letters supporting & 1 commenting. Full application for the proposed change of use, of land to the rear of 351 Nine Mile Ride to residential including the erection of a 2.1m high steel palisade fence securing woodland perimeter.	Objection, we consider the type of fencing being proposed to be inappropriate in a woodland setting. We consider the change of use inappropriate without further information about the planned use.	19.8.20
Heath Ride, Silverglade	201806	Comments by 21st August 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, plus changes in fenestration.	No objection.	19.8.20
Barkham Ride 156	201837	Comments by 3rd Sept Full application for the proposed erection of a two storey side extension and single storey rear 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.	No objection.	19.8.20
Nine Mile Ride, 308	201844	Comments by 21st August, pre-app advice given. Full planning application for the proposed erection of 1no. dwelling following demolition of existing garage.	No objection.	19.8.20
Nine Mile Ride, 308	201873	Comments by 21st August, pre app advice given. Full Planning application for the demolition of 1no. dwelling (Retrospective)	No objection.	19.8.20

**Planning Application List
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Location	Reference No	Proposal	Comments	Meeting date
Barkham Ride, 42	201880	Comments by 27th August Householder application for proposed erection of a single storey front extension to form porch, single storey side/rear extension following the demolition of existing conservatory and garage.	No objection.	19.8.20
Soldiers Rise, Dodwell	201891	Comments by 24th August, 1 letter objecting. Householder application for the proposed erection of a detached garage at the front garden of existing dwelling.	Objection garage in front of building line.	19.8.20
Finchampstead Rd, 353	201911	Comments by 28th August Application to vary condition 2 of planning consent 191221 for the erection of two detached dwellings following demolition of existing dwelling. Condition 2 refers to the approved documents and the variation is to add reference to phasing plan ~12BR Rev B (Phasing)™.	Objection the condition should stand, there is no valid reason for it to be changed.	19.8.20
Briarwood, 7	201916	Comments by 28th August, 2 supporting. Householder application for the proposed erection of a single storey rear extension including 1no roof light, first floor side extension with Juliet balcony also changes to fenestration following demolition of existing conservatory.	No objection.	19.8.20
Nine Mile Ride, 310	201968	Comments by 3rd Sept Householder application for proposed erection of a detached double garage to the front of existing dwelling.	Objection garage in front of building line.	19.8.20
The Devils Highway, Land west of Talavera (Marchwood)	201971	Comments by 3rd Sept Full planning application for the erection of a 3 storey detached 5 bedroom dwelling, with detached double garage/bike and bin store, summer house, entrance gates and associated access and parking arrangements.	No objection.	19.8.20

Planning Decisions

Wednesday 19th August 2020

Finchampstead Parish Council

APPENDIX B

Location	Ref No	Proposal	Comments – FPC	Date	Decision – WBC	Date
Cricket Hill, 9	192687	Comments by 11th December, extension approved Householder application for the proposed erection of a two storey rear extension following demolition of existing rear conservatory, alterations to the existing roof including 1 no side and 1 no rear dormer plus 7 no rooflights, internal modifications and changes to fenestration.	No objection.	11.12.19	Approved	27.7.20
The Brambles, 70	201275	Comments by 14th July 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.	24.6.20	Approved	30.7.20
New Mill Rd, Riverwood Barn	201389	Prior Approval Submission 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.	24.6.20	Approved	31.7.20
Nine Mile Ride, 177a	201426	Comments by 10th July 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.	24.6.20	Approved	28.7.20
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	Approved	7.8.20

Planning Decisions

Wednesday 19th August 2020

Finchampstead Parish Council

APPENDIX B

Location	Ref No	Proposal	Comments – FPC	Date	Decision – WBC	Date
Barkham Ride, 156	201596	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.	No objection.	22.7.20	Approved	6.8.20
Nash Grove Lane, 125	201601	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.	No objection.	22.7.20	Approved	31.7.20
Barkham Ride, 77	201607	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.	No objection.	22.7.20	Approved	7.8.20
Windsor Ride, 7	201609	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.	No objection.	22.7.20	Approved	10.8.20