

**FINCHAMPSTEAD PARISH COUNCIL**  
**MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD**  
**at 7pm on Wednesday 16<sup>th</sup> September 2020**  
**By Zoom Video Conference**

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**PRESENT** Cllr Veitch – Chair  
Cllr Marshallsay – Vice Chair  
Cllrs Bromley 7.30pm, Cornish 7.30pm, Cundy, Driver, Jennings-Frisby, Pearce.  
Mrs A Kent – Assistant to the Clerk

**326/2020 – APOLOGIES FOR ABSENCE**

No apologies were received.

**327/2020 DECLARATION OF INTERESTS**

None.

**328/2020 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.

**329/2020 – MATTERS ARISING FROM THE MINUTES**

**310/2020 – FORUM & CORRESPONDENCE**

Although we have not yet been officially notified, at WBC's planning committee meeting on 9<sup>th</sup> September, application 201143 - Land adjacent to 166 Nine Mile Ride was approved.

Application 201566 land adj to Wyse Hill Lodge for 4 affordable 1 bed flats was deferred to allow time for further imaging of a TPO protected Oak tree.

**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. Cllr Cornish & Veitch have discussed this further and no action is required.

**304/220 CONSIDERATION OF PLANNING APPLICATIONS – Appendix A**

Cllr Cornish has put a reworked version of the FPC planning guidelines into the current update of the NDP. When the NDP is approved the planning committee may want to consider changing their guidelines for the operation of the committee to be in accordance with the NDP. The current guidelines are a mixture of process & policy, the proposal is that the revised guidelines will focus on process and refer to and adhere to the policies as written in the FNDP.

**309/2020 PLANNING FOR THE FUTURE WHITE PAPER**

A planning subgroup completed the questionnaire on Monday 14<sup>th</sup> September, the NDP group has been given a copy of our responses via Cllr Cornish. Our response was sent to the Housing Ministry on 16<sup>th</sup> September.

**330/220 CONSIDERATION OF PLANNING APPLICATIONS – Appendix A**

Applications for Prior Approval will be listed.

Nine applications were considered and the planning committee will comment on the Gorse Ride application number 202133 on Friday 18<sup>th</sup> September.

**331/2020 – DECISIONS**

Decisions were reported as at Appendix B.

### **332/2020 – NEW APPEALS**

No new appeals.

#### **Appeal Decisions**

Application 192855 -White Horse Farm, White Horse Lane, appeal allowed for preservation, refurbishment and re-roofing of existing frontage stable and store to form double garage and store. FPC had no objections.

Application 190286 – land east of Finchampstead Rd for up to 216 dwellings including 40% affordable, public open space, playing field, vehicular access from Finchampstead Rd, pedestrian access from Luckley Rd and associated ancillary works. Appeal dismissed.

### **333/2020 – TREE PRESERVATION ORDERS**

TPO 1721/2020 relating to 3 Scots pines at Arnett Ave was confirmed without modification.

A new TPO 1748/2020 relating to 2 mature pine trees on the front boundary of Tall Trees, Gorse Ride North has been made.

#### **Applications for works**

- Tintagel Farm, Sandhurst Rd, TPO 721/1995 to fell an Oak
- Arnett Ave 1721/2020 to reduce limbs of 3 Scots pines
- 11 Avery Close TPO/91/1975 works on 2 Oaks.
- 28 Fir Cottage Rd TPO 1036/2002 works on 2 Oaks.
- 4 Watson Close TPO/819/1996 works on 1 Oak.
- 3 Redgauntlet TPO 635/1993 works on Copper Beeches.

### **334/2020 STREET NAMING AND NUMBERING**

None received.

### **335/2020 – FORUM & CORRESPONDENCE**

- WBC have sent us information explaining the main planning changes which have been announced to date, these include changes to The Use Class Order & changes to permitted development rights. The paper was circulated to the committee.  
Areas of the paper needed clarifying eg demolition of light industrial buildings to build houses does this include farm buildings? Ability to build 2 additional storeys on a house of 2 storeys or more subject to prior approval- what is the definition of prior approval?  
AK will ask WBC if we could get further guidance, a seminar on the changes would be useful.
- Central and Eastern Berkshire - Joint Minerals & Waste Plan deadline for comments 15<sup>th</sup> October. As there are no gravel extraction or waste sites in Wokingham Borough, the decision has been made not to comment.
- Cllr Pearce attended the Community Liaison Meeting on 26<sup>th</sup> August, his notes were circulated.
- Cllr Marshallsay will attend the Rebuilding Communities planning white paper webinar on Friday 18<sup>th</sup> September. If the meeting is recorded the committee would like to view it individually.

### **336/2020 DATE OF NEXT MEETING**

The next meeting will be on **Wednesday October 14<sup>th</sup> 2020 at 7.30 pm 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 337/2020 Enforcement matters.*

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

Mr Nick Chancellor  
Snr Planning Officer  
Planning Department  
Wokingham Borough Council  
Civic Offices,  
Shute End,  
Wokingham RG40 1BN

September 23<sup>rd</sup> 2020

Dear Nick

Finchampstead Parish council supports the regeneration of the Gorse Ride Estate; however we have concerns in the following area.

- Although the idea of the pond is pleasing, we are concerned about the potential for misuse of the facility and have some concerns around safety.
- We are concerned about the overlooking and loss of privacy at the Vicarage and at St Mary & St John Parish Centre given its prominent role in the community which will continue after the redevelopment. WBC might like to consider swapping the houses currently in the plan to be built next to the centre, with bungalows.
- We feel that the apartment blocks are too tall and would benefit from being brought down one level to prevent issues with overlooking. The newly erected apartments at Arnett Ave have received criticism about their height from the existing community.
- The design of the apartment blocks is not aesthetically pleasing and the design should be looked at again.

Yours sincerely

*Gordon Veitch*

Cllr Gordon Veitch  
Chair Planning Committee

**Planning Application List**  
**Wednesday 16<sup>th</sup> September 2020**

**Finchampstead Parish Council**

**APPENDIX A**

Location	Reference No	Proposal	Comments	Meeting date
Heath Ride, Karalinga	201990	<p><b>Comments by 16<sup>th</sup> September, 1 letter objecting</b>                      Full planning application for the proposed erection of 3 no dwellings with associated access following part demolition of Karalinga</p>	<p>Objection, inappropriate development in a rural area. Inappropriate backland development. The proposal contravenes Thames Basin Heath. Development in the countryside. Concerns about access and additional volume of traffic on an un-adopted road.</p> <p>We support the immediate neighbours' concerns about potential damage to existing trees and their concerns about overlooking their property.</p>	<b>16.9.20</b>
Hollybush Ride, Conifers	202007	<p><b>Comments by 29<sup>th</sup> September</b>                      Householder application for the proposed erection of a single storey front extension, part garage conversion to create habitable accommodation, raising of the roof to create first floor front/side accommodation, external alterations and changes to fenestration, plus the replacement of existing roof tiles and the insertion of 12 no roof lights.</p>	No objection	<b>16.9.20</b>
Park Lane, The Stables	202008	<p><b>Comments by 16th September</b>                      Householder application for the proposed erection of a single storey rear extension including the insertion of 1 no roof light.</p>	No objection	<b>16.9.20</b>
Nine Mile Ride, 318	202091	<p><b>Comments by 18<sup>th</sup> September, 1 letter objecting.</b>                      Householder application for the proposed erection of two storey rear &amp; side extension to dwelling loft conversion an addition of 4 no skylight windows &amp; increase to the roof height to create habitable accommodation plus internal alterations and changes to fenestration</p>	FPC have no objection to the application, we note the neighbour's comments regarding loss of light and overlooking and ask that WBC take this into account when they make a decision.	<b>16.9.20</b>
The Rise, 11	202116	<p><b>Comments by 18<sup>th</sup> September</b>                      Householder application for the proposed first floor extension with a raised roof and the creation of a basement.</p>	No objection	<b>16.9.20</b>

**Planning Application List**  
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Location	Reference No	Proposal	Comments	Meeting date
Gorse Ride South, Land east	202133	<b>Comments by 28<sup>th</sup> September, 1 letter commenting</b> Full planning application for the proposed redevelopment of the existing Gorse Ride south estate, comprising demolition of existing buildings and replacement with 249no dwellings (mixed tenure flats and houses) together with associated access, parking, landscaping, public open space and drainage.	A letter was emailed to WBC (A copy is included with the minutes). See above.	<b>16.9.20</b>
New Mill Rd, Riverwood	202136	<b>Comments by 19<sup>th</sup> September</b> Full application for the proposed changes to fenestration on the existing barn consisting of removal of existing doors on south, east & west elevations and installation of new windows and doors on all elevations.	No objection.	<b>16.9.20</b>
Wick Hill Lane, Lambda House	202145	<b>Comments by 5<sup>th</sup> October</b> Householder application for the proposed erection of a single storey detached outbuilding to form a garden room	No objection.	<b>16.9.20</b>
Nine Mile Ride, 81	202146	<b>Comments by 5<sup>th</sup> October</b> Householder application for the proposed changes to existing front porch including relocation of front door and insertion of 1 no roof light, plus the insertion of 1 no first floor dormer to the front of the property.	No objection.	<b>16.9.20</b>
Tintagel Rd, Pine Wood	202296	<b>Comments by 6<sup>th</sup> October</b> Application to vary condition 2 of planning consent 183068 for the full (phased) planning application for the proposed erection of 2 no detached self-build dwellings following demolition of existing bungalow. Condition 2 refers to Approved details and the variation is to amend approved plans to allow the introduction of a new phase 1 for demolition.	No comment	<b>16.9.20</b>

**Planning Decisions**

**Wednesday 16<sup>th</sup> September 2020**

**Finchampstead Parish Council**

**APPENDIX B**

Location	Ref No	Proposal	Comments – FPC	Date	Decision – WBC	Date
Barkham Ride, 31	201546	<b>Application for a certificate of existing lawful development</b> for the use of the former sand school (manegel for storage and parking.	For information only. No objection.	<b>22.7.20</b>	<b>Refused</b> , it has not been demonstrated that use of manage/sand school has been used for parking and storage for a consecutive period of at least 10 years prior to the date of this application.	<b>7.9.20</b>
Quiller Avenue, 7	201623	<b>Comments by 12<sup>th</sup> August</b> Householder application for proposed erection of a single storey rear extension to form a conservatory.	No objection.	<b>19.8.20</b>	Approved	24.8.20
Park Lane, Longmoor Cottage	201278	<b>Comments by 7<sup>th</sup> July</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>	Refused harm to TPO protected and ancient woodland trees.	24.8.20
Sandhurst Rd, Conifers	201748	<b>Comments by 10<sup>th</sup> August.</b> Householder application for the proposed erection of a detached double garage.	No objection	<b>19.8.20</b>	Approved	24.8.20
Barkham Ride, 42	201880	<b>Comments by 27<sup>th</sup> August</b> 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.	<b>19.8.20</b>	<b>Approve</b>	<b>3.9.20</b>
Soldiers Rise, Dodwell	201891	<b>Comments by 24<sup>th</sup> August, 1 letter objecting.</b> Householder application for the proposed erection of a detached garage at the front garden of existing dwelling.	Objection garage in front of building line.	<b>19.8.20</b>	<b>Refused</b> inappropriate siting forward to the principal building line, It will have an intrusive visual impact on the street scene.	<b>3.9.20</b>
Briarwood, 7	201916	<b>Comments by 28<sup>th</sup> August, 2 supporting.</b> 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.	<b>19.8.20</b>	<b>Refused</b> , inappropriate design, excessive width, height and bulk would unbalance the two neighbouring properties of 6 & 7. Possibility of bats has not been taken into account.	<b>9.9.20</b>

**Planning Decisions**Wednesday 16<sup>th</sup> September 2020**Finchampstead Parish Council****APPENDIX B**

<b>Location</b>	<b>Ref No</b>	<b>Proposal</b>	<b>Comments – FPC</b>	<b>Date</b>	<b>Decision – WBC</b>	<b>Date</b>
Nine Mile Ride, 310	201968	<b>Comments by 3<sup>rd</sup> Sept</b> Householder application for proposed erection of a detached double garage to the front of existing dwelling.	Objection garage in front of building line.	<b>19.8.20</b>	<b>Refused</b> , garage in front of building line. The garage's excessive height, design and proximity to the road would appear as an incongruous and alien feature that would unacceptably urbanise the character and appearance within the designated Green Route.	<b>7.9.20</b>