

**FINCHAMPSTEAD PARISH COUNCIL**  
**MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD**  
**at 7.30pm on Wednesday 14<sup>th</sup> October 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  
One member of the public – left meeting at 7.55pm

**362/2020 – APOLOGIES FOR ABSENCE**

All the committee were present.

**363/2020 DECLARATION OF INTERESTS**

There were no declaration of interests.

**364/2020 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**

One member of the public joined the meeting with regard to application number 202371 Pine Wood, Tintagel Rd.

**365/2020 – MATTERS ARISING FROM THE MINUTES**

**335/2020 – FORUM & CORRESPONDENCE- Planning webinar**

Cllr Marshallsay attended the Rebuilding Communities planning white paper webinar on 18th September, the slide set was circulated to the planning committee.

**335/2020 – FORUM & CORRESPONDENCE – Lambda Cottage, Wick Hill**

WBC confirmed Lambda Cottage has been demolished and only the adjoining barn is left standing as per the approved site plan.

**335/2020 – FORUM & CORRESPONDENCE – WBC document, Update to Planning Rules.**

WBC's M Head confirmed demolition of light industrial buildings to build houses does not include farm buildings. A session about changes in planning rules is being held for members and hopefully another one will be held for Town & Parishes this Autumn.

**366/2020 CONSIDERATION OF PLANNING APPLICATIONS – Appendix A**

The committee considered sixteen applications.

**367/2020 – DECISIONS**

Decisions were reported as at Appendix B.

**368/2020 – NEW APPEALS**

**Written representation appeal – 192833 Westwood Yard, Land to the North West of Sheerlands Rd** for proposed change of use to builder's yard including formation of hardstanding and erection of 2 detached ancillary buildings (retrospective). FPC had no objection, no action required.

**Appeal Decisions**

**200202, North Court, The Lodge, The Ridges**– for the proposed change of use of land from amenity land to residential. Appeal allowed with 2 conditions. FPC had no objections.

**Application 200368, 30 Barkham Ride**, for the proposed erection of a detached dwelling with associated parking & landscaping. Appeal dismissed. FPC objected, inappropriate back land development. The proposal contravenes Thames Basin Heath. Out of keeping with the rural location. Over development of the original plot.

### **369/2020 – TREE PRESERVATION ORDERS**

**New TPO ref 1753/2020** to 2 Beech Trees at the rear of 21 Wood Moor.

**New TPO ref 1678/2020** relating to trees located on land to the north of no 3 to no 47 Nine Mile Ride, to the west of California CP, to the east of Park Lane & south east of Commonfield Lane.

#### **Applications for works**

- 1672/2019 – 351 Nine Mile Ride to fell and replace Scots Pine.
- 1694/2019 – 302a Nine Mile Ride, works to 2 Oaks.
- 120/1976 – 2 & 2a Cricket Hill, to fell an Oak.
- 1591/2017 – 16 Cambrian Way works on Oak & Silver birch.
- 283/1985 – 49 Chivers Drive works on 5 Scots Pine.
- 1185/2007 – 35 Pine Drive works on 2 Oaks.
- 635/1993 -10 Hazelbank works on Chestnuts and Oak.
- 325/1987 14 Little Fryth, works on an Oak.
- Section 211 notification for works in a conservation area, 1456/2012 Glossop House, Hogwood Lane.
- 1367/2010 – 12a, 14, & 18 Robinson Crusoe Park, Park Lane works on 2 Oaks.
- Section 211 notification for works St James Church works on a Cedar.

### **370/2020 STREET NAMING AND NUMBERING**

Land adjacent to Brambletye, New Mill Rd, the building will be named Finchampstead Storage Solutions.

### **371/2020 – FORUM & CORRESPONDENCE**

- The appeal at Land At Rear Of, 6 Johnson Drive, for a certificate of existing lawful development for storage of inert waste B-8 has been withdrawn.
- The appeal at Land At Rear Of, 6 Johnson Drive, for a certificate of existing lawful development for storage of builders plant and materials has been withdrawn.
- Application for Goods Vehicle Operators Licence, Trees Solutions Arboriculture, 23 Springdale.

### **372/2020 DATE OF NEXT MEETING**

The next meeting will be on **Wednesday November 11<sup>th</sup> 2020 at 7.30 pm via Zoom**. The meeting closed at 8.50pm.

### **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 373/2020 Enforcement matters.*

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

Ms Sophie Morris  
Planning Officer  
Planning Department  
Wokingham Borough Council  
Shute End  
Wokingham RG40 1 BN

October 16<sup>th</sup> 2020

Dear Sophie

**RE Application 163547, Reading FC Training Ground**

Finchampstead Parish Council objects to this application for the following reasons;

- We object to the loss of green space, particularly high quality sports provision such as this.
- We object to the principle of development immediately adjacent to the Arborfield Strategic Development Location (SDL). The SDL is a large development with a particular volume and mix of housing along with appropriate infrastructure. Further development around the edges of this or any SDL defeats the object and should not be permitted.
- Inappropriate development in the countryside.
- If development is considered to be a possible future option for the future of the site, the site should be submitted to Wokingham Borough Council for consideration with all other sites nominated through its 'call for sites'. This will allow a full evaluation of the site in terms of its potential for development and so for contributing to future housing needs.

Yours sincerely

*Gordon Veitch*

Cllr Gordon Veitch  
Chair Planning Committee

**Planning Application List**  
**Wednesday 14<sup>th</sup> October 2020**

**Finchampstead Parish Council**

**APPENDIX A**

Location	Reference No	Proposal	Comments	Meeting date
Park Lane, Reading FC Training Ground	163547	<p><b>Adjoining Parish Consultation comments by 2<sup>nd</sup> Nov</b></p> <p>Outline application (all matters reserved except access to the site) for up to 140 residential units (use class C3 and all associated parking, soft and hard landscaping within the site and ancillary works. (Means of access into the site off Park Lane , demolition of existing buildings and 2.83ha of SANG to be determined in full detail).</p> <p>Update the application was originally consulted in Jan 2017 but has been in abeyance. We have now received updated information &amp; the scheme is being progressed towards being reported to Planning committee for determination. The proposals have not changed, however some of the supporting reports have been updated.</p>	Letter of objection sent to WBC.	<b>14.10.20</b>
Thomas Lane, 10	202119	<p><b>Comments by 13<sup>th</sup> October, extension approved.</b></p> <p>Householder application for the proposed erection of a first floor side extension and part conversion of existing attached double garage to create habitable accommodation.</p>	No objection.	<b>14.10.20</b>
Finchampstead Rd, 422	202194	<p><b>Comments by 21<sup>st</sup> October</b></p> <p>Full planning for the erection of a first storey front and two storey rear extension with 1 no side dormer, 3 no Juliet balconies and 11 no rooflights to include raising the roof by 1.1metres. Creating 3 no additional residential flats (1 at ground level and 2 at second floor level).</p>	<p>We have no objections to the proposed changes however we have comments about certain aspects of the proposal.</p> <p>We are concerned that the proposal may impact the future re-generation of California Crossroads. We are currently in discussion with the owners of the land currently being leased to 420 (Post Office) and 422b to 422d (Midcounties Co-operative store) about providing additional car parking using the land adjacent to 420. However, the owners are requesting access is via the road at the rear of the shops. If this plan is approved this will not be viable as the lockable cycle store, the allocated parking for 6 vehicles and the area for collection of waste would prevent an access road from being created around past the Co-op and Post office.</p> <p>With this in mind WBC should establish whether there is a right of access through this land and this needs to be investigated.</p>	<b>14.10.20</b>

**Planning Application List**  
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**APPENDIX A**

Location	Reference No	Proposal	Comments	Meeting date
Chivers Drive, 30	202263	<b>Comments by 19<sup>th</sup> October</b> Householder application for the proposed erection of two single storey front extensions including conversion of existing double garage to create habitable accommodation, first floor front extension, single storey rear extension following demolition of existing conservatory, internal alterations, changes to fenestration and hardstanding	No objections.	<b>14.10.20</b>
Church Lane, White Horse Bungalow	202289	<b>Comments by 13<sup>th</sup> October, extension approved. 2 letters commenting/objecting.</b> Householder application for the proposed erection of single storey side/rear/front to existing dwelling, infill front porch extension, erection of basement floor, plus conversion of existing loft to create habitable accommodation, internal alterations to fenestration.	We have no objections with the following provisos. We are concerned about construction damage to the existing public rights of way and this should be minimised and restored if any damage is done. There should be strict hours of operation during construction because of the proximity to the church. New trees should be planted as part of the re-landscaping. Alleged drainage issues need investigating.	<b>14.10.20</b>
Kiln Ride Extension, White Haven	202370	<b>Comments by 7<sup>th</sup> October, extension approved.</b> Householder application for proposed single storey side and rear extension.	No objection.	<b>14.10.20</b>
Tintagel Rd, Pine Wood	202371	<b>Comments by 13<sup>th</sup> October, extension approved.</b> Full planning application for the proposed erection of 1 no detached self-build dwelling.	No objection.	<b>14.10.20</b>
Mornington Ave, 6	202383	<b>Comments by 7<sup>th</sup> October, extension approved.</b> Householder application for the proposed single storey side extension & garage conversion.	No objection	<b>14.10.20</b>
Charlton Close, 18	202387	<b>Comments by 7<sup>th</sup> October, extension approved.</b> Householder application for proposed single storey side and rear extension.	No objection.	<b>14.10.20</b>

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Fleet Hill, Azalea Cottage,	202400	<b>Comments by 20<sup>th</sup> October</b> Householder application for proposed erection of a single storey front extension to form a utility room following the demolition of existing conservatory.	No objection.	<b>14.10.20</b>
Sandhurst Rd, 13	202448	<b>Comments by 20<sup>th</sup> October</b> Householder application for proposed erection of a first floor rear extension including the insertion of 4 no roof lights and 1 no Juliet balcony at rear elevation.	No objection.	<b>14.10.20</b>
Nash Grove Lane, 142	202458	<b>Comments by 15<sup>th</sup> October, extension approved.</b> Householder application for the proposed garage conversion to create habitable accommodation, raising of the roof to create first floor habitable accommodation including 4 dormers, 3 roof lights, changes to fenestration and removal of existing chimney.	No objection.	<b>14.10.20</b>
Gorse Ride North, 31	202460	<b>Comments by 21<sup>st</sup> October, 2 letters objecting.</b> Householder application for the proposed erection of a part single storey part two storey front/side extension following demolition of existing playroom.	Objection overdevelopment of the plot. There maybe a covenant in place stating the piece of land should remain green garden, this requires checking.	<b>14.10.20</b>
Nine Mile Ride, 162a	202494	<b>Comments by 19<sup>th</sup> October</b> Householder application for the proposed erection of a single storey front/side extension to form a store, demolition of detached garage in rear garden and installation of cladding to the front elevation of the dwelling.	No objection.	<b>14.10.20</b>
Fleet Hill, Primrose Cottage	202651	<b>Comments by 3<sup>rd</sup> November</b> Householder application for the proposed erection of a single storey front extension to form porch with open canopy, single storey side extension with 1 no roof light, plus conversion of existing triple garage to create gym, internal alterations and changes to fenestration.	No objection.	<b>14.10.20</b>

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Location	Reference No	Proposal	Comments	Meeting date
Heath Ride, Hamewith	202667	<p><b>Comments by 3<sup>rd</sup> November</b>            Householder application for proposed erection of a single storey rear extension including the insertion of 2 no roof lights, plus changes in fenestration.</p>	No objection.	<b>14.10.20</b>

**Planning Decisions**

**Wednesday 14<sup>th</sup> October 2020**

**Finchampstead Parish Council**

**APPENDIX B**

Location	Ref No	Proposal	Comments – FPC	Date	Decision – WBC	Date
Wellingtonia Ave, Amber Lodge	201635	<b>Comments by 4<sup>th</sup> August</b> 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.	No objection.	22.7.20	Approved	12.10.20
Manor Farm	200719	<b>For information only</b> Application for submission of details to comply with the following conditions of planning consent 191112 dated 10/10/2019 RETROSPECTIVE. Conditions 2 Proposed landscaping scheme. 3 Materials.	Noted.	1.4.20	Approved	16.4.20
Finchampstead Rd, 353	201911	<b>Comments by 28<sup>th</sup> August</b> 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	Approved	25.9.20
The Devils Highway, Land west of Talavera (Marchwood)	201971	<b>Comments by 3<sup>rd</sup> Sept</b> 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	Approved	30.9.20



**Planning Decisions**

**Wednesday 14<sup>th</sup> October 2020**

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**APPENDIX B**

Location	Ref No	Proposal	Comments – FPC	Date	Decision – WBC	Date
Hollybush Ride, Conifers	202007	<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.	No objection	16.9.20	Approved	8.10.20
Park Lane, The Stables	202008	<b>Comments by 16<sup>th</sup> September</b> Householder application for the proposed erection of a single storey rear extension including the insertion of 1 no roof light.	No objection	16.9.20	Approved	25.9.20
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.	16.9.20	Approved	7.10.20
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.	16.9.20	Approved	7.10.20