

FINCHAMPSTEAD PARISH COUNCIL
MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD
at 7.45pm on Wednesday 11th November 2020
By Zoom Video Conference

PRESENT Cllr Veitch – Chair
Cllr Marshallsay – Vice Chair
Cllrs Bromley, Bowers (part), Cornish, Cundy, Driver, Jennings-Frisby, Pearce.
Mrs A Kent – Assistant to the Clerk

411/2020 – APOLOGIES FOR ABSENCE

All the committee were present.

412/2020 DECLARATION OF INTERESTS

There were no declaration of interests.

413/2020 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.

414/2020 – MATTERS ARISING FROM THE MINUTES

No matters arising from part 1 minutes.

415/2020 CONSIDERATION OF PLANNING APPLICATIONS – Appendix A

The committee considered ten applications.

416/2020 – DECISIONS

Decisions were reported as at Appendix B.

417/2020 – NEW APPEALS

Heartwood Lodge, Sandhurst Rd -192988 for the change of use to a mixed use of storage of agricultural products, forestry products and green waste and forestry use, (linked to case 201463). This appeal will be determined on the basis of a hearing.

FPC objected for the following reasons, inappropriate commercial use of this land designated as countryside. The change of use would unacceptably urbanise the appearance of the site and significantly detract from the character and appearance of the site and surrounding countryside. Adverse impact on the neighbours that border the site. A letter with FPC's objection was sent to the inspectorate on 11th November.

Appeal 201463 has been made against WBC's decision to issue an enforcement notice. The reasons for the notice were that the storage, distribution and transfer of arboricultural waste products has occurred within the last 10 years.

Appeal Decisions

No appeal decisions received.

418/2020 – TREE PRESERVATION ORDERS

New TPO 1756/2020 relating to trees to the front of 101a to 105 Barkham Ride. This TPO is served in response to received information which suggested that the trees would be removed or works undertaken to them which were not in accordance with best practice.

419/2020 STREET NAMING AND NUMBERING

None received.

420/2020 – FORUM & CORRESPONDENCE

- The following enforcement appeal has been withdrawn - The Lodge , North Court, for the alleged breach without planning permission the material change of use of land from amenity open space to residential including the construction of an unauthorised access road and hardstanding for vehicle parking.
- Adjoining Parish application number 163547- Reading FC Training Ground Park Lane, will be determined at WBC's planning meeting on 11th November.

It was decided to cancel the meeting because of a number of issues that were raised. The proposal in its current form does not provide any kind of footpath/cycleway from the site to anywhere, so the occupants of all 140 new dwellings would emerge straight onto Park Lane, a narrow lane with no footpath or streetlights. Statistics show in the last 20 years there have been more than 25 injury accidents within 250 yards of the site exit. WBC is saying it will look to provide a safe route to link up the site with the rest of the road network. The application will be held for a while, so that work can be done to address these matters.

421/2020 DATE OF NEXT MEETING

The next meeting will be on **Wednesday December 9th 2020 at 7.30 pm 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 422/2020 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

November 11th 2020

Dear Nick

Application 202133 land east of Gorse Ride South, south of Whittle Close & to the north & south of Billing Ave & Firs Close.

Finchampstead Parish Council made significant comments about this application in our letter dated 20th September 2020. We have had no indication anything is going to be addressed, therefore our previous comments still stand. Finchampstead Parish council supports the regeneration of the Gorse Ride Estate, however we have concerns in the following areas;

- 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

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Finchampstead Parish Council

APPENDIX A

Location	Reference No	Proposal	Comments	Meeting date
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<p>Land east of Gorse Ride South, south of Whittle Close and to the north and south of Billing Ave and Firs Close</p>	<p>202133</p>	<p>Revised plans Comments by 17th Nov Revised plans received in relation to a full planning application for the proposed redevelopment of the existing Gorse Ride South Estate: - Site area (red line development boundary) expanded to incorporate Council-owned land adjacent to Nos. 22-24 Billing Avenue, 191-197 Nine Mile Ride and 421 Finchampstead Rd (the expanded area is proposed to be used as private garden for residential units). -Changes to elevations and layouts of some units - Changes to cycle stores and internal circulation space within apartments blocks - Amendments to plot boundaries, garden access and location of sheds -Amendments to vehicle parking spaces and/or their location, as well as to landscaping and planting proposals. A summary of the proposed changes can be found in Chapter 6 of the revised Design and Access Statement</p>	<p>Letter to WBC attached.</p>	<p>11.11.20</p>	
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Location	Reference No	Proposal	Comments	Meeting date
Barkham Ride, 31	202587	<p>Comments by 12th Nov Full application for the proposed infilling of pond area and the erection of two bases for mobile homes (retrospective)</p>	<p>Finchampstead Parish Council objects to this retrospective application.</p> <ul style="list-style-type: none"> • It should be asked whether the pond has any historical, archaeological or geological significance. If so, the pond should be reinstated. • The number of mobile homes at this location has progressively increased over the years in a piecemeal fashion, plus 8 (PA 171099 Apr 2017), plus 6 (PA191809 Aug 2019), plus 4 (PA193402 Jan 2020) and now plus 2 (current application). What is a reasonable loading on this site? Are there appropriate utilities (e.g. sewerage) available? How many sites are required under the proposed LPU? • The site is outside of the development area. • No consideration on impact of traffic on Barkham Ride. • A suggestion of further upward creep in numbers with the submission of retrospective application 202615 to station a sales office for a period of 1 year. <p>We support Cllr Margetts request that if WBC is minded to approve this application, it should be referred to the full Planning Committee.</p>	11.11.20
Barkham Ride, 31	202615	<p>Comments by 30th Nov Full application for the temporary stationing of a sales office for a period of one year (retrospective).</p>	<p>The Councillors object to this application, the sales office could be included in one of the units up for sale.</p>	11.11.20

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Location	Reference No	Proposal	Comments	Meeting date
Church Hams, 7	202654	<p>Comments 1st Dec Householder application for proposed erection of a single storey front extension to create a porch, single storey rear extension including the insertion of 2 no roof lights, plus changes to fenestration.</p>	No objection	11.11.20
Sandhurst Rd, Hunters Gate	202664	<p>Comments by 5th Nov, extension approved. Householder application for the proposed erection of a single storey rear, side & front extension with the insertion of 2 no roof lights and the erection of a dormer to the front elevation.</p>	No objection.	11.11.20
The Devils Highway, Land East Of Talavera	202759	<p>Adjoining Parish consultation. Comments by 16th Nov, 2 letters supporting. Full application for the proposed erection of a detached 4 no. bedroom dwelling with a detached garage and associated parking and access, following demolition of existing detached garage.</p>	No objection.	11.11.20
The Ridges, Springdale	202782	<p>Comments by 20th Nov Application to vary condition 8 of planning consent F/2012/2469 for the proposed demolition of existing detached dwelling and erection of a replacement dwelling with integral garage. Condition 8 to allow the removal of no development shall take place until a scheme to deal with contamination.</p>	The Councillors object to any changes of the planning condition and it should be retained. There is no evidence of compliance.	11.11.20
Nine Mile Ride, California Country Park	202810	<p>For information only Advertisement Consent Notification Application for advertisement consent for 1 no non-illuminated free standing sign board</p>	No objection as long as the freestanding sign board does not impair the view for those driving out of California CP.	11.11.20

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Location	Reference No	Proposal	Comments	Meeting date
Nine Mile Ride, 9, The Barn, Paddock Farm	202866	<p>For information only Application for a certificate of existing lawful development for the use of Barn as residential dwelling.</p>	<p>The Councillors have the following questions with regard to this application. Has there been any involvement by WBC's enforcement department with this site in the last 4 years? Will WBC investigate whether council tax has been paid on this site over the last four years? How was the council tax instigated, did WBC initiate it when they found persons living there?</p>	11.11.20
Heath Ride, Bluebell House	202958	<p>Comments by 27th Nov Householder application for the erection of a two storey triple garage with 2 no dormas to front and 2 no rooflights to the rear ancillary accommodation to the second storey to include gym and home office.</p>	No objection.	11.11.20

Planning Decisions

Wednesday 11th November 2020

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APPENDIX B

Location	Ref No	Proposal	Comments – FPC	Date	Decision – WBC	Date
Nine Mile Ride, 308	201844	Comments by 21st August Full planning application for the proposed erection of 1no. dwelling following demolition of existing garage.	No objection.	19.8.20	Approved	16.10.20
Nine Mile Ride, 308	201873	Comments by 21st August Full Planning application for the demolition of 1no. dwelling (Retrospective)	No objection.	19.8.20	Approved	16.10.20
Nine Mile Ride, 318	202091	Comments by 18th September, 1 letter objecting. Householder application for the proposed erection of two storey rear & side extension to dwelling loft conversion an addition of 4 no skylight windows & increase to the roof height to create habitable accommodation plus internal alterations and changes to fenestration	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.	16.9.20	Refused no bat survey.	20.10.20
The Rise, 11	202116	Comments by 18th September Householder application for the proposed first floor extension with a raised roof and the creation of a basement.	No objection	16.9.20	Refused unacceptable overlooking No 12. By virtue of its excessive height, depth and bulk and its staggered relationship with no 12 the proposed extension would result in a physically overbearing and oppressive structure.	16.10.20
Thomas Lane, 10	202119	Comments by 13th October, extension approved. Householder application for the proposed erection of a first floor side extension and part conversion of existing attached double garage to create habitable accommodation.	No objection.	14.10.20	Approved	20.10.20
New Mill Rd, Riverwood	202136	Comments by 19th September 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.	16.9.20	Approved	21.10.20

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Location	Ref No	Proposal	Comments – FPC	Date	Decision – WBC	Date
Church Lane, White Horse Bungalow	202289	Comments by 13th October, extension approved. 2 letters commenting/objecting. 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.	14.10.20	Approved, with informative clauses including - Protection of Public Rights of Way - Any surface damage caused to Finchampstead Footpath 8 must be repaired.	20.10.20
Kiln Ride Extension, White Haven	202370	Comments by 7th October, extension approved. Householder application for proposed single storey side and rear extension.	No objection.	14.10.20	Approved	16.10.20
Mornington Ave, 6	202383	Comments by 7th October, extension approved. Householder application for the proposed single storey side extension & garage conversion.	No objection	14.10.20	Approved	16.10.20
Nash Grove Lane, 142	202458	Comments by 15th October, extension approved. 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.	14.10.20	Approved	20.10.20
Nine Mile Ride, 162a	202494	Comments by 19th October 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.	14.10.20	Approved	20.10.20

Planning Decisions**Wednesday 11th November 2020****Finchampstead Parish Council****APPENDIX B**

Location	Ref No	Proposal	Comments – FPC	Date	Decision – WBC	Date
Fleet Hill, Primrose Cottage	202651	Comments by 3rd November 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.	14.10.20	Approved	10.11.20