

Location	Ref No	Proposal	FPC Comments	Meeting date	Decision
Warren Lane, Land Adjacent to Warren Lane	211505	<p><b>Comments by 17<sup>th</sup> June (Extension approved)</b> Full application for the proposed erection of a storage barn.</p>	<p>The council objects for the following reasons:</p> <ol style="list-style-type: none"> <li>1. Outside the development area in the countryside.</li> <li>2. Access is by bridleway and increased traffic along it would cause concerns.</li> <li>3. There is an injunction on this land forbidding development.</li> <li>4. There have never been horses on this land.</li> <li>5. The council has referred WBC to the letter of objection received from Lisa Blackwood, which covers many objections to this site.</li> </ol> <p><i>(For history on this location please refer to the WBC Planning Application Interactive Map)</i></p>	<b>23.6.21</b>	
Lower Wokingham Rd, The Hansom Cab Inn	211506	<p><b>Comments by 22<sup>nd</sup> June (Extension approved)</b> Householder application for the proposed conversion of existing garage into habitable space, facilitated by alterations to roof height to create a first floor, a two-storey rear extension, the insertion of 6 no. rooflights plus changes to fenestration.</p>	<p>The council have no objection providing it is made ancillary to the main dwelling.</p>	<b>23.6.21</b>	

Location	Ref No	Proposal	FPC Comments	Meeting date	Decision
Longwater Lane, Caravan at Twin Oaks	211549	<p><b>Comments by 17<sup>th</sup> June (Extension approved)</b>                      Full application for the change of use of land to form an enlarged caravan site, for the provision of four additional caravans (total of six), a structure for recreational/schooling purposes and ancillary hard surfacing (part retrospective).</p>	<p>The council objects for the following reasons:</p> <ol style="list-style-type: none"> <li>1. This applicant is in receipt of an enforcement order RFS2020085637, concerning development of the meadow land. Regardless of this he has carried on with the development making a large area of hard standing.</li> <li>2. The restrictions should apply as the purposes of this application was to make living accommodation for his family, therefore there'll be no need to remove this restriction.</li> <li>3. It is outside of the settlement area and is unsustainable.</li> <li>4. There is concern that this will have a major impact on the wildlife and conservation of this meadow land.</li> <li>5. Access to this site is on a small road with a popular PROW (number 33) over it, so increased traffic and additional parking would be a major problem.</li> <li>6. This falls within the Thames Basin Heath special protection area.</li> <li>7. The revised site plan is misleading and therefore reference should be made to the original. The revised plan shows the mobile home halfway on the new hard standing which is incorrect.</li> <li>8. The council has referred WBC to the letter of objection by Kevin Li who gives greater details for reasons of objection.</li> <li>9. In the event of our objection being upheld, the current hard standing should be removed and returned to meadow land.</li> </ol> <p><i>(For history on this location please refer to the WBC Planning Application Interactive Map)</i></p>	23.6.21	
Nine Mile Ride, 1	211554	<p><b>Comments by 28<sup>th</sup> June</b>                      Householder application for the proposed erection of a single storey front extension to form porch, single storey side extension, garage conversion to create habitable accommodation, plus the insertion of 4no. roof lights and changes to fenestration.</p>	The council have no objection.	23.6.21	

Location	Ref No	Proposal	FPC Comments	Meeting date	Decision
Church Hams, 22	211619	<b>Comments by 23rd June (Extension approved)</b> Householder application for the proposed erection of a first-floor side extension with 1 no. Juliet balcony to the rear elevation, plus changes to fenestration.	The council have no objection providing the bat survey is complied with.	<b>23.6.21</b>	
Chivers Drive, 30	211748	<b>Comments by 17<sup>th</sup> June (Extension approved)</b> Householder application for the proposed erection of a first-floor front extension, a single storey front extension to form a porch, a single storey rear extension following demolition of existing conservatory, the conversion of garage into habitable space, plus changes to fenestration.	The council have no objection.	<b>23.6.21</b>	
Heath Ride, Karalinga	211764	<b>Comments by 17<sup>th</sup> June (Extension approved)</b> Application to vary conditions 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12 of planning consent 201990 for the proposed erection of 3 no. dwelling with associated access following part demolition of Karalinga. Condition 2 refers to the approved documents; condition 3 to a demolition method statement; condition 4 to a construction method statement; condition 5 to a reptile mitigation strategy; condition 6 to biodiversity enhancements; condition 7 to landscaping details; condition 8 to tree protection; condition 9 to access details; condition 10 to sustainable drainage details; condition 11 to cycle parking and condition 12 to external materials. The variation is to allow introduction of a phasing plan for the development and submission of relevant pre-commencement information.	The council objects. The original conditions were set by WBC with good technical reasons, so we see no evidence to suggest they should be changed.  <i>(For history on this location please refer to the WBC Planning Application Interactive Map)</i>	<b>23.6.21</b>	
Hollybush Ride, Brackenwood	211773	<b>Comments by 17<sup>th</sup> June (Extension approved)</b> Full application for the proposed erection of 1no. detached dwelling, garage and outbuildings following demolition of existing and three outbuildings.	The council have no objection.	<b>23.6.21</b>	

Location	Ref No	Proposal	FPC Comments	Meeting date	Decision
Longwater Rd, The Greyhound	211834	<p><b>Comments by 25<sup>th</sup> June</b>                      Full application for proposed change of use from public house (Use Class Sui Generis) to a mixed use of public house with expanded food provision and shop (Use Class Sui Generis and F2), plus changes to fenestration to allow the installation of bi-fold doors and a widened access, alterations to external elevations and erection of a pergola and covered external seating.                      10.6.21 Update received from the Licensing Team for the following variation of premises Licence:                      To add the following conditions to the premises licence:                      - The bi-fold doors will be kept closed during regulated entertainment.                      - The front terrace will not be used for the sale of alcohol after 22.30 hours on any day.                      The opening hours and licensable activities authorised by the premises licence are to remain unaltered.                      Any part of the variation application that changes the plan/layout at the premises to be of no effect until the work has been completed.                      Locations of fire safety equipment subject to change in accordance with the requirements of the responsible authorities or following a risk assessment.</p>	The council have no objection and are happy with the variation to the licensing.	<b>23.6.21</b>	
Nine Mile Ride, 163a	211843	<p><b>Comments by 22<sup>nd</sup> June (Extension approved)</b>                      Householder application for the proposed erection of a two storey front extension to form porch, erection of a first floor rear extension, plus changes to fenestration.</p>	The council have no objection.	<b>23.6.21</b>	
Nine Mile Ride, 264	211859	<p><b>Comments by 25<sup>th</sup> June</b>                      Householder application for the proposed part garage conversion to create additional habitable accommodation, erection of a single storey front extension to form porch, plus changes to fenestration.</p>	The council have no objection.	<b>23.6.21</b>	
Hazelbank, 5	211862	<p><b>Comments by 6<sup>th</sup> July</b>                      Householder application for the proposed rendering of the first floor walls to the front elevation.</p>	The council have no objection.	<b>23.6.21</b>	

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Location	Ref No	Proposal	FPC Comments	Meeting date	Decision
Nash Grove Lane, 54	211867	<b>Comments by 25th June</b> Householder application for the proposed erection of a two-storey side/ rear extension with 1 no. roof light to the left elevation, erection of a single storey rear extension with 2 no roof lights following the demolition of existing conservatory and existing detached garage, erection of a first-floor front extension with 4 no. roof lights, plus changes to fenestration.	The council have no objection.	<b>23.6.21</b>	<b>Approved</b>
The Rise, 11	211873	<b>Comments by 29<sup>th</sup> June</b> Householder application for the proposed first floor extension with 6 no. rooflights, erection of a single storey rear extension with 1 no. rooflight, demolition of existing front porch, plus changes to fenestration.	The council have no objection.	<b>23.6.21</b>	
Land At And To The Rear Of 240 Nine Mile Ride	211889	<b>Comments by 2<sup>nd</sup> July</b> Outline application for the construction of up to 32 dwellings. All matters reserved other than means of access from the existing highway on Nine Mile Ride and associated infrastructure, landscaping and demolition of 2 existing dwellings.	The council objects.  For a detailed explanation please refer to document Ref: 'FPC Response to 240 NMR' (attached).	<b>23.6.21</b>	
Kiln Ride, 37	211907	<b>Comments by 30<sup>th</sup> June</b> Householder application for the proposed erection of a single storey rear extension and conversion of loft space to create habitable accommodation facilitated by alterations to roof height and shape, the insertion of 9 no. rooflights and 1 no. Juliet balcony	The council have no objection.	<b>23.6.21</b>	
Nine Mile Ride, 59	211987	<b>Comments by 8<sup>th</sup> July</b> Outline application for the demolition of the existing 3 dwellings and the erection of 5 dwellings. All other matters reserved except associated gardens, car parking and access.	The council objects as it is outside the development area. Back land development and Thames Basin Heath.	<b>23.6.21</b>	
Heath Ride, Bracken House,	212008	<b>Comments by 8<sup>th</sup> July</b> Householder application for the proposed erection of a detached garage.	The council have no objection.	<b>23.6.21</b>	

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Location	Ref No	Proposal	FPC Comments	Meeting date	Decision
White Horse Lane, White Horse Farm	212106	<p><b>For information only</b>                      Prior approval submission for the proposed erection of an agricultural barn.</p>	<p>The council objects and has referred the planning department to the points made in David Greenwood's objection and in particular the PROW aspects reference footpath no.6.</p> <p><i>(For history on this location please refer to the WBC Planning Application Interactive Map)</i></p>	<b>23.6.21</b>	

## **Finchampstead Parish Council**

**Response to Planning Application Number: 211889**

**Site Address: Land At And To The Rear Of 240 Nine**

Finchampstead Parish Council (FPC) notes that this application is for a site located within the Development Limit of Finchampstead North. In line with the emerging Finchampstead Neighbourhood Development Plan (FNDP), development proposals on this site would generally confirm to draft policies within that plan and would generally be supported by FPC.

FPC also notes that this specific application contains a high level of screening and also offers the opportunity for public access into woodland that is not currently open to the public and appreciate that this would be a valuable new amenity.

FPC would also draw the applicant's attention to FNDP Draft Policy ES1 - Environmental standards for residential development, which although not strictly relevant when applying for Outline Permission, will be a subject of scrutiny in any Full Permission application.

However, FPC considers that this specific application does not comply with the emerging FNDP as follows:

**1. Draft Policy D3 - Infill, Small Plot Development and Development of Private Residential Gardens (Points 2 & 3) states that:**

*Development proposals for new residential development that includes land within the curtilage, or the former curtilage, of private residential gardens will only be supported where:*

*(2) The application site provides a site of adequate size and dimensions to accommodate the development proposed in terms of the setting and spacing around buildings, amenity space, landscaping and space for access roads and parking;*

*(3) The process includes access, which meets appropriate highway standard.*

FPC is concerned that the narrow entrance to the site does not provide adequate safe access, especially for larger vehicles. FPC would also require a positive assessment from Wokingham Highways as to the safety of the access point onto a busy section of Nine Mile Ride.

**2. Draft Policy D3 - Infill, Small Plot Development and Development of Private Residential Gardens (Point 7) states that;**

*Development proposals for new residential development that includes land within the curtilage, or the former curtilage, of private residential gardens will only be supported where:*

*(7) The proposal does not prejudice the satisfactory development of the wider area.*

FPC is aware that this application is on a location listed in the 2010 Local Plan as a reserve site for development, but which covered a greater area of land than is shown in this application. This application is for a similar number of houses into a smaller patch of land. Whilst higher densification is not always unacceptable, this proposal would then prohibit delivery of housing on the complete site as the remainder would be landlocked. Therefore, it does not comply with the aims of the 2010 plan and does not comply with Draft Policy D3 (7).

**3. Draft Policy IRS6 – (Trees) states that:**

*(1) Development proposals should seek to retain mature or important trees, groups of trees or woodland on site.*

*(4) Where removal of a tree or group of trees of recognised importance is proposed, a replacement of similar amenity value should be provided on the site.*

*(6) Wherever appropriate, the planting of additional trees should be included in new developments, particularly local species that are in keeping with the character of the area and appropriate to the site/ground conditions. Planting that contributes to the biodiversity of the area and supports green corridors is particularly encouraged.*

*(7) Proposals should be accompanied by an indicative planting scheme to demonstrate an adequate level of sustainable planting can be achieved.*

The application, on what is essentially a woodland location, requires the removal of a considerable number of trees, many of which are subject to TPOs. It is not clear how the application would mitigate this and meet the above policy requirements.

**4. Draft Policy GA1 (Improve environment and health from traffic pollution) states that:**

*Developments will be supported where they:*

- *Demonstrate plans to integrate with arterial routes in a way that does not impede traffic flow, make pinch-points worse or create additional pinch- points leading to unacceptable congestion.*
- *Support safe active travel connections and routes between settlements, schools, green spaces and support services such as doctors and dentists and local retail outlets.*
- *Offer protected movement for cycling to and from public transport points.*

FPC is concerned that the extra traffic from this development will add to the existing congestion ‘pinch point’ at California Crossroads and would require a positive assessment from Wokingham Highways as to the impact on California Crossroads.

Further, the application offers little or nothing to support safe and active travel by cycling, especially considering the narrow access points to the proposed development.

**5. Draft Policy GA2 (Reduction in car usage with safe personal mobility options) stats that:**

*Developments will be supported where they:*

- *Protect, maintain and enhance Footpaths, Bridleways, Byways and Permitted paths within the parish.*
- *Create safe Greenway routes by-passing high risk areas such as Jubilee Hill, Barkham Ride and Nine Mile Ride*

FP notes the proximity of the application site to a Right of Way (Finchampstead RB25) and notes that the application does not detail any statement concerning the protection from damage of the RoW. The application should make a clear commitment to the protection of this RoW, with no loss of physical or visual amenity.

FPC note the creation of an access path from the south of the proposed development site to link to RB25 but would require any such route to be deemed a Public Bridleway in order to provide a permanent pedestrian alternative to walking along Nine Mile Ride from the proposed development.



### **Suitable Alternative Natural Greenspace**

In addition to the above points relating to the emerging FNDP, FPC has the following significant concerns regarding the provision of Suitable Alternative Natural Greenspace (SANG):

- 1) The Application proposes as SANG a location some four miles distant, on the other side of Wokingham Town Centre. This location is already providing such facility to the major Strategi Development Location of South Wokingham.
- 2) A SANG should be within walking distance of the community it serves; If residents have to use a car, they may be tempted to drive to an SPA rather than the SANG.
- 3) One of the main criteria on sustainability is that services be accessed without the use of a car. Driving to the SANG nominated will increase traffic congestion around Wokingham, increase air pollution in the congested areas and the current use of fossil fuels will continue to contribute to global warming. Given that SANGS were introduced for ecological reasons a SANG that is remote from the population it serves completely defeats the objective.

**For all of the above points, FPC Objects to this application in its current form.**