

**FINCHAMPSTEAD PARISH COUNCIL**  
**MINUTES OF A MEETING OF THE PLANNING COMMITTEE**  
**on Wednesday 20 September 2023 at 7.30pm**  
**FBC Centre, Gorse Ride North, Finchampstead RG40 4ES**

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**PRESENT** Cllrs R. Cundy, Chair; R. Marshallsay, Vice Chair.  
Cllrs S. Bromley, D. Cornish, P. Grainger, A. Grimshaw and G. Veitch.  
Planning Committee Clerk, C. Cordell.

**173/2023 APOLOGIES FOR ABSENCE**

All councillors were present.

**174/2023 DECLARATION OF INTERESTS**

Cllr David Cornish declared that he is a member of the Planning Committee of Wokingham Borough Council (WBC) and would therefore restrict his participation to making observations, and would neither make any statement, nor vote, in favour or against any application.

**175/2023 MINUTES OF PREVIOUS MEETING**

The minutes of the meeting held on 16 August were agreed as a true record and were signed by Cllr Cundy (Chair). One minor adjustment was made in relation to public participation which incorrectly stated that one member of the public attended, when in fact this was Cllr A. Grimshaw.

**PUBLIC PARTICIPATION**

No members of the public attended.

**176/2023 MATTERS ARISING FROM THE MINUTES AND OTHER MATTERS**

The proposed quick reference guides for the FNDP policies and Material Considerations are subject to review by Cllrs Cundy and Cornish. They will be circulated to the Committee for use at future planning meetings in due course.

**177/2023 CURRENT PLANNING APPLICATIONS**

The Committee considered 15 planning applications as detailed in Appendix A.

Other Information

- **Press Release 04-09-23: Shaping How We Involve You in Planning Issues**

WBC is seeking feedback on its draft Statement of Community Involvement, which sets out how it will involve people in a range of planning matters and decisions for many years to come. This includes any updates to its Local Plan, a long-term strategy document that guides the borough's future development - including how sites for new housing and accompanying infrastructure should be allocated.

Cllrs D. Cornish and P. Grainger agreed to draft comments on behalf of the Parish to be agreed by the Committee prior to the consultation deadline of 16 October 2023.

- **Proposed Development - Land West Of Limmerhill Rd – 60 New Homes**

The Committee have been made aware of the above proposed development. This is not in Finchampstead's Parish and no planning application has been submitted as yet. However, the location is close to the boundary so the Committee may wish to consider and comment on future planning applications. The Planning Committee Clerk agreed to advise the Committee of any further updates and planning application notifications.

- **Minor amendments to the Arborfield District Green Application (230872)**

We have been advised by WBC that the Local Planning Authority (LPA) has received some revised plans for the above application. The changes are relatively minor – small tweaks to the layout and some of the residential elevations (plus removal of one dwelling, so down to 206 from 207 units). The changes do not relate to anything the Committee had previously commented on so have not made any further comments.

## **178/2023 DECISIONS ON PLANNING APPLICATIONS**

13 decisions on planning applications previously considered were reviewed as detailed in Appendix B. Cllr Cundy observed that all but 1 were in line with the Committees' comments.

## **179/2023 APPEALS**

### **New Appeals:**

There were no new appeals to report.

### **Appeal Decisions:**

Chasleton, Lower Wokingham Road: APP/X0360/D/23/3319260 (223754)

Proposal: Householder application for the proposed erection of a detached double garage.

Refused by WBC on 26.01.23.

The Parish objected to this application on the grounds that the garage is in front of the building line which contravenes the emerging FNDP Policy D3b.

Appeal Decision: Appeal dismissed.

## **180/2023 TREE PRESERVATION ORDERS (TPO)**

### New TPO's:

There were no new TPO's to report.

### New applications for works to a tree/s covered by a TPO:

- 17 Little Fryth and 18 Ashdale Park, Crowthorne: TPO 325/1987, Woodland 1 (232008):  
T1, Scots Pine - Crown lift to approx. 4m  
T2, Silver Birch - Crown lift to approx. 4-4.5m  
T3, Silver Birch - Crown lift to approx. 4-4.5m  
T4, Silver Birch - Crown lift to approx. 4-4.  
T5, Silver Birch – Fell to just above ground level.  
T6, Oak – Fell to just above ground level.  
This was passed to the TPO Sub-Committee for consideration and no objections were raised.
- Land north of Gorse House, Gorse Ride North: TPO 1829/2021, Area 1 (232066):  
T1, Sweet Chestnut – Cut back 5 no. branches overhanging driveway and garage.  
G2, Sweet Chestnut - Cut back lower branches of saplings overhanging driveway and garage.  
T3, Oak – Remove 2 no. branches overhanging the garage roof and garage side door.  
T4, Hazel – Prune away from garage roof back to previous coppice points.
- Land at Bedrock and Woodlanders, Talisman Close: TPO 932/1998, Group 2 (231938)  
T1, Oak – Reduce 1 branch overhanging no. 18 Priors Wood and remove deadwood.  
T2, Beech – Crown lift to give clearance from the summerhouse roof of 18 Priors Wood.
- 8 Salamanca, Crowthorne: TPO 1421/2012, Area 2 (232183):  
T1, Oak - Remove deadwood throughout crown.  
T2, Scots Pine - Remove deadwood on lower part of stem.  
T3, Scots Pine - Remove deadwood on lower part of stem.  
T4, Scots Pine – Remove deadwood on lower part of stem.
- 412A Finchampstead Road: TPO 1278/2008, T1 (232190):  
T1, Oak – Cut back branch overhanging no. 412 Finchampstead Road

Applications for works to Conservation Area Trees:

Avalon, Church Lane, Section 211 Notification for Works in a Conservation Area (232003):

T1, Holly – Fell to ground level.

This was passed to the TPO Sub-Committee for consideration and no objections were raised.

**181/2023 STREET NAMING AND NUMBERING**

None to report.

**182/2023 FORUM**

Finchampstead's Neighbourhood Plan – Referendum Results

Cllr Cundy paid tribute to the community team of volunteers for all their hard work in putting the plan together over the last 5 years and getting the fantastic 'Yes' result from the Referendum on 7 September. The outcome means that the wishes of our residents as set out in the plan sit alongside those of the Borough Council in making decisions about planning in the parish and having a say about future development.

Cllr A. Grimshaw expressed his wishes to join the Planning Committee which was duly accepted and welcomed by all. The Committee looks forward to his valuable input in the future.

Cllr Cundy asked members of the Committee if they had anything further to discuss before bringing the meeting to a close.

**183/2023 DATE OF THE NEXT MEETING**

The next meeting will be held on Wednesday 18 October 2023 at 7.30pm.

**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 **184/2023** Enforcement matters.

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