

PLANNING APPLICATIONS - Wednesday 18 October 2023 Finchampstead Parish Council

APPENDIX A

Location	Ref No	Proposal	FPC Comments	Meeting date	Decision - WBC
Arborfield Garrison, & Adjoining Land, Parcel O2	230152	<p>Comments by 18 October (extension approved)</p> <p>Revised Plans Consultation: Application for approval of Reserved Matters for 135 dwellings, pursuant to Outline Planning Consent O/2014/2280 (dated 02/04/2015) – Parcel O2.</p> <p><u>The revised details show: Re-consultation on revised plans and supporting information. Amendments to site layout, housing mix and unit type plans & elevations. Enlargement of red line boundary to facilitate addition of secondary access adj. to 1a Biggs Lane and pedestrian link to Hazebrouck SANG. Amendments to landscaping, levels and drainage schemes.</u></p>	The Council has no objection to the proposed layout for parcel O2. However, we note the strong objections from local residents and feel it is important that the developer fulfils the existing conditions and prioritises the delivery of the district centre and other infrastructure above additional housing. We would urge Wokingham Borough Council to apply all possible pressure using all means at their disposal to compel the developer to meet their obligations to the residents who were promised this when they purchased their properties at great expense, and deliver the infrastructure in line with the delivery of the housing.	18/10/23	
Wick Hill Lane, Woodlands,	230611	<p>Comments by 10 October (extension approved)</p> <p>Revised Plans Consultation: Householder application for the proposed part single part 2 storey rear extension, garage conversion to create habitable accommodation, single storey infill to create porch and changes to fenestration, to include rooflights following demolition of the existing conservatory. <u>Revised plans show changes to fenestration and an increased scale of the extension at the rear.</u></p>	The Council has no objections.	18/10/23	

Location	Ref No	Proposal	FPC Comments	Meeting date	Decision - WBC
Barkham Ride, 31	230791	<p>Comments by 27 October</p> <p>Revised Plans Consultation: Outline application for the proposed erection of 26 no. dwellings following demolition of the existing dwelling and garage. (All matters reserved except for access.) <u>Revised plans show a revised indicative layout, although the number of dwellings proposed is unchanged (26 dwellings). All matters are still reserved for future consideration, other than access. A Landscape Visual Impact Assessment has now been provided along with revised technical information relating to highways, trees and ecology.</u></p>	<p>The Council still have the following concerns with the proposal:</p> <ul style="list-style-type: none"> • Housing density - The combined site of 31-33 Barkham Ride was identified in the most recent draft of the LPU as suitable for a total of 100 dwellings, a net increase of c70 on the current 3 permanent dwellings and the 26 existing permissions for Park Homes at the site now known as Victoria Gardens, which was previously part of 33 Barkham Ride. This figure is supported by the Finchampstead NDP. However, the cumulative existing and proposed dwellings at 31-33 Barkham Ride now total c120 Dwellings. This is an increase of 20% on the original nominated density and contrary to what was consulted upon by both WBC and by Finchampstead Parish Council. • Traffic & safety - The proposed development will bring a significant increase in traffic onto Barkham Ride, with 3* access points onto Barkham Ride in an area where there are several other access points including the recently created entrance to Victoria Gardens. Speeding is an issue on Barkham Ride which has a 40mph limit, and the road is dangerously narrow and already struggles with the volume of traffic and buses passing. More consideration should be given to understand the overall traffic capacity of Barkham Ride, including the impact on other problem areas such as Commonfield Lane, particularly when the new District Centre and supermarket is open. <p>*There are potentially an additional 2 access points with the proposed 2 new SEND schools.</p>	18/10/23	

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Barkham Ride, 31 (continued..)			<ul style="list-style-type: none"> • Infrastructure - Potential Impact on local amenities and already over stretched services such as medical facilities and certain schools. • Screening - Provision for a significant level of natural screening along Barkham Ride and on the boundaries which adjoin properties around Fir Cottage Road and backing onto Rooks Nest Country Park, and Victoria Gardens, should be given consideration to help alleviate some of the concerns from residents. 		
Nine Mile Ride, 206	231643	<p>Comments by 11 October (extension approved)</p> <p>Revised plans: Full application for the erection of a detached dwelling and outbuilding following demolition of the existing property.</p> <p><u>The revised details show an amended application form was received and a new description of development has been agreed.</u></p>	<p>The Council object to this application on the following grounds:</p> <ol style="list-style-type: none"> 1.It is overdevelopment of the plot. 2.The proposal is for a 3 storey house which is contrary to FNDP Policy D1, relating to building heights where the development of 3 storey (and above) housing will generally only be supported within the area of the Strategic Development Location (that part within Finchampstead Parish) and the Gorse Ride regeneration area. 3.It is out of keeping with the street scene. 	18/10/23	
Hollybush Ride, Greyfriars	231997	<p>Comments by 10 October (extension approved)</p> <p>Householder application for the proposed conversion of existing garage to create habitable accommodation, two storey side extension plus changes to fenestration.</p>	The Council has no objections.	18/10/23	
The Village, The Verge	232080	<p>Comments by 12 October (extension approved)</p> <p>Householder application for the proposed conversion of the existing detached double garage into habitable accommodation.</p>	<p>The Council has no objections to the proposals, as long as the proposed building is used only for purposes which are incidental to the enjoyment of the dwelling house.</p> <p>For safeguarding reasons, any windows facing the school should be obscured.</p>	18/10/23	

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Finchampstead Road, 247	232154	Comments by 17 October (extension approved) Full application for the proposed erection of 1 no. detached five bedroom dwelling with associated access and parking.	The Council object to this proposal on the following grounds: 1. Unacceptable tandem development, contrary to FNDP Policy D3, 4. 2. Clear breach of biodiversity net gain, contrary to FNDP Policy D3, 6, which states that such proposals should provide biodiversity net gain and not have an adverse impact on the biodiversity through the fragmentation of blocks of gardens, which together, or in Association with adjacent green spaces or deemed to make an important contribution to biodiversity and the wider green infrastructure network.	18/10/23	
Kiln Ride, Woodlands	232282	Comments by 11 October (extension approved) Householder application for the proposed erection of part two storey part first floor rear extension, single storey front extension, plus alteration to existing fenestration and conversion of existing garage.	The Council has no objections.	18/10/23	
Nash Grove Lane, 142	232408	Comments by 24 October Householder application for the proposed erection of single storey detached garage.	The Council object to this proposal due to it's unattractive design and overdevelopment of plot, contrary to FNDP Policy D2, 2. which states that proposals should retain the proportion, scale and the space between the main residential buildings on each residential plot with reference to the built vernacular of the neighbourhood area and conservation of traditional boundary treatments.	18/10/23	
Wick Hill Lane, Willow Wick Farm	232502	Comments by 01 November Full application for the proposed erection of 1 no. detached dwelling and car port following demolition of the existing dwelling, plus associated landscaping and the retention of the existing swimming pool as an open air pool.	The Council has no objections.	18/10/23	