

**FINCHAMPSTEAD PARISH COUNCIL  
MINUTES OF A MEETING OF THE PLANNING COMMITTEE  
on Wednesday 18 October 2023 at 7.30pm  
FBC Centre, Gorse Ride North, Finchampstead RG40 4ES**

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

**218/2023 APOLOGIES FOR ABSENCE**

Apologies were received from Cllr R. Marshallsay (Vice Chair).

**219/2023 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.

Cllr Grainger declared an interest in 206 Nine Mile Ride (231643); Cllr Cornish declared an interest in 31 Barkham Ride (230791).

**220/2023 MINUTES OF PREVIOUS MEETING**

The minutes of the meeting held on 20 September were agreed as a true record and were signed by Cllr Cundy (Chair).

**PUBLIC PARTICIPATION**

No members of the public attended.

**221/2023 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.

**222/2023 CURRENT PLANNING APPLICATIONS**

The Committee considered 10 planning applications as detailed in Appendix A.

**Other Information**

**Arborfield Green District Centre (230872)**

Proposals for the above planning application were approved by WBC's Planning Committee on 11 October.

The developer, Crest Nicholson, circulated an update on the District Centre which provided an overview of the final proposal. They plan to start the enabling works in early 2024, delivering the key infrastructure for Sainsbury's as the first priority before enabling the rest of the District Centre development. Once the roads and utilities are laid, construction of Phase 1 will commence. The Phasing Plan shows the supermarket, pub, commercial units, community facility and village green are all prioritised within the proposed phasing, with the majority of shops being delivered within Phase 1. They anticipate the construction of the development to take approximately 3 years from start to finish with the first shops opening after 18 months.

A new Artisanal Cafe called Stables Speciality Coffee Co. is opening mid-November, located next to the Crest Nicholson sales suite on the corner of Biggs Lane. It's an Australian-inspired cafe, bringing locally sourced produce to the community.

### **WBC Consultation - Statement of Community Involvement**

Cllr Grainger wrote a response to the above on behalf of the Parish Council which the Planning Committee Clerk submitted to the Growth and Delivery Team at WBC on 12 October.

### **223/2023 DECISIONS ON PLANNING APPLICATIONS**

12 decisions on planning applications previously considered were reviewed as detailed in Appendix B. Cllr Cundy observed that all but 3 were in line with the Committees' comments.

### **224/2023 APPEALS**

#### **New Appeals:**

There were no new appeals to report.

#### **Appeal Decisions:**

There were no new appeal decisions to report.

### **225/2023 TREE PRESERVATION ORDERS (TPO)**

#### **New TPO's:**

- Trees at land to the rear of Range House, Nine Mile Ride - TPO 1934/2023, A1 & A2: WBC has made Tree Preservation Order (TPO) 1934/2023 on trees of all species with stems which were 20cm or more in diameter at 1m above ground level at the above location, due to the threat represented by recent tree felling on site. The Order took effect 28 September 2023.

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

- Land To West Of Hollybush Ride - TPO 874/1997, Woodland 1 (232266):
  - T1, Cherry - Remove.
  - T2, Goat Willow - Remove.
  - T4 – T6, Birch - Remove.
  - T7, Goat Willow - Remove 2 no. leaders.
  - T8, Birch - Remove.
  - T9, Goat Willow - Remove 1 no. limb overhanging road.
  - T10, Birch - Remove.
  - T11, Oak - Cut back from power line.
  - T12 – T16, Mixed Species - Cut back from power line.
  - G1, Goat Willow - Cut back to boundary line.(The above was considered by the TPO sub-committee due to the felling involved, and there were no objections).
- Wildacre Lodge, Hollybush Ride - TPO 50/1971 A1 (232326)
  - T1, Oak - Lift lower canopy to provide 4m clearance from ground level.

### **226/2023 STREET NAMING AND NUMBERING**

None to report.

### **227/2023 FORUM**

Cllr Cornish advised the Committee that the team of volunteers responsible for the Finchampstead Neighbourhood Development Plan (FNDP) will be closing.

The Committee agreed to review the FNDP in six months' time in relation to the Local Plan Update (LPU).

The Planning Committee Clerk reminded the Committee that the FNDP page on the Parish Council's web site needs to reflect the latest information and will follow this up with Cllr Cornish in due course.

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

**228/2023 DATE OF THE NEXT MEETING**

The next meeting will be held on Wednesday 15 November 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 **229/2023** Enforcement matters.

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