

**PLANNING DECISION: Wednesday 15 November 2023 Finchampstead Parish Council**

**APPENDIX B**

Location	Ref No	Proposal	FPC Comments	Meeting date	Decision - WBC	Date
Nine Mile Ride, 59	223084	Full application for the proposed erection of 4 no. detached residential dwellings with associated parking and landscaping following demolition of existing buildings.	<p>The Council objects to this application on the following grounds:</p> <ol style="list-style-type: none"> <li>1.The development is outside of development limits and is therefore inconsistent with policies ADH1 and ADH2 of the emerging FNDP.</li> <li>2.It is development in the countryside contrary to Policy CP11 of the Core Strategy.</li> <li>3.Thames Basin Heath Special Protection Area contrary to Policies CP8 and CP4 of the Core Strategy.</li> </ol>	16/11/22	Approved.	03/11/23
Arborfield Garrison, & Adjoining Land, Parcel O2	230152	Application for the approval of Reserved Matters pursuant to outline planning consent O/2014/2280 (dated 02/04/2015). The Reserved Matters comprise details of 135 dwellings within Parcel O2 (including both market and affordable housing) with access from Biggs Lane, associated internal access roads, parking, landscaping, open space, footpaths and drainage. Access, Appearance, Landscaping, Layout and Scale to be considered.	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	Approved.	31/10/23

Location	Ref No	Proposal	FPC Comments	Meeting date	Decision - WBC	Date
Wick Hill Lane, Woodlands	230611	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.	The Council has no objections.	18/10/23	Approved.	24/10/23
Arborfield Green, Arborfield Green District Centre	230872	Revised Plans Consultation: Application for approval of Reserved Matters pursuant to Outline Planning Consent O/2014/2280 (dated 02/04/2015). Re-consultation on revised plans and supporting information. Amendments to plans, elevations & siting of house types (increase to No. 207 dwellings) & high street commercial units; public house site (indicative) layout; hard & soft landscaping within village green; drainage; pedestrian crossing location. Expanded red line boundary to facilitate new piazza area (west of car park). As described within applicant cover letter.	16.8.23: FPC Comments on revised plans: The Council is disappointed to see there is a further increase in dwellings, with still no significant improvements to the existing infrastructure of the District Centre in terms of the facilities for existing residents such as the Community Centre, Supermarket, Pub and other retail shops.  History: 17.05.23: FPC Comments on original plans: The only observation made by The Council was in relation to the Community Centre, which they felt must be fit for purpose whether refurbished using the existing building, or a new building.	16/08/23	Approved.	17/10/23
The Ridges, Pine Cottage	230986	Householder application for the proposed erection of a single storey side extension, to include infill of existing detached outbuildings following replacement of existing garage. Modification to existing flat roof to pitched, plus changes to fenestration.	The Council has no objections.	21/06/23	Approved.	27/10/23

Location	Ref No	Proposal	FPC Comments	Meeting date	Decision - WBC	Date
Nine Mile Ride, 57	231563	Householder application for the proposed erection of a single storey side extension and first floor front extension.	The Council has no objections.	16/08/23	Approved.	07/11/23
Gorse Ride North, Cypress	232090	Householder application for the erection of a car port (retrospective).	The Council has no objections.	20/09/23	Approved.	24/10/23
Nine Mile Ride, 250A	232106	Householder application for the proposed single storey front extension, including 6no. rooflights and front porch, plus alteration to roof of existing side extension.	The Council has no objections.	20/09/23	Approved.	02/11/23
Wick Hill Lane, Wick Hill Lodge	232160	Householder application for the proposed erection of a new natural pool, pool house and storage shed, following demolition of existing swimming pool, garden sheds and plant room.	The Council has no objections.	20/09/23	Approved.	09/11/23

Location	Ref No	Proposal	FPC Comments	Meeting date	Decision - WBC	Date
Nine Mile Ride, 252a	232225	Full application for the proposed erection of 3no. dwellings following demolition of existing bungalow, with associated access, car parking, amenity space and landscaping.	The Council has no objections.	20/09/23	<p>Refused.</p> <p>1.Character of the Area - By virtue of its contrived layout and design, and the loss of trees the proposed dwellings are an incongruous form of development which will erode the character and appearance of the area, and which fails to respect the existing grain of development in the area</p> <p>2.Highways - It has not been demonstrated that sight lines of 25m x 2.4m can be achieved on the access serving Plots 2 and 3.</p> <p>3.Landscape and Trees - The proposal fails to demonstrate how it will contribute to and enhance the natural and local environment and will result in the loss or deterioration of the veteran tree and the irreplaceable habitat represented by this valuable landscape feature.</p> <p>4.Biodiversity Net Loss - The proposal fails to provide adequate biodiversity net gain mitigation.</p> <p>5.Neighbour Amenity - By virtue of Plot 2's position forward of the existing front building line of 252b Nine Mile Ride, the proposed dwelling would result in a loss of light to the front habitable rooms of the neighbouring property 252b Nine Mile Ride.</p> <p>6.Thames Basin Heath SPA - the proposal does not include adequate mitigation measures to prevent the proposed development from having an adverse effect on the integrity of the Thames Basin Heaths SPA. Full report on WBC website.</p>	26/10/23