

**FINCHAMPSTEAD PARISH COUNCIL
MINUTES OF A MEETING OF THE PLANNING COMMITTEE
on Tuesday 12 December 2023 at 4pm
FBC Centre, Gorse Ride North, Finchampstead RG40 4ES**

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

280/2023 APOLOGIES FOR ABSENCE

Apologies were received from Cllr Grimshaw.

281/2023 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 Cornish withdrew from the meeting whilst application 222306 was being considered.

282/2023 MINUTES OF PREVIOUS MEETING

The minutes of the meeting held on 15 November were agreed as a true record and were signed by Cllr Cundy (Chair).

PUBLIC PARTICIPATION

No members of the public attended.

283/2023 MATTERS ARISING FROM THE MINUTES AND OTHER MATTERS

There were no matters arising.

284/2023 CURRENT PLANNING APPLICATIONS

The Committee considered 6 planning applications as detailed in Appendix A.

Other Information

Notification of WBC Planning Committee 13 December 2023

Application: 231643 - 206 Nine Mile Ride

The above application will be reported to WBC's Planning Committee on 13 December 2023.

The application has been recommended for approval.

Cllr Marshallsay will be speaking against the application on behalf of Finchampstead Parish Council (FPC). FPC objected to this application previously and Cllr Marshallsay spoke on behalf of the Parish Council at The Borough's last planning meeting, where the decision was deferred pending a site visit of the WBC Planning Committee.

Sainsbury's – Arborfield Green (232927)

The above application has been submitted to WBC (See Appendix A). The proposals seek to deliver a 16,000 sq. ft. supermarket with a 115 space car park. The development will also lead to the creation of around 75 jobs for the local community, while delivering a much needed amenity for local people.

Notification of Application for New Premises Licence

The Planning Committee has been notified of the above application for Elusive Brewing Limited, at Units 3-7 Marino Way, Hogwood Industrial Estate.

285/2023 DECISIONS ON PLANNING APPLICATIONS

10 decisions on planning applications previously considered were reviewed as detailed in Appendix B. Cllr Cundy observed that all but 2 were in line with the Committees' comments.

286/2023 APPEALS

New Appeals:

APP/X0360/W/23/3329309 – Pye Hill House, Jubilee Road (230195)

Proposal: Full application for the proposed erection of detached outbuilding/garden store and workshop.

Refused by WBC on 15/03/23. FPC had no objections. The appeal will be determined on the basis of written representations which must be received by 8 January 2024.

Appeal Decisions:

There were no new appeal decisions to report.

287/2023 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:

- Land to west of 119A Barkham Ride, TPO 1894/2022, Woodland 1 (232767):
G1, Mixed Species – Prune branches overhanging garden of 119A Barkham Ride back to the boundary.
- Robinson Crusoe Park, Park Lane, TPO 1367/2010, T5 (232800):
T34, Oak (T5 on TPO) – Dismantle down to ground level and replace in suitable area.
The TPO Sub-Committee considered this application and submitted the following objection to WBC: The Council object to this application as they are not convinced that a case has been made by the applicant for the removal of this mature protected tree on the grounds of the presence of bracket fungus and the trees inconvenience to the resident. The location for the replacement also needs to be clarified and more specific as currently "somewhere" isn't acceptable for the removal of a mature oak which could be 200 years old.
- Land east of Monterey, Roman Ride, TPO 1791/2021, Woodland 1 (232924):
W1, Mixed Species – Fell.
The TPO sub-committee considered this application and submitted the following objection to WBC: The Council object to the tree works proposed. As far as we can see, no convincing justification has been given as to why the trees should be felled. Therefore, the TPO should stand.

Action: The Planning Committee Clerk to follow up with WBC on their decisions for applications 232800 and 232924, and to inform the Planning Committee.

288/2023 STREET NAMING AND NUMBERING

WBC has registered the numbered and named property below:

Finches Cafe & Bar: 428A Finchampstead Road, Finchampstead, Wokingham, RG40 3RB

289/2023 FORUM

The Quick Reference Guides for material considerations and FNDP Policies were agreed by the Planning Committee and will be circulated by the Planning Committee Clerk for use at future planning meetings.

It was agreed that the following statement should precede FPC objections to planning applications when submitting to WBC:

“The Finchampstead Neighbourhood Development Plan (FNDP) was adopted after the MDD and Core Strategy was adopted and essentially can be seen as the most up to date planning policy for the area.”

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

290/2023 DATE OF THE NEXT MEETING

The next meeting will be held on Wednesday 17 January 2024.

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 **291/2023** Enforcement matters.

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