

PLANNING APPLICATIONS - Wednesday 21 February 2024 Finchampstead Parish Council

APPENDIX A

Location	Ref No	Proposal	FPC Comments	Meeting date	Decision - WBC
Barkham Ride, 31	230791	Comments by 26 February 2024 Revised Plans: Outline application for the proposed erection of 26 no. dwellings following demolition of the existing dwelling and garage. (All matters reserved except for access.) We have received revised/additional plans for the above application. The revised details show: A revised site layout plan has been submitted showing a revised indicative layout of the northern end of the site, although the number of dwellings proposed is unchanged (26 dwellings). All matters are still reserved for future consideration, other than access. A revised Landscape Visual Impact Assessment has now been provided along with revised technical information relating to highways, trees and ecology.	Since considering this application in April 2023, and again the revised plans in October 2023, the Council feel nothing substantial has changed to alleviate our concerns with these revised plans in terms of housing density, traffic and safety, impact on the local infrastructure and inadequate screening provision. As previously stated, 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, which was supported by the Finchampstead Neighbourhood Development Plan. However, the cumulative existing and proposed dwellings at 31-33 Barkham Ride now total c120 Dwellings, an increase of 20% on the original nominated density and contrary to what was consulted upon by both WBC and by FPC.	21/02/24	
Land at 6 Johnson Drive	232595	Comments by 03 February 2024 (Extension approved) Revised Plans Consultation: Full application for the proposed erection of 1 no. detached five bedroom dwelling with associated parking. We have received revised/additional plans for the above application. Revised plans received set the proposed dwelling back 7.75m from the adjacent access road. Reduced floor area from 3155m ² to 2735m ² .	The Council has no objections.	21/02/24	
Park Lane, Land at Hogwood Park	232859	Comments by 7 March 2024 Full application for the use of plots 127 and 128 as show homes and marketing suite, plus associated landscaping and parking; erection of a pergola in the rear garden of plot 127 (for a temporary period of 3 years).	The Council has no objections.	21/02/24	

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Wellingtonia Avenue, Cedar Lodge	232990	Comments by 06 February 2024 (Extension approved) Householder application for the proposed single storey side extension, single storey front extension and single storey porch. Raising of the roof to create habitable accommodation to the first floor along with dormer windows and rooflights. 1No external side staircase and roof terrace. Solar panels to the South Elevation and changes to fenestration.	The Council has no objections.	21/02/24	
The Village, Finchampstead Sports Club	233163	Comments by 12 February 2024 (Extension approved) Full application for the proposed erection of a single storey extension to the existing clubhouse to form an officials changing room facility following demolition of the existing detached single storey changing room and storage buildings, plus erection of 1 no. detached single storey building to form a workshop and equipment store and refurbishment of the existing clubhouse with a single storey infill extension and changes to fenestration.	The Council has no objections.	21/02/24	
Nine Mile Ride, 345	233167	Comments by 19 February 2024 (Extension approved) Revised plans: Householder application for proposed construction of a single storey outbuilding to the front to create a garage, sliding gate and the erection of a boundary fence. With changes to the fenestration.	Since considering the initial application in January, the Council feel nothing substantial has changed in respect of these revised plans, and therefore their objection still stands on the grounds that the garage is in front of the building line contrary to Policy D3, 1b of the FNDP, on a road with 'rides characteristics'.	21/02/24	
Nine Mile Ride, 57	240038	Comments by 16 February 2024 (Extension approved) Householder application for proposed single storey side extension, first floor rear extension above existing garage with changes to the fenestration.	The Council has no objections.	21/02/24	

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Nine Mile Ride, 59A	240059	Comments by 05 February 2024 (Extension approved) Full application for the proposed change of use of land for recreational dog walking/exercise during daylight hours. Associated 2.4m fencing, parking provision, hardstanding and turning area.	The Council object to this application on the following grounds: -Development in the countryside contrary to FNDP Policy AHD1. -Environmental concerns over noise, disturbance and loss of nature. -Safety concerns over inadequate fencing particularly for larger dogs.	21/02/24	
Park Lane, Hogwood Meadows	240129	Existing Lawful Certificate Notification: For information Application for a certificate of existing lawful development for the use of a converted stables as a residential dwelling. This type of application does not require consultation and therefore this letter is for information only.	Whilst this is for information only and does not require consultation, the Council do have some concerns over the robustness of the evidence provided, and would ask that council tax records are checked for proof of payment during the last 4 years.	21/02/24	
Jubilee Road, East Court	240202	Comments by 19 February 2024 (Extension approved) Householder application for the proposed alterations to internal stairs, formation of internal screen, alterations to external joinery and terrace, changes to fenestration, replacement roof lights and the insertion of an additional roof light.	The Council has no objections.	21/02/24	
Jubilee Road, East Court	240203	Listed Building Consent Notification: For information only Application for Listed Building consent for the proposed alterations to internal stairs, formation of internal screen, alterations to external joinery and terrace, changes to fenestration, replacement roof lights and the insertion of an additional roof light. This type of application does not require consultation and therefore this letter is for information only.	The Council has no objections.	21/02/24	

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Aborfield Garrison, East of Reading Road and west of West Court, West Court SANG	240375	Comments by 08 March 2024 Full application for the proposed carpark to serve the West Court SANG with associated landscaping, drainage and ancillary works.	The Council do not object to this application but have concerns that the disabled parking provision may be inadequate, and would like to see passing places installed on this single track road, to ensure traffic can pass more safely and avoid backing up onto the main A327 road at the entrance, particularly with the additional traffic from the proposed hotel at West Court.	21/02/24	