

**FINCHAMPSTEAD PARISH COUNCIL
MINUTES OF A MEETING OF THE PLANNING COMMITTEE
on Wednesday 20 March 2024 at 7.30pm
FBC Centre, Gorse Ride North, Finchampstead RG40 4ES**

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

384/2024 APOLOGIES FOR ABSENCE

Apologies were received from Cllr D. Cornish.

385/2024 DECLARATION OF INTERESTS

None were declared.

386/2024 MINUTES OF PREVIOUS MEETING

The minutes of the meeting held on 21 February were agreed as a true record and were signed by Cllr Cundy (Chair).

PUBLIC PARTICIPATION

No members of the public attended.

387/2024 MATTERS ARISING FROM THE MINUTES AND OTHER MATTERS

There were no matters arising.

388/2024 CURRENT PLANNING APPLICATIONS

The Committee considered 15 planning applications as detailed in Appendix A.

Other information

33 Barkham Ride (223528)

The above application was approved on the 13 March by Wokingham Borough Council's (WBC) Planning Committee. The proposal is for the erection of 56 residential dwellings with associated access, following demolition of the existing dwelling and out buildings. Access only to be considered (with Appearance, Landscaping, Layout and Scale to be reserved).

Cllr R. Marshallsay spoke on behalf of the parish to reiterate our concerns.

389/2024 DECISIONS ON PLANNING APPLICATIONS

6 decisions on planning applications previously considered were reviewed as detailed in Appendix B. Cllr Cundy observed that all but 1 were in line with the Committees' comments.

390/2024 APPEALS

New Appeals:

Oak Dale, Lower Wokingham Road - APP/X0360/W/23/3336000 (223256)

Proposal: Full application for the proposed demolition of the existing dwelling and erection of 60-bedroom care home (use class C2), with associated access, parking and landscaping.

The appeal will be determined on the basis of a hearing. All representations must be received by 12 April 2024. The Committee objected to this application. It was refused by WBC on 18 July 2023.

Appeal Decisions:

60 Kiln Ride: PP/X0360/D/23/3327815 (230830)

Proposal: Single storey front extension and conversion of an existing garage.

The Committee objected on the grounds that the garage is in front of the building line contrary to Policy D3, 1b of the emerging FNDP, and is out of keeping with the street scene.

It was refused by WBC on 31 May 2023

Appeal Decision: The appeal is dismissed. The main issue is the effect of the proposed development on the character and appearance of the host dwelling and the surrounding area.

391/2024 TREE PRESERVATION ORDERS (TPO)

New TPO's:

TPO 1957/2024 - Located to the rear of the garage of 8 Little Fryth - T1, Oak

WBC has made TPO 1957/2024 to protect the above tree in response to recent works to this tree which is considered not to be in accordance with best practice. This oak makes an important contribution to the sylvan visual amenity of this area of modest development. WBC finds it expedient to include this tree in a TPO to prevent it from harm from ad hoc works and/or development.

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

None to report.

392/2024 STREET NAMING AND NUMBERING

None to report.

393/2024 FORUM

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

394/2024 DATE OF THE NEXT MEETING

The next meeting will be held on Wednesday 17 April 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 **395/2024** Enforcement matters.

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