

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held in the Council Chamber at the Council Offices, Radstock Lane, Earley, Berkshire on Monday, 6th November 2017 which commenced at 7.30 pm

Present

Chairman – Councillor A Bradley

Councillors M Ahmed, J Armstrong, M Firmager, R Houlbrooke, W Luck, Miss J Rance JP, and J Russell, B Wedge and P Willis

Apologies for absence were received from Councillors Mrs P Jorgensen

67. MINUTES OF PREVIOUS MEETING

The Minutes of the meeting of the Planning Committee held on the 10th October 2017 were confirmed as a true record and signed by the Chairman.

68. APPLICATIONS FOR PLANNING PERMISSION

68.1 Decision Notices Issued by the Local Planning Authority

RESOLVED that the Decision Notices as reported to the meeting be noted.

68.2 No Objection Notifications

RESOLVED that no objections be made to the Local Planning Authority in respect of the following applications

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| 172327 | Application for proposed erection of single storey side extension with pitched roof and roof lights following demolition of existing conservatory at 20 Luckmore Drive |
| 172481 | Application for proposed erection of garage at 106 Mill Lane |
| 172534 | Application for proposed erection of single storey rear extension to dwelling at 18 Erleigh Court Gardens |
| 172753 | Application for the proposed erection of first floor side extension, part conversion of existing garage, single storey rear extension to dwelling, plus loft conversion to create habitable accommodation at 28 Plumtrees |
| 172821 | Application for the proposed single storey rear extension to existing bungalow following demolition of existing conservatory at 134A Church Road |
| 172837 | Application for the proposed erection of a single storey rear extension and conversion of existing garage to habitable accommodation at 14 Harrington Close |
| 172843 | Full planning application for the proposed insertion of a velux rooflight above the staircase plus changes to fenestration at Unit 3, Cutbush Court |
| 172896 | Application for the proposed erection of a single storey side extension, single storey front extension to porch, plus the |

conversion of garage to create habitable accommodation to dwelling and alteration to vehicle access at 18 Kenton Road

- 172900 Application for certificate of lawful existing use for the erection of a single storey rear extension at 6 Elford Close
- 172911 Application for the proposed conversion of existing integral garage to habitable accommodation at 17 Markby Way
- 172924 Application for advertisement consent for the erection of a double sided internally illuminated sign to replace existing sign at Reading Moat House Hotel, Mill Lane
- 172935 Application for proposed erection of a single storey rear extension and relocation of side access at 46 Ratby Close
- 172940 Application for the erection of a single storey rear extension to dwelling (retrospective) at 93 Elm Road
- 172947 Application to vary condition 2 of planning consent 161966 for the refurbishment of the Whiteknights Campus library building including minor extensions, internal alterations and external re-cladding, removal of trees and associated landscaping works. Condition 2 relates to the approved plan numbers at University of Reading Library, Whiteknights Campus
- 172970 Application for proposed erection of single storey side extension to dwelling at 22 Kenton Road
- 172972 Application for proposed erection of two storey side extension following demolition of existing garage and internal alterations at 61 Chatteris Way
- 172982 Application for the erection of a two storey rear extension, single storey front extension and porch at 7 Shepherds Avenue
- 172998 Application for the replacement of existing garden room with the erection of an oak framed garden room to the rear elevation at 7 Sidmouth Grange Road
- 173031 Application for the proposed erection of an external secondary roof access stair at Asda, Chalfont Way
- 173050 Application for the proposed single storey rear extension to dwelling plus conversion of loft space to habitable accommodation at 35 Cannock Way
- 173105 Application for the proposed part single storey, part two storey rear and side extension following demolition of existing garage plus single storey front extension to form porch at 46 Meadow Road
- 173107 Application for the proposed conversion of existing garage to habitable accommodation at 3 Cinnamon Close
- 173108 Application for the proposed erection of two storey side extension plus single storey rear extension to dwelling at Fircot, Elm Lane
- 173140 Application for the proposed first floor side/rear extension to dwelling plus conversion of existing garage to habitable

accommodation and changes to single storey front porch at 8 Owston

68.3 Applications Requiring a Committee Decision

RESOLVED that the observations and comments as listed below be sent to the local Planning Authority in respect of the following applications

172503 Revised plan to show proposed access at 6 Aldbourne Avenue

Councillors considered that insufficient information was available to ensure that any future house on this plot will not put undue pressure on the TPO trees and recommend that a siting plan should be provided.

For these reasons it is recommended that the application be refused

172511 Application for the erection of part single storey and part two storey side and rear extension at 6 Oldfield Close

In considering this application, Councillors noted the contemporary architecture of the extension is somewhat alien to the character of the road, and it does not respond positively to the original building.

Additionally, it does not contribute positively to the local character of the area nor relate well to neighbouring properties contrary to Policy R23.

For these reasons it is requested that the application be refused.

Councillors suggested that if Planning Officers are minded to approve the application, a condition be attached prohibiting future use of the flat roof as a balcony.

172759 Application for the proposed erection of a single storey rear extension to dwelling and first floor rear extension to create habitable accommodation, plus single storey front extension to form porch at 5 Shepherds Avenue

Councillors considered that this application was incongruous, overly bulky and excessive and would have an adverse impact on the character of the existing dwelling and locality.

Additionally, it was felt that the single-storey rear extension would be dominating and overbearing on the neighbouring property.

For these reasons Councillors requested the application be refused.

172797 Application for the proposed single storey rear extension, raising of roof to create a first floor extension and conversion of newly create loft space to habitable accommodation with rear dormer extension at 5 The Crescent

Councillors noted that this proposal leaves very little of the original bungalow. Consequently, it is more a new build producing a three storey house and doubling the original footprint.

It was considered that the proposal does not contribute positively to the existing building or the local character, not relate well to neighbouring properties and the design is cumbersome and overbearing.

It was noted that the ground floor windows overlooked the boundary with adjacent dwellings.

Councillors considered that this application is not in line with Policy R19, is not designed with care and does not have a coherent design approach.

For these reasons it was requested that the application be refused.

172933 Application for the erection of a part two storey and part single storey side extension, first floor side extension, single storey rear extension and additional parking spaces at 1 Thanington Way

Councillors recommended that this application be refused due to overlooking and loss of privacy to the neighbouring house and the overbearing nature of the proposal to properties in Stockbury Close.

172946 Application for the proposed erection of a single storey rear extension and garage conversion to additional habitable accommodation at 7 Turmeric Close

Whilst Councillors had no concerns with the planned building alterations, they requested that the application be refused due to the lack of adequate parking

172973 Application for the proposed erection of a single storey rear extension to dwelling and erection of a detached outbuilding at 278 London Road

Councillors requested that this application be refused due to the lack of a 1m gap to the boundary to comply with the Borough Design Guide.

If Planning Officers are mindful to approve the application, Councillors requested that a condition be attached to ensure the building is used for incidental use and not as living accommodation.

172974 Application for proposed erection of a single storey rear extension to dwelling at 61 Anderson Avenue

In examining this application Councillors noted that the proposal corresponds with extensions to neighbouring properties. However, one of the retained bedrooms has a proposed high level window overlooking the adjacent property.

Councillors requested the application be refused due to the low levels of daylight/sunlight in this room.

172995 Application for proposed erection of a single storey rear extension to dwelling at 2 Roman Way

Councillors recommended that the application be refused as the proposal is contrary to R23 in the Borough Design Guide in that it fails to respond positively to the host building, and does not take its roof form from the main building.

173051 Application for the proposed two storey side extension to dwelling plus erection of boundary fencing at 8 Gregory Close

Councillors requested that the application be refused due to the loss of the adjacent amenity land. Councillors also noted that the proposal appears to encompass part of the highway verge.

Councillors also considered that the proposal constituted overdevelopment.

173057 Application for the proposed erection of a first floor side extension to the existing dwelling to form annexe at 2 Kerris Way

Councillors considered that the proposed extension was not subservient to the host dwelling, contrary to R23 in the Borough Design Guide and requested the application be refused on that basis.

In the event that the application is approved, Councillors requested a condition be attached requiring the extension is used only ancillary to the host dwelling and not as a separate dwelling without prior approval.

68.4 Tree Work Applications

The following applications were noted

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| 171616 | TPO Number 314/1986 15 Driftway Close
T1 Oak – Reduce two small lateral shoots growing on the end of branch growing south towards property by 1-2 metres to clear property. Reduce top of low growing branch on southwest side of tree back by 1.5 metres. (Photo supplied) |
| 172652 | TPO 1243/2008 3 Silver Brook Close
T1 Weeping Willow – create new pollard by reducing existing canopy by 6-9 metres back to crown (conservation area) |

68.5 Permitted Development Rights

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| 172987 | Application for the prior approval of the erection of single storey rear extension, which would extend beyond the rear wall of the original house by 5.5m for which the maximum height would be 3.7m and the height of the eaves 2.3m at 3 Soham Close |
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68.6 Planning Applications Withdrawn

It was noted that the following applications had been withdrawn

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| 172245 | Householder application for proposed erection of two storey side/rear extension, single storey side and single storey rear extensions following demolition of existing side garage and rear conservatory at 30 Radstock Lane |
| 171274 | Householder application for the proposed erection of single storey side extension; front and rear facing dormer extensions and conversion of existing garage to habitable accommodation at 3 Eastcourt Avenue |
| 172677 | Householder application for the proposed erection of a single storey front to form a porch, single storey side/rear extension plus two storey rear extensions and loft conversion to habitable accommodation at 41 Kenton Road |

69. ADJOINING PARISH CONSULTATION

- 69.1 Councillors noted application number 172957, for the proposed installation of two columns for automatic number plate recognition (ANPR) cameras.
- 69.2 Councillors noted application number 172958, for the advertisement consent for installation of eight non illuminated car parking signs.

70. CONSTRUCTION FRASTRUCTURE LEVY UPDATE

70.1 Neighbourhood CIL Proportion

Councillors noted the monthly communication received from Wokingham Borough Council detailing the Neighbourhood CIL Proportion (Transfer to Local Parish/Town Council) Report previously attached. The document outlined the potential CIL allocation to Parishes, the amount of money that had been received by Wokingham and the amount paid to Towns and Parishes.

70.2 List of Potential CIL Projects

Members were requested to offer project suggestions for inclusion on a list of 'Potential CIL Projects' that could be enabled using neighbourhood CIL funds for consideration and following discussion it was

RESOLVED that the following projects be considered:

- Gangmower
- Quadraplay
- Contribution toward the Earley LED lighting upgrade
- Meadow Park play equipment
- Sibly Park Play equipment
- Installation of a zebra crossing at London Road/The Drive
- Installation of footpath in front of BP garage, to the right of the entrance road to The Square, Chalfont Way

71. FINANCIAL INFORMATION

Councillors noted details of the financial transactions for this Committee for the six months to 30th September 2017, as appended to these Minutes.

72. ESTIMATES

Councillors were asked to consider whether there were any major projects which this Committee would wish to undertake in 2018/19 so that the Town Clerk could ensure that there was sufficient provision made in the Estimates for that period. Councillors were reminded of the Planning Committee's policy of requesting budget provision for the purchase of two replacement bus shelters each year.

The Deputy Town Clerk explained that following the recent changes in the local bus services, there was a need to ensure that no further alterations would be made to bus routes following any bus shelter upgrade or replacement and it was

RESOLVED that

1. Provision should be made in the 2018/19 budget for two new bus shelters (£10,000.00).
2. That the 2017/18 bus shelter budgets for replacement and upgrade be carried forward for use in 2018/19

73. BUS SERVICE 19 A/C

Further to Minutes 36 and 59, and following the joint meeting with Woodley Town Council Service 12 Bus Working Party which examined the results of the recent survey on the 12 Service, the Chairman of the Bus Services Working Party provide an update following the final joint submission of information to Wokingham Borough Council. Councillor Armstrong reported that whilst the final submission had been made to Wokingham Borough, the service 12

(formerly 19a/c) route changes had affected many local residents and there was much interest in the issue. He highlighted that this was the start of a year-long tender process and that both the Woodley and Earley Town Council Working Parties had agreed to pursue the issue and will hold future joint meetings.

74. LIGHTING UPGRADE

Further to minute 60, the Deputy Town Clerk reported that the Town Council's inventory of street lights had been completed and all the lights apart from the heritage style lamps in Buckhurst Way, Kennedy Gardens and Luckmore Drive would be upgraded or replaced. It was anticipated the work would be carried out early 2018. The Deputy Town Clerk further reported that discussion with residents on the type of replacements for the heritage style lamps was on-going.

75. LOCAL PLAN UPDATE

75.1 Site Assessment Engagement

Councillors noted that Wokingham Borough Council had written to all Town and Parish Councils requesting confidential meetings with Ward Councillors and representatives from each Parish and Town Council to talk through the draft work on the assessments for the promoted land in their area. The meeting will take place at Shute End on Friday 10th November 2017 at 9.30 am. All Ward Members and Parish/Town Council representatives for Earley were invited to attend the meeting.

76. STREET NAMING AND NUMBERING

76.1 New Dwelling, Rear of 360 Wokingham Road

Councillors noted that the new dwelling to the rear of 360 Wokingham Road will be known as 4 Maiden Erlegh Drive, Earley, Reading RG6 7HP.

77. APPEALS

77.1 New Appeals

77.1.1 171624 – 30 Sturbridge Close

It was noted that an Appeal had been lodged against the Borough Council's refusal to allow planning permission for the proposed two storey side and rear extension to existing dwelling plus conversion of existing garage to habitable accommodation. The Appeal will be determined on the basis of written representations.

77.1.2 170530 – 385 Wokingham Road

It was noted that an Appeal had been lodged against the Borough Council's refusal to allow planning permission for the conversion of existing loft space to habitable accommodation with front dormer extensions to dwelling. The Appeal will be determined on the basis of written representations.

78. LOCAL PLAN UPDATE MASTER PLANNING PROCESS

Members noted the contents of the update provided by Wokingham Borough Council Service Manager for Community Infrastructure Delivery on the Local Plan Update master planning process previously attached.

79. TREE PRESERVATION ORDER

TPO.1614/2017 – 28 & 30 Henley Wood Road

Councillors noted that the Borough Council had made this Tree Preservation Order (TPO) in response to notification of works which would be detrimental to the health and amenity value of the trees. The order takes effect, on a provisional basis on 3rd November 2017 and will continue in force on this basis for a further 6 months or until the order is confirmed by the Council, whichever occurs first. The trees covered include two Ash trees, a Birch tree and a small group of Birch trees.

80. PUBLICATIONS

At the date of the meeting the following publications had been received.

Wokingham Borough Council:	Major Applications & Infrastructure Update (Confidential Report for Members Only) – September 2017 Neighbourhood CIL Proportion Report – August 2017
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81. ONGOING MATTERS

12.06.12. (16)	Neighbourhood Plan	No further action to be taken at present, but to be retained on Committee's Ongoing Matters List.
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82. PRESS RELEASES

No press releases were requested.

83. TERMINATION OF MEETING

The meeting was declared closed by the Chairman at 9.30pm.