

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held in the Council Chamber at the Council Offices, Radstock Lane, Earley, Berkshire on Tuesday, 21st April 2015 which commenced at 7.34 pm

Present

Chairman – Councillor T Chambers

Councillors J Armstrong, Miss L Blumenthal, A Bradley, Mrs L Chambers, Miss P Dunn, N Holloway, Mrs P Jorgensen, Mrs J Lissaman

An apology for absence was received from Councillor K Miall (Work Commitment)

137. MINUTES OF PREVIOUS MEETING

The Minutes of the meeting of the Planning Committee held on the 17th March 2015 were confirmed as a true record and signed by the Chairman.

With regard to Minute 124.7, following a request from a Member, the Deputy Town Clerk gave details of a response which she had received from Wokingham Borough Council in respect of the concerns raised within this Minute, but, to date, no response had been received from the Borough Councillor in question.

138. APPLICATIONS FOR PLANNING PERMISSION

138.1 Decision Notices Issued by the Local Planning Authority

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

138.2 Affected Neighbour Notifications

RESOLVED that the Town Council's Affected Neighbour Notifications be sent as appropriate.

138.3 "No Objection" Recommendations

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

F/2015/0454	Single storey rear extension at 82 & 83 Chilcombe Way
F/2015/0578	Single storey rear and side extension and first floor side extension to dwelling, plus mono-pitched roof over garage and porch area at 12 Kingsdown Close
F/2015/0610	First floor side extension at 432 Wokingham Road
F/2015/0614	Single storey rear extension following demolition of existing conservatory at 7 Byron Road
F/2015/0616	Replacement MCC kiosk (motor control centre) at Earley Water Booster Station, Elm Lane
F/2015/0637	Two storey rear extension at 32 Pavenham Close

F/2015/0654	Two storey side and single storey rear extensions plus addition of sun pipe to front elevation at 38 Hawkedon Way
F/2015/0711	Erection of a single storey rear/side extension (part retrospective) at 12 Harcourt Drive
F/2015/0727	Two storey side extension and single storey detached garage following the demolition of existing detached garage at 92 Chiltern Crescent
F/2015/0799	Single storey front extension to dwelling at 88 Chilcombe Way
F/2015/0802	Part two storey rear, part single storey, part two storey side and single storey rear extensions at 14 Redhatch Drive
F/2015/0825	Single storey rear extension at 1 Harwich Close
F/2015/0891	Two storey and part single storey rear extension at 11 Porter Close
TL/2015/0907	Prior approval for the replacement of the existing 14.2 metre high monopole with a 14.7 metre high monopole, the installation of a pogona cabinet measuring 1230 x 400 x 1032 mm located at ground level and associated development at Land at Suttons Business Park, Sutton Park Avenue
F/2015/0953	Part single storey rear, two storey side extensions following demolition of existing garage at 17 Crawford Close
F/2015/0954	Two storey side and single storey rear extensions following demolition of existing conservatory at 3 Pickwell Close

138.4 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

F/2015/0579	Erection of two storey front extension and raising of roof to create second floor (re-submission of F/2014/1190) at 356 Wokingham Road
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Whilst it was noted that the latest proposals for this site were reduced in scale in comparison to F/2014/1190, Councillors were still concerned that the proposed extension appeared to be forward to the building line. Furthermore, it was considered that the design of the dormer windows, with flat roofs, was unsightly and of detriment to the street scene.

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

F/2015/0619	Two storey side/rear and single storey rear extensions, side dormer extension and single storey front porch extension at 1 Maiden Erlegh Drive
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Whilst it is acknowledged that this is already a reasonably large dwelling on a substantial sized plot, the scale and size of the proposed extensions was of concern to the Town Council and

there was also concern about the possible impact of the proposals on the residential amenity of number 3 Maiden Erlegh Drive.

RM/2015/0630	Reserved Matters application pursuant to Outline Planning Consent 0/2009/1027 for the development of phase 1A of proposed Thames Valley Science Park, comprising the construction of a gateway building and all associated landscaping and ancillary works, plus temporary car parking arrangements – Appearance, Landscaping, Layout and Scale to be considered at Land north of Lane End Farm, Cutbush Lane, Shinfield
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As this is an adjoining parish application the Town Council did not receive any paper plans detailing the application and, unfortunately, the documents were not available on the Borough Council's website in time for the meeting of the Planning Committee.

It is noted that the plans subsequently became available on the website and Councillors were asked to submit their own observations on the proposals

F/2015/0688	Conversion of garage to create habitable accommodation at 7 Lancaster Gardens
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Councillors had no objection to this proposal but requested that a condition should be imposed to ensure that the garage could not be used as separate residential accommodation. Furthermore, it was requested that a condition should be applied to any approval requiring the applicant to carry out soft landscaping to mitigate the effect of the creation of additional parking on the front garden.

F/2015/0701	Two storey, single storey side/rear extensions, side dormer window extension, replacement pitched roof to existing porch and demolition of existing detached garage at 6 The Knapp
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Councillors were concerned about this proposal. It was considered that the size of the extension would create an unbalanced effect on what is one of a pair of semi-detached properties, which would be of detriment to the street scene. Furthermore, it was considered that the proposals were not subservient to the host dwelling, were overbearing and unneighbourly.

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

CLE/2015/0729	Certificate of Existing Lawful Development for erection of single storey outbuilding for use as a games room at 13 Allendale Road
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Councillors considered that this application should be refused. It was considered that the building was too close to the boundary and could not understand the need for a second games room at this property.

If the Planning Officer was mindful to approve this application it was requested that a condition was imposed ensuring that it could not be used for separate residential accommodation.

F/2015/0739	Single storey rear extension at 4 Watersfield Close
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Councillors were concerned about this proposal. In viewing the site it appeared that the boundary fence of the property had been moved nearer to the road side to try to accommodate the extension, and this may mean that an area which was formerly amenity land now being incorporated within the property's curtilage. The Planning Officer was asked to check this out.

Turning to the proposed extension itself, it was considered that this was too large, was not subservient to the host dwelling, and, in trying to determine the layout of the property, Councillors were of the view that the description was incorrect in that the proposal appeared to be for a front/side extension not a rear extension.

The area in which the property was located was already extremely confined, and to allow this application to proceed would further promote the enclosed and overbearing feeling of the development, and could also create additional problems with regard to parking. Furthermore, if the application was allowed to proceed, Councillors were of the view that there would be insufficient garden left, to provide suitable amenity space for future occupiers of the property, which would be in breach of the Borough Council's planning guidelines.

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

F/2015/0740	Two storey side and single storey rear extension at 7 Kingsdown Close
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Councillors were concerned about this proposal, since it appeared that, should it be allowed to proceed, there would be no 1 metre gap to the boundary. Furthermore, because of the position of 7 Kingsdown Close being forward of its neighbour at number 8, Councillors felt that the proposed two storey side extension would have an overbearing impact on number 8, create a loss of light, and be of detriment to the street scene.

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

F/2015/0833	2 storey side/rear extension and single storey rear extension changes to roof form at rear to create 2 nd floor accommodation plus insertion of basement in rear garden for habitable accommodation at 9 Firmstone Close.
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Revised Plans/additional plans showing rear extension reduced from two storey to single storey.

Councillors considered that the proposed alterations to the rear roof of the building to allow for additional accommodation in the roof space was unsightly and not in keeping, and particularly as it was of a flat roof design.

Regarding the creation of a basement in the rear garden, whilst Councillors had no particular objection to this, it was requested that a condition is imposed to ensure that it could not be used for separate residential accommodation. Furthermore, Councillors queried that, if the basement was created as proposed, whether sufficient garden would remain on the property.

138.5 Permitted Development Rights

It was noted that the Borough Council had received applications for prior approval of the erection of a single storey rear extension as follows:-

HH/2015/0919	Application for the prior approval of the erection of a single storey rear extension, which would extend beyond the rear wall of the original dwelling by 6m for which the maximum height would be 4m and the height of the eaves 3m at 30 Hilltop Road
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138.6 Planning applications withdrawn

Councillors noted that the following planning applications had been withdrawn by the applicants.

F/2014/2185	Proposed erection of 4no four bedroom dwellings with access and parking at Land of rear of 411-413 Wokingham Road
F/2015/0262	Proposed erection of two three bedroom houses, four two bedroom flats and construction of a supported living accommodation facility, the extension to number 56A and the demolition of 58 and 60 at 56A-60 Finch Road
LB/2015/0462	Proposed erection of new entrance gate and brick wall following the demolition of the existing timber gate and wall at Rushey Meade, Cutbush Lane

138.7 OFF/2015/0882 – Hartman House, Dane Hill, Lower Earley

Councillors were advised that changes to the Planning Act recently introduced permitted changes of use of offices to dwellings without the need for planning permission. The conversions were subject to a Notification Scheme. Any adjoining neighbours had an opportunity to object to any such change of use.

In view of the foregoing, Councillors were asked to note that prior notification had been received of the conversion of the existing office building at Hartman House, to 25 residential apartments.

139. APPEALS

139.1 Appeal – F/2014/1849 – 2 Church Road

Councillors noted that notification had been received that the above Appeal, which was in respect of the Borough Council's refusal to allow Planning Permission for the erection of external window security shutters to the 3 sets of windows on the south west of the building facing Wokingham Road had been allowed.

140. WORKING PARTIES & SUB-COMMITTEES

140.1 Plans Working Party

The report of the meeting of the Plans Working Party held on the 2nd April had previously been circulated with the agenda for Councillors' consideration. It was

RESOLVED that the report of the Working Party, as appended to these Minutes, be approved and the recommendations at note 3.3 and 4 be adopted.

140.2 Joint Bulmershe SULV Sub-Committee

It was confirmed that the Terms of Reference for the Sub-Committee had been agreed by the Town Council at the meeting on 15th April and Councillors were, therefore, asked to consider whether they would wish to make appointments to the Sub-Committee at this meeting. In view of the fact that this was the last meeting of the Planning Committee before the forthcoming elections, it was

RESOLVED that appointments to the Sub-Committee be deferred until the next meeting of the Planning Committee.

141. ARBORFIELD & NEWLAND VILLAGE DESIGN STATEMENT

Councillors noted that the Arborfield & Newland Village Design Statement Supplementary Planning Document had been adopted by Wokingham Borough Council on 26th March 2015.

142. WOKINGHAM BOROUGH COUNCIL'S STREET LIGHT REPLACEMENT SCHEME

Councillors noted the details of the further information received from the Borough Council with regard to its proposed Street Light Replacement Scheme, details of which had been circulated with the Agenda and Supplementary Agenda.

143. TREE PRESERVATION ORDER – 162/1979 – 5 FENNEL CLOSE

It was noted that the Borough Council had consented to selective pruning of the Oak tree covered by this Order.

144. 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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145. PRESS RELEASES

Before considering any Press Releases, Councillor Mrs Jenny Lissaman gave details of the two events which she had attended on behalf of the Town Council. The first was in respect of Planning and Planning Enforcement, the second was relating to the Peer Review of the Borough Council's Highways Operations.

No Press Releases were requested.

146. TERMINATION OF MEETING

The meeting was declared closed by the Chairman at 8.40 pm.