

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, 7th July 2015 which commenced at 7.30 pm

Present

Chairman – Councillor A Bradley

Councillors J Armstrong, Mrs M De Jong, M Firmager, W Luck, Mrs A Swaddle, B Wedge

Apologies for absence were received from Councillors M Ahmed (Religious Reasons), R Houlbrooke (Personal Commitment), Mrs P Jorgensen (Holiday), J Russell (Personal Commitment)

13. MINUTES OF PREVIOUS MEETING

The Minutes of the meeting of the Planning Committee held on the 2nd June 2015 were confirmed as a true record and signed by the Chairman.

14. BRIDLEWAYS

The Committee received a presentation from Sophie Royall of the Wokingham Bridleways Group.

In addressing the meeting Sophie advised that there were over 2,000 horses in the Wokingham area which added approximately £12 million to the local economy. However, horse riding in the Borough was becoming more difficult because of the continuing increase in traffic and the Wokingham Borough area was below the national average in providing bridleways for the use of horse riders.

Sophie gave details of ways in which shared access routes could be improved for horse riders, and also drew the Councillors' attention to developments where bridleways could be provided.

15. ARBORFIELD ROAD CLOSURE

The Chairman welcomed representatives of Hochtief (UK) Construction and Wokingham Borough Council's Highways Department who were in attendance at the meeting to give details of the closure of the Arborfield Road as part of the Shinfield Eastern Relief Road Project.

Councillors were advised that the road would be closed from the early hours of the 3rd August and it was hoped that the project would be completed by the 23rd August, unless severe weather conditions were experienced. The road closure was necessary to provide further flood attenuation as part of the Shinfield Eastern Relief Road Project.

It was confirmed that, other than emergency work, there would be no other road works on the diversion routes and that alternative routes would be clearly signed.

It was confirmed that any concerns about the proposed road closures should be addressed to those attending the meeting, the contact details for which were held by the Deputy Town Clerk.

16. APPLICATIONS FOR PLANNING PERMISSION

16.1 Decision Notices Issued by the Local Planning Authority

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

16.2 Affected Neighbour Notifications

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

16.3 No Objection Notifications

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

F/2015/1060	Removal of 3 antennas with replacement of 1 17.5m existing flagpole with a new monopole of same height plus ancillary works at Oracle Corporation Ltd, Thames Valley Business Park
F/2015/1157	Two storey side extension to include double garage, following demolition and removal of existing garage at 12 Limefield Close
F/2015/1196	Front porch, single storey side and rear extensions and conversion of garage to habitable room at 2 Chatteris Way
F/2015/1223	Single storey side and rear extensions. Demolition of existing rear conservatory and garage at 1A Gipsy Lane
F/2015/1244	Part two storey part single storey rear and side extensions following demolition of existing garage at 6 Falstaff Avenue
F/2015/1226	Single storey side and rear extension of 40 Strand Way
F/2015/1237	Single storey flat roof rear extension, re-positioning of main entrance door from side to front elevation and insertion of additional windows in side elevation at 34 Harrington Close
F/2015/1264	First floor side and front extension at 56 Gipsy Lane
F/2015/1305	Single storey side extension at 22 Cutbush Close
A/2015/1332	1 internally illuminated token sign at Land at Suttons Business Park
F/2015/1335	Single storey side/rear extension at 7 Pitts Lane
150144	Single storey front and rear extension, change of front and rear flat roofs to pitched roofs. Replacement of existing wood panelling on dwelling with rendering and replacement of window on east elevation at ground floor level with a door at 46 Loxwood

16.4 Applications Requiring a Committee Decision

F/2015/0777 Single storey rear extension and garage conversion to habitable accommodation at 12 Catcliffe Way

Councillors considered that the plans accompanying this application were inaccurate and there was inadequate information for Members of the Planning Committee to be able to assess the proposal. For this reason it was requested that the application should be refused.

Councillor A Bradley declared a personal interest in this item and took no part in the discussion thereof or the decision thereon.

F/2015/1263 Two storey side and single storey front extension at 18 Luckmore Drive

Because of the angle of the boundary between 16 and 18 Luckmore Drive, if this application was allowed to proceed, there would be no 1 metre gap between the rear part of the proposed extension and the boundary. For this reason it was requested that the application should be refused.

F/2015/1347 2 Bay timber garage/car port at 74 Beech Lane

Councillors were concerned that the proposed garage/car port may not be compliant with the Borough Council's minimum sizes for this type of structure and requested that the Planning Officer should check the size in considering this application.

F/2015/1409 Demolition of existing garage and erection of single storey side/front/rear extensions at 5 Beauchief Close

Councillors considered that the proposed parking shown on the plans accompanying this application would not be used, since one space appeared to be immediately in front of one of the main living room areas and the front door. For this reason it was requested that the application should be refused.

150076 Two storey side and rear extension plus single storey front extension to include increase in roof height at 7 Salcombe Drive

It appeared from the plans accompanying this application that, should this proposal be allowed to proceed, there would be no 1 metre gap to the boundary.

For this reason it was requested that the application should be refused.

16.5 Permitted Development Rights

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

HH/2015/0919 Erection of single storey rear extension which would extend beyond the rear wall of the original house by 6 metres, for which the maximum height would be 4 metres and the height of the eaves would be 3 metres at 30 Hilltop Road

HH/2015/1462 Application for the prior approval of the erection of a single storey rear extension, which would extend beyond the rear wall of the

original house by 4m, for which the maximum height would be 3.5m, and the height of the eaves 2.7m at 6 Blackthorn Close

HH/2015/1473

Application for the prior approval of the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.0m, for which the maximum height would be 3.7m and the height of the eaves 2.55m at 28 Lambourne Gardens

16.6 Planning Applications Withdrawn

It was noted that the following Planning Application had been withdrawn by the applicant.

HH/2015/1111

Application for the prior approval of the erection of a single storey extension which would extend beyond the rear wall of the original house by 6m for which the maximum height would be 4m and the height of the eaves 3m at 69 Culver Lane

17. APPEALS

17.1 New Appeals

17.1.1 F/2014/0950 – 34 and Land to the rear of 36-50 Pitts Lane

It was noted that an Appeal had been lodged against the Borough Council's refusal to allow planning permission for the erection of an elderly care facility (Use Class C2) comprising 32 elderly nursing bedrooms, 25 dementia nursing bedrooms and 10 extra care units, creation of a public footpath to Bulmershe Park, creation of associated access, car parking, landscaping, tree planting and site infrastructure. It was further noted that the Appeal would be heard by means of an exchange of written statements.

17.2 Appeal Decisions

17.2.1 F/2013/0649 – 63 Beech Lane

It was noted that this Appeal, which was in respect of the issuing of an enforcement notice by the Borough Council regarding the alleged breach of planning control, relating to the unauthorised erection of a two-storey side extension with dormer windows to the rear, two storey rear extension with single front extension and rear extension, had been allowed and the enforcement notice had been quashed.

17.2.2 F/2014/1069 – 39 & 41 Palmerstone Road

It was noted that this Appeal, which was in respect of the Borough Council's refusal for planning permission for the proposed demolition of No. 39 and 41 Palmerstone Road and the erection of three detached houses, had been dismissed.

17.2.3 F/2014/0649 – 75 Mill Lane

It was noted that this Appeal, which was in respect of the Borough Council's refusal to allow planning permission for a change of use of an existing detached games/storage building to residential accommodation, had been dismissed.

18. HIGHWAYS

18.1 M4 Junction 3-12 Smart Motorway

18.1.1 Report of Meeting of 3rd July

Councillor Bradley confirmed that he had met with representatives of Highways England on the 3rd July to receive further details of the proposals for the M4.

He reported that, as previously advised to the Committee, the work was to allow use of the hard shoulder between junctions 3 and 12, with emergency laybys every 2.5 kilometres. The project was due to start in November/December 2016 and would take 5 years starting at junction 12 and working eastwards.

Councillor Bradley advised that sections with no hard shoulder towards the eastern end of the motorway would require over bridges to be extended. 50 mph speed limits would be in force throughout the length of the road where the road works were being undertaken, which would be controlled by average speed cameras.

In conclusion Councillor Bradley confirmed that the Highways England representatives advised that the works would be well signposted.

18.1.2 M4 Motorway (Junctions 3-12) (Smart Motorway) Development Consent Order Application

Councillors noted that a communication had been received from Highways England regarding the application for the M4 motorway (Junctions 3 - 12) (Smart Motorway) Development Consent Order which was submitted to the Secretary of State for Transport on the 30th March.

The communication advised that Highways England served notice upon the Town Council that the application was accepted for examination by the Planning Expectorate on behalf of the Secretary of State on 27th April.

18.2 Maiden Place, (Earley) (Prohibition of Waiting) Order

Councillors were advised that a communication had been received from the Borough Council advising that, at the meeting of the Executive Member for Highways and Planning on the 12th May 2015, it had been resolved to advertise and consult upon a proposal to extend the parking restrictions on Maiden Place, Earley. This was to cover the area near the Seven Red Roses Pub and the entrance to the service yard. Details were on a plan which had been circulated with the Agenda. It was

RESOLVED that the Town Council had no objection to the proposals.

19. TRAINING

19.1 Town and Parish Council Training

Councillors were advised that a communication had been received from the Borough Council advising that it was proposing to hold a further training on General Planning Enforcement for Town and Parish Councils on the 15th September from 6 pm which would last for approximately 1½ to 2 hours. It was

RESOLVED that Councillors W Luck and B Wedge should attend on behalf of the Town Council.

19.2 Community Infrastructure Levy Member Training Session

Councillors were advised that the Borough Council was currently running two sessions regarding the recently introduced Community Infrastructure Levy.

The first was on the 29th July for Borough Councillors and Councillors on Planning Committees and would be from 6 pm to 8 pm at the Borough Council Offices at Shute End.

The second session was for Town/Parish Clerks and if possible, Chairman of Planning Committees. Councillors were advised that no date had been set for this session yet, although the Borough Council had confirmed it would be an evening session and was asking Town and Parish Councils to communicate their availability. It was

RESOLVED

1. That Councillors W Luck and B Wedge should represent the Town Council at the event on the 29th July.
2. That Councillor A Bradley and the Deputy Town Clerk should attend the second meeting at a date yet to be advised.

19.3 Training on Planning Matters

Councillors were advised that a communication had been received from Woodley Town Council advising that it had arranged for Claire Lawrence, Head of Development Management at Wokingham Borough Council, to attend on the 14th July at 7 pm to run a training session on Planning Matters for all Members of the Council. Woodley Town Council had extended the invitation to Earley Town Council. Councillors were asked to indicate their availability for that evening and it was

RESOLVED that Councillor W Luck should attend the meeting on behalf of the Town Council and Councillors Mrs A Swaddle and B Wedge should attend if possible.

20. **SHINFIELD DRAFT NEIGHBOURHOOD DEVELOPMENT PLAN**

Councillors were advised that a communication had been received from Shinfield Parish Council advising that it had been developing its Neighbourhood Plan over the past three years and was now at the stage when it was being made available to statutory consultees as part of the consultation process. Councillors were given details of the web site on which the plan could be accessed.

A Member present advised that he had tried to access the plan, but there seemed to be a fault on the link and so, the Town Council was not in a position to comment.

The Deputy Town Clerk was requested to communicate the foregoing to Shinfield Parish Council.

21. **EARLEY FOOTPATH 15 DIVERSION ORDER 2014**

Councillors were reminded that this was the footpath which ran through the back of Riverside Park, and past what is now the Harley Davidson Garage and joined Wokingham Road in the vicinity of Loddon Bridge Road.

Councillors were advised that a communication had been received from Wokingham Borough Council advising that works had been carried out to the construction of Footpath Earley 15

which did not comply with the Diversion Order. The net effect of the deviation was that there would be a 30 cm loss on the average width of the footpath overall.

The communication continued by advising that Wokingham Borough Council's engineers had indicated that they were in a position to carry out any necessary fencing despite the reduced width and that there now appeared to be no cause for concern over possible erosion, which had been brought up in the initial consultation.

The communication continued by advising that the Borough Council did not have to re-advertise the Order as the new width was not encroaching on any new land but, out of courtesy, was asking the Town Council's opinion. It was

RESOLVED that the Town Council had no objection to the reduced width of the footpath.

22. STREET LIGHT SUPPLY CHARGES

Councillors were informed that the Town Council had been advised by Scottish and Southern Electricity that, for a considerable number of years, the Town Council had been paying the standing charge only for the supply to its street lights. The electricity company had now carried out a full assessment of the electricity supply costs, and Councillors noted that the charge would be £2,700. Councillors further noted that, in view of this, there would be an over spend on the Planning Committee's budget for electricity supply in the current financial year, and it would be necessary to make adequate provision in future years.

23. HOUSES OF LOCAL HISTORIC INTEREST

Councillors were reminded that Press Releases and other communications had now been issued from the Town Council Offices asking for nominations for houses or structures of local historic interest. Councillors were advised that to assist the Working Party in assessing the various nominations received, a standard form had been drafted, and a copy of this had been sent with the Agenda. Councillors were also asked to note that further copies were available, either in paper form or electronically from the Town Council Offices.

It was requested that all nominations should be submitted on these forms if possible, to try to streamline the assessment process.

24. GYPSY AND TRAVELLER PLAN PREFERRED OPTIONS CONSULTATION

Councillors were advised that a communication had been received from Wokingham Borough Council regarding the above.

The communication advised that the Government required Councils to meet the accommodation needs of the gypsy, traveller and travelling show people community and the Borough Council had chosen to do this through the creation of a Gypsy and Traveller Local Plan. The options that were considered appropriate to meet the needs of the travelling community had been set out in the Gypsy and Traveller Local Plan Preferred Options and the Borough Council was now seeking Town and Parish Councils' views on this. The consultation period ran from the 4th June until the 30th July.

Councillors had been given details of the web site on which the documents could be viewed and were asked if the Town Council wished to comment. It was

RESOLVED that the Town Council should not comment on this document.

25. TREE PRESERVATION ORDERS

25.1 TPO1109/2006 – 42 Squirrels Way

It was noted that the Borough Council had refused consent for pruning works to be carried out to the Oak Tree covered by this Order.

25.2 TPO1423/2012 – 102 Redhatch Drive

It was noted that the Borough Council had refused to allow pruning works to the Oak Tree covered by this Order to be carried out.

26. PUBLICATIONS

No publications had been received.

27. 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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28. PRESS RELEASES

It was resolved that details of the presentation received by Councillors in respect of the Arborfield Road Closure should receive special press attention.

29. TERMINATION OF MEETING

The meeting was declared closed by the Chairman at 9.10 pm.

.....Chairman