

## **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, 2<sup>nd</sup> June 2015 which commenced at 7.30 pm

### **Present**

Chairman – Councillor A Bradley

Councillors M Ahmed, J Armstrong, Mrs M De Jong, M Firmager, R Houlbrooke, Mrs P Jorgensen, W Luck, J Russell, Mrs A Swaddle, B Wedge

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### **1. MINUTES OF PREVIOUS MEETING**

The Minutes of the meeting of the Planning Committee held on the 21<sup>st</sup> April 2015 were confirmed as a true record and signed by the Chairman.

### **2. APPOINTMENT OF VICE-CHAIRMAN**

On the proposition of Councillor B Wedge, seconded by Councillor Mrs P Jorgensen it was

**RESOLVED** that Councillor W Luck be appointed Vice-Chairman of the Planning Committee for the ensuing municipal year.

### **3. APPOINTMENT OF SUB-COMMITTEES & WORKING PARTIES**

#### **3.1 Plans Working Party**

It was

**RESOLVED** that Councillors J Armstrong, A Bradley, Mrs M De Jong, Mrs P Jorgensen, W Luck, J Russell and B Wedge be appointed to the Plans Working Party for the ensuing municipal year.

#### **3.2 Bulmershe SULV Joint Working Party**

It was

**RESOLVED** that Councillors M Ahmed and Mrs A Swaddle, with Councillor W Luck as named substitute, be appointed as the Town Council's representatives on the Bulmershe SULV Joint Working Party.

### **4. APPLICATIONS FOR PLANNING PERMISSION**

#### **4.1 Decision Notices Issued by the Local Planning Authority**

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

#### **4.2 Affected Neighbour Notifications**

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

#### 4.3 Applications-Observations Already Forwarded to the Borough Council

Councillors were advised that in view of the elections, there had been a disruption to the meeting schedule of this Committee. In order to ensure that the Borough Council received observations on any Planning Applications which had a deadline for comments prior to the date of this Planning Committee Meeting, the Planning Committee Chairman was asked to view the Applications and arrange for submission of any comments as appropriate. Details of the submissions made had been circulated with the Supplementary Agenda for Councillors' consideration. It was

**RESOLVED** that the following observations already sent to Wokingham Borough Council be endorsed :

##### No Objection Recommendations

F/2015/0728	Part two storey part single storey rear extension and two storey side extension following demolition of rear conservatory at 199 Fleetham Gardens.
F/2015/0803	Application to retain existing temporary building for ancillary use for a period of two years at Brookside Church, Brookside Close
F/2015/0850	Change of use from Class B1 (c) to Class B2 with MOT usage at 3 Danehill
F/2015/0903	Replacement of rear kitchen window with French doors at 77 Marefield
F/2015/0933	Two storey and first floor extensions and part conversion of garage at 14 Harcourt Drive
F/2015/0938 & A/2015/0939	Installation of automated teller machine to shop front and associated advertisement surround at 570 Wokingham Road.
F/2015/0955	Two storey side and single storey rear extension at 117 Chilcombe Way
F/2015/0994	Two storey side and single storey front extensions following demolition of existing detached garage at 102 Redhatch Drive
F/2015/1043	Single storey rear extension, conversion of garage to habitable room and new pitched roof to garage at 10 Raggleswood Close

##### Conditional Approval Recommendations

F/2015/0833	Revised/additional plans show single storey rear extension instead of two storey and details of drainage (original application was for a two storey side extension and two storey rear extension. Changes to roof form at rear to create 2 <sup>nd</sup> floor accommodation plus insertion of basement in rear garden for habitable accommodation) at 9 Firmstone Close.
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The proposed amendments to these proposals were noted but it was considered that they did not alleviate the concerns previously expressed by the Town Council.

F/2015/0945                      Part two storey part single storey rear extension, two storey side extension, rear dormer extension, rear decking and erection of a single storey outbuilding (amendments to F/2014/1692) at 58 Eastcourt Avenue.

Whilst the changes to this application in comparison with F/2014/1692 were noted, it was considered that this application should be refused since it was felt that there would be insufficient on-site parking. Concern was also expressed about the proposed single storey outbuilding which was deemed to be too large and too close to the boundary of the property. If the Planning Officer is mindful to approve this application, it is requested that a condition is imposed ensuring that the outbuilding cannot be used for habitable accommodation.

F/2015/1014                      Two storey side extension, part conversion of existing garage to additional habitable accommodation at 10 Merrifield Close.

There was concern about this proposal. Because of the fact that number 11 Merrifield Close was set back from the application site, it was considered that the two storey side extension would create a loss of light and would be unneighbourly. Additionally, the proposal could create a terracing effect which would be of detriment to the street scene.

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

F/2015/1051                      Two storey rear and single storey side extensions following the demolition of existing single storey rear extension and side garage/store at 52 Beech Lane.

There was concern about the scale of the proposals for this site and it was felt that there was the potential for the two storey extension to be imposing to the neighbouring properties and create a loss of light.

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

#### 4.4 No Objection Recommendations

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

F/2015/0122                      Revised plans showing revised location of parking spaces (original application was for proposed erection of a covered storage area, plus change of use to convert an existing wasteland to form new car parking spaces and new access) at 570 Wokingham Road

F/2015/0807                      First floor side extension with carport under, plus part two storey/part single storey rear extensions. Demolition of existing garage at 15 Colmworth Close

F/2015/0915                      Erection of infill extension and re-modelling of existing reception area and office at Maiden Erlegh School

*Councillor Mrs M De Jong declared a personal interest in this application site and took no part in the discussions thereof or the decision thereon.*

F/2015/0943                      Proposed erection of part two storey, part single storey side and rear extension and front porch following demolition of garage and

	part of rear kitchen and conservatory. Conversion of existing loft space to habitable accommodation to include addition of rear roof dormer (amendment to previous Planning Consent (F/2014/1479) (approved) at 17 Hilltop Road
F/2015/1010	Relocation of electric sub-station at 410 Thames Valley Park Drive
F/2015/1047	First floor side extension and two storey rear extension at 9 Fulmer Close
A/2015/1067	Application for advertisement consent for the update of 10 signs of which 2 are in WBC area and 8 are in RBC area at University of Reading, Whiteknights Campus
F/2015/1068	Single storey side and rear extensions at 4 Clevedon Drive
F/2015/1075	Proposed erection of a first floor side and rear extensions plus single storey rear extension to replace existing conservatory at 25 Pasture Close
F/2015/1105	Single storey front extension part two storey/part single storey rear extension to dwelling and conversion of garage to create habitable accommodation at 7 St Clements Close
F/2015/1154	Two storey side extension, single storey rear extension and alterations to existing front porch roof from flat to pitch at 5 Richborough Close
F/2015/1160	Proposed conversion of garage to create habitable accommodation to dwelling at 84 Chilcombe Way
F/2015/1162	Single storey rear extension to dwelling to replace existing conservatory at 18 Sibley Park Road
F/2015/1171	Erection of enclosed link corridor between existing buildings plus covered waiting area at Radstock Primary School
F/2015/1190	Single storey front, side and rear extension at 43 Repton Road
F/2015/1209	First floor extension at 44 Strand Way
F/2015/1215	Two storey side extension with first floor extension over existing garage, plus conversion of existing loft to additional habitable accommodation with rear dormer windows (amendment to consent F/2012/1920) at 106 Hilmanton

#### 4.5 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

CLE/2015/0397	Certificate of Existing Use for garage to be used as utility room at 8 Harrington Close
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The Planning Officer will be aware that Harrington Close is quite a high density area and there is already a significant parking problem. In viewing this application, Councillors were concerned about the loss of parking as a result of the conversion of the existing garage.

If the Planning Officer is mindful to approve this application it is requested that a condition is imposed to ensure that the newly converted area cannot be used as separate residential accommodation.

F/2015/0511	Single storey rear extension, conversion of existing garage to additional habitable accommodation and a single storey rear extension to existing garage (amendment to previous consent F/2014/2507) at 10 Lind Close.
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Councillors had no objections to the single storey rear extension but were concerned about the conversion of the existing garage to habitable accommodation. It was considered that, should this part of the proposal be allowed to proceed, there was insufficient appropriate onsite parking which would result in parking in the road which was deemed to be unacceptable.

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

F/2015/0953	Proposed erection of a part single storey rear, two storey side extensions to dwelling following demolition and removal of existing garage at 17 Crawford Close
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When the Town Council discussed this application, a neighbour to the application site expressed some concern that she may experience a loss of light if this proposal was allowed to proceed. Therefore the Town Council requests that the Borough Council's Planning Officer be asked to check that there will not be a significant or unacceptable loss of light to neighbouring properties.

F/2015/1059	Single storey side and rear extension (retrospective) at 38 Milton Road
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Councillors were extremely concerned about the standard of building used to construct this side and rear extension at Milton Road. In viewing the extension from the front of the property, there did not appear to be any guttering or means of dealing with run off from the extension, and it was extremely close to the neighbouring property. Furthermore, the standard of workmanship used in the entire construction, when viewing it from outside the property, seemed to be substandard. For these reasons it was requested that the application should be refused.

F/2015/1061	Conversion of garage to habitable accommodation at 62 Harcourt Drive
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Councillors considered that this application should be refused, since, if allowed to proceed there would be insufficient onsite parking resulting in parking in the road which was deemed to be unacceptable.

F/2015/1080	Erection of 4 detached dwellings with access and parking at Land to rear of 411-413 Wokingham Road
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Councillors were concerned about the cramped and contrived nature of this development, but could find no strong planning grounds on which it could be refused. However in view of the very small areas of amenity space which would be left, it was requested, should the application be allowed to proceed, all permitted development rights should be withdrawn.

In considering these proposals, there was also concern about the future health of a number of mature trees on the site, and the Planning Officer is requested to ensure that as many of the trees as possible are protected by Preservation Orders.

F/2015/1133                      Two storey side and single storey rear extensions at 40 Redhatch Drive

Councillors considered that this application should be refused, since, if allowed to proceed, there would be no one metre gap to the boundary.

F/2015/1175                      Single storey rear extension and part conversion of existing garage to create habitable accommodation at 12 Ilfracombe Way

Whilst Councillors had no objection to the single storey rear extension there was concern about the part conversion of the existing garage. It was considered that if the proposal was allowed to proceed there would be insufficient appropriate onsite parking which would lead to parking in the road which was deemed to be unacceptable.

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

F/2015/1202                      First floor side extension plus part conversion of garage to create habitable accommodation at 28 Wickham Road

Concern was expressed that the proposed first floor side extension may create a loss of light to neighbouring properties and the Planning Officer was requested to pay special attention to this in viewing the proposal.

With regard to the part conversion of the garage, Councillors considered that if this was allowed to proceed there would be insufficient onsite parking which would lead to parking in the road which was deemed to be unacceptable.

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

CLE/2015/1253                      Application for a Certificate of Lawful Existing Use for a one bedroom self-contained flat at 43a Palmerstone Road

Councillors were extremely concerned about this proposal.

It was considered that, if the Borough Council was to endorse the use of this outbuilding as residential accommodation, this would set a precedent for the future.

Members of the Town Council's Planning Committee were of the view that the building was constructed with substandard materials and was, therefore, not suitable for residential accommodation. Furthermore, it appeared from the plans that the development had no amenity space of its own and there was a lack of any designated onsite parking.

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

F/2015/1286                      Two storey side extension with conversion of existing garage to additional habitable accommodation at 11 Stanton Close

In viewing the plans accompanying this application it appeared that, should this proposal be allowed to proceed, there would be no one metre gap to the boundary.

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

#### 4.6 Permitted Development Rights

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

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
HH/2015/1320	Application for prior approval of the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6m, for which the maximum height would be 3.8, and the height of the eaves 2.6m at 601 London Road

### 5. APPEALS

#### 5.1 New Appeals

##### 5.1.1 F/2014/1100 – 42 Sutcliffe Avenue

It was noted that an Appeal had been lodged against the Borough Council's refusal to allow planning permission for the erection of a first floor, flat roof, rear extension. It was further noted that the Appeal would be heard by means of the Householder Appeals Service.

##### 5.1.2 F/2014/1190 – 356 Wokingham Road

It was noted that an Appeal had been lodged against the Borough Council's refusal to allow planning permission for the erection of a two storey front extension and raising the roof to create a second floor. It was further noted that the Appeal would be heard by means of the Householder Appeals Service procedure

##### 5.1.3 F/2015/0579 – 356 Wokingham Road

It was noted that an Appeal had been lodged against the Borough Council's refusal to allow planning permission for a two storey front extension and raising the roof to create a second floor. It was further noted that this application was a re-submission of F/2014/1190 which is already the subject of an Appeal and that this Appeal would be heard by means of the Householder Appeals Service procedure.

##### 5.1.4 ENF/2015/1243 – 31 The Drive

It was noted that an Enforcement Appeal had been submitted which would be dealt with by means of an exchange of written statements. The Appeal was in respect of the decision of the Borough Council to issue an Enforcement Notice relating to the unauthorised construction of a single storey rear extension without planning permission.

##### 5.1.5 ENF/2015/1251 – 24 Huntington Close

It was noted that an Enforcement Appeal had been submitted in respect of the above site, which would be dealt with by means of an Exchange of Written Statements. The Appeal was in relation to the decision of the Borough Council to issue an Enforcement Notice relating to the

erection of a fence and material change of use of amenity land to garden without planning permission.

## 6.2 Appeal Decisions

### 6.2.1 F/2014/0590 – 10 Pitts Lane

It was noted that this Appeal, which was in respect of the Borough Council's refusal to allow planning permission for the erection of three detached houses on land to the rear of 10-12 Pitts Lane, had been dismissed.

## 7. HIGHWAYS

### 7.1 M4 Junction 3-12 Smart Motorway

Councillors were advised that a communication had been received from Highways England advising that as part of the statutory process for a Development Consent Order in respect of the proposed work to create a Smart Motorway on the M4 between junctions 3 and 12, a Public Consultation Exercise took place from 10<sup>th</sup> November to 21<sup>st</sup> December 2014. During the consultation, comments were invited on the scheme proposals and the comments received and the regard given to these have been set out in the Consultation Report which had now been published.

The Agenda contained details of the website on which Councillors could access the Consultation Report and were advised that it was a fairly long and detailed document but that at the bottom of page 235, and as reported by the Town Mayor during her Annual Report at the Town Electors' Meeting, it had been confirmed that quiet tarmac would be laid along the length of the scheme.

### 7.2 My Journey 2015 Personal Travel Planning

Councillors were advised that a communication had been received from the Borough Council advising that the 2015 'My Personal Travel Planning' event would be taking place on 1<sup>st</sup> June to 30<sup>th</sup> July. The communication continued by advising that, this year, the areas to be covered would be Lower Earley and Wokingham Town. A team of four trained My Journey Wokingham Travel Advisers would serve each area, providing travel advice and information. Further details of the advice would be on offer to local residents was given on the Agenda. Concern was expressed that there may be other highway/travel initiatives which may reap a higher benefit from the investment now being allocated to the My Journey 2015 Personal Travel Project. However, Councillors noted that the Project was Central Government funded and noted the content of the communication from the Borough Council.

## 8. STREET LIGHT MAINTENANCE CHARGES

The proposed street light maintenance charges for 2015/2016, details of which had been circulated with the Agenda, were noted.

## 9. PUBLICATIONS

It was noted that no publications had been received.



**10. 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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**11. PRESS RELEASES**

It was resolved that the appointment of the Committee's new Vice-Chairman should receive special press attention.

**12. TERMINATION OF MEETING**

The meeting was declared closed by the Chairman at 9.03 pm.