

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, 6th January 2015 which commenced at 7.30 pm

Present

Chairman – Councillor T Chambers

Councillors M Ahmed, J Armstrong, Miss L Blumenthal, Mrs L Chambers, Ms P Dunn, N Holloway

Apologies for absence were received from Councillors A Bradley (work commitments) Mrs P Jorgensen (WBC meeting), Mrs J Lissaman (holiday), K Miall (work commitments)

101. MINUTES OF PREVIOUS MEETING

The Minutes of the meeting of the Planning Committee held on the 2nd December 2014 were confirmed as a true record and signed by the Chairman.

102. APPLICATIONS FOR PLANNING PERMISSION

102.1 Decision Notices Issued by the Local Planning Authority

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

102.2 Affected Neighbour Notifications

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

102.3 "No Objection" Recommendations

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

F/2014/1100	First floor flat roof/rear extension at 42 Sutcliffe Avenue
F/2014/2068	Revised plans/information – two storey side and rear extension amended so that two storey element only to the rear with single storey element to the side. Plans clarify that development includes conversion of loft space to habitable accommodation (original application was for a two storey rear extension and single storey side extension following demolition of part of existing shared semi-detached garage). Conversion of loft space to habitable accommodation to include rear roof dormer extension and removal of existing chimney at 5 Sidmouth Grange Close
F/2014/2627	Conversion of garage to habitable accommodation – 82 Bridport Close
F/2014/2636	Single storey side extension and open front porch to dwelling at 67 Elm Road
F/2014/2678	Single storey front extension to form porch, single side and rear extensions and conversion of garage to create habitable

	accommodation at 2 Chatteris Way
F/2014/2706	Rear conservatory at 23 Hartsbourne Road
F/2014/2719	Single storey rear extension following demolition of existing single storey rear extension at 8 The Knapp
F/2014/2721	Single storey side/rear extension plus first floor side extension over garage with front and rear dormer extensions. Demolition of existing conservatory at 117 Hilmanton
F/2014/2727	Two storey side and first floor extension over existing garage at 17 Kitwood Drive
F/2014/2733	Two storey side extension and two storey rear extension to accommodate staircases, replacement of one east side elevation window with a door, erection of fencing along north and west site boundary and installation of new entrance gates to main site entrance at Aisha Masjid & Islamic Centre (formerly De Boves House), London Road
F/2014/2739	Single storey rear extension. Conversion of garage to habitable accommodation, replacement of flat roof over existing garage and utility with pitched roof and alterations to fenestration – 21 Wychwood Crescent
F/2014/2759	Two storey rear and single storey side extensions to dwelling following demolition of existing single storey structure at 105 Church Road
F/2014/2770	Erection of single storey rear and first floor rear extensions (amendment to application consent F/2014/1448) at 36 Harcourt Drive
F/2014/2776	Erection of 2 fascia signs at Co-Op Food Store, 2 Church Road
F/2014/2782	Two storey side and single storey rear extensions with front porch plus conversion of garage and loft to habitable accommodation following demolition of existing single storey rear extension at 19 Luckmore Drive
F/2014/2799	Single storey front extension, single storey rear extension and first floor side/rear extension with insertion of roof light, plus conversion of garage to habitable accommodation at 20 Highfields
F/2014/2809	First floor side extension over garage with conversion of garage to habitable accommodation at 27 Skelmerdale Way
F/2014/2827	Installation of a 3m x 3.1m chiller unit at rear of property to be accessed internally at The Maiden Over, Silverdale Road

102.4 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/2014/2441	Proposed change of use of existing house to a house of multiple occupation (HMO), plus conversion of single storey rear extension to existing dwelling, removal of existing conservatory and a two storey side extension to form separate structure for 2no flats – 252 London Road.
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Councillors felt that this proposal would represent an overdevelopment of the site and the design and extent of the proposal would have an overbearing impact which would be incongruous in the street scene. Furthermore, it was considered that the small size of the rooms proposed in the flat was not acceptable and would be of detriment to the future occupiers. Concern was also expressed about the lack of on-site parking which was available, which may lead to parking in the road which was deemed to be unacceptable.

The Planning Officer will be aware that there are a number of large detached houses in London Road and should planning permission be granted for 252 London Road to be turned into a house of multi occupancy, it was considered that this would set a precedent which would change the whole nature of the area to the detriment of local residents.

In view of these concerns, and concerns expressed by a neighbour, the Borough Council is asked to refuse this application.

F/2014/2507	Revised plans showing removal of first floor element of original proposal (original application was for erection of a single storey rear extension and part conversion of existing garage to create habitable accommodation and first floor side extension) at 10 Lind Close
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Whilst it was noted that the first floor side extension element of this application has now been removed, Councillors are still concerned about the amount of on-site parking which was available and remain of the view that this application should be refused.

F/2014/2717	Two storey side extension at 3 Stilton Close
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In viewing this proposal, Councillors were concerned about the detrimental impact on the street scene that this proposal would have should this application be allowed to proceed.

102.5 Permitted Development Rights

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

116 Silverdale Road – Erection of a single storey rear extension with flat roof lantern, which would extend beyond the rear wall of the original house by 6m, for which the maximum height would be 3.3m and the height of the eaves 2.4m.

102.6 Rights to Light

Councillors noted the content of an e-mail, which had been circulated with the Agenda, which gave details of revised legislation regarding rights to light.

103. APPEALS

103.1 F/2014/0590 – 10-12 Pitts Lane

Councillors noted that an Appeal had been lodged against the Borough Council's refusal to allow planning permission for the proposed erection of three detached dwellings with associated parking and creation of access and demolition of an outbuilding at No. 12 Pitts Lane and rearrangement of the front parking. It was noted that the Appeal would be heard by means of an exchange of written statements.

104. HIGHWAYS

104.1 Shinfield Eastern Relief Road and M4 Overbridge

Further to Minute 91.5 Councillors noted the response received from the Borough Council's Traffic Management Team which had been circulated with the Agenda.

104.2 Road to Better Highways for Wokingham Borough

Councillors were advised that an e-mail had been received from the Borough Council, to which was attached a Press Release and Map giving details of the highway improvement works proposed during the coming year. Councillors noted the information contained within the details received from the Borough Council which had been circulated with the Agenda.

104.3 Highways Maintenance Efficiency Programme Peer Review

Councillors were advised that a communication had been received from Wokingham Borough Council advising that it was organising a Highway Maintenance Efficiency Programme Peer Review in conjunction with the Local Government Association, which was due to take place from the 4th to 6th February. Information regarding the review had been circulated with the Supplementary Agenda for Councillors' information.

Councillors were advised that as part of the review the Borough Council would be scheduling a 45 minute to 1 hour sessions for the Review Team to meet and seek opinions as stakeholders and had invited the Town Council to send a representative to this session which was provisionally scheduled for 5th February at 16.00 hours.

The Chairman confirmed that he would be in a position to attend the meeting.

104.4 Civil Parking Enforcement

Councillors were advised that a communication had been received advising that Wokingham Town and Evendons NAG would like to invite Town Councillors to a meeting to talk about Civil Parking Enforcement. The communication advised that the meeting would have a couple of presentations, one from the NAG and one from the Borough Councillor Malcolm Richards.

The meeting was scheduled for 14th January at 7.00 pm at the Borough Council Offices at Shute End. The communication continued by acknowledging that the invitation was at short notice, but requested that the Town Council should consider sending at least a couple of Councillors who may be interested and who could give an indication at the meeting of how the Town Council felt about Civil Parking Enforcement.

Councillor J Armstrong advised that he was due to attend a meeting of the Earley NAG on 12th January, and that he would report back his findings from that meeting to the Deputy Town

Clerk who would, then, in liaison with the Planning Committee Chairman, advise whether the Town Council would send a representative to the meeting on 14th January.

105. AMENITY WASTE SERVICE

105.1 Survey

Further to Minute 92, Councillors noted details of the survey undertaken by the Borough Council in autumn 2012, which had been attached to the Agenda for their consideration.

105.2 Meeting to Discuss Other Options Available

Councillors were advised that a communication had been received from Wokingham Borough Council advising that at the Clerks' Forum on 4th December, when an update was received on the future of the Amenity Waste Vehicle Service, it was agreed that a specific meeting should be held to discuss matters around this decision and some of the options available. The meeting had now been scheduled to be held at Smallmead from 10.00 am to 12.00 noon on Friday 16th January and Town Councillors were asked to consider whether they would wish to appoint a representative to attend.

It was

RESOLVED that Councillor Mrs L Chambers, as the Town Council's representative on the campaign against waste and Councillor T Chambers, as Chairman of the Planning Committee, should attend the meeting.

106. ESTIMATES

The Draft Estimates of Income and Expenditure for 2015/16 and the Revised Estimates for 2014/15 had been circulated with the Agenda for Councillors' consideration. Councillors were reminded that following any recommendations made by the Committee, the Draft Budget would be forwarded to the Policy & Resources Committee for comment to assist in the preparation of the Precept Working Papers.

It was confirmed that the Planning Committee's Draft Budget 2015/16 included sufficient sums for the provision of two new bus shelters.

It was

RESOLVED that

1. The Revised Estimates for 2014/15 be approved.
2. The Draft Estimates for 2015/16 be approved.
3. The Policy & Resources Committee be recommended to approve Revised Estimates to 2014/15 and the Draft Estimates for 2015/16.
4. The transactions for the period to 30th November 2014 be noted.

107. TREE PRESERVATION ORDERS

107.1 TPO 724/1995 – Woodley Hill House

It was noted that the Borough Council had consented to works being carried out to the Holly, Wellingtonia, Robinia, Cedar, Ash, Maritime Pine and Laurel covered by this Order.

108. PUBLICATIONS

It was noted that the following publication had been received and was available for perusal in the Council Offices.

Wokingham Borough Council:

Agenda for meeting of the Planning Committee held on 10th December 2014.

109. 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.

110. PRESS RELEASES

No press releases were requested.

111. TERMINATION OF MEETING

The meeting was declared closed by the Chairman at 8.15 pm.