

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, 10th February 2015 which commenced at 7.45 pm

Present

Chairman – Councillor T Chambers

Councillors M Ahmed, J Armstrong, Miss L Blumenthal, A Bradley, Mrs L Chambers, Ms P Dunn, N Holloway, Mrs P Jorgensen and K Miall

Apologies for absence were received from Councillor J Lissaman (holiday)

112. MINUTES OF PREVIOUS MEETING

The Minutes of the meeting of the Planning Committee held on the 6th January 2015 were confirmed as a true record and signed by the Chairman.

113. APPLICATIONS FOR PLANNING PERMISSION

113.1 Decision Notices Issued by the Local Planning Authority

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

113.2 Affected Neighbour Notifications

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

113.3 "No Objection" Recommendations

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

F/2014/2556	Application to vary condition 11 of planning consent 21663 to allow for further part conversion of existing garage to habitable accommodation at 1 Nutmeg Close
F/2014/2663	Single storey rear extension/demolition of existing garage at 23 Avalon Road
F/2014/2793	Installation of 6 x 6m high poles with new CCTV dome monitoring cameras along the Lakeside footpath leading to Bridges Hall, plus relocation of existing 6m high pole with CCTV dome monitoring camera at Lakeside Footpaths, Whiteknights Campus, University of Reading
F/2014/2810	Replacement of existing roof and installation of new crown roof including raising of ridge by 680mm to facilitate conversion of loft space to create habitable accommodation, plus rear and side velux windows, part two storey/part single storey rear, single storey side extensions and single storey front extension to create porch. Demolition of existing rear extension and detached garage at 6 Radstock Lane

F/2014/2826	Installation of canopy to rear of building at The Maiden Over, Silverdale Road
F/2014/2850	Single storey front extension plus insertion of new window on side elevation at 5 Westminster Way
F/2014/2864	Extension to existing front entrance porch and creation of ramped access at 125 Paddick Drive
F/2014/2872	Front dormer window extension at 48 Rathby Close
F/2015/0024	Dormer extension to existing loft at 137 Silverdale Road
F/2015/0028	Single storey front, rear and side extensions at 3 Lind Close
F/2015/0048	Single storey rear extension plus new roof to existing attached annexe at 43 The Crescent
F/2015/0049	Two storey side extension with new window to first floor rear elevation at 4 Clevedon Drive
F/2015/0068	Erection of part two storey/part single storey rear extension and erection of an outbuilding. Demolition of existing conservatory at 28 Kenton Road
F/2015/0074	First floor side extension, single storey front extension to existing garage, conversion of existing garage to habitable accommodation, single storey front extension to create front entrance porch and erection of front and rear dormer extensions at 522 Wokingham Road
F/2015/0134	2 Bay timber garage/car port at 74 Beech Lane
F/2015/0143	Two storey side extension, single storey front extension and part garage conversion to additional habitable accommodation at 7 Kitwood Drive
F/2015/0172	Erection of a first floor rear extension at 41 Measham Way
F/2015/0198	Two storey side extension and part garage conversion to habitable accommodation following demolition of existing side covered storage area at 1 Sawtry Close
F/2015/0199	Part single storey part two storey rear extension and conversion of loft space to create habitable accommodation with rear dormer and front velux windows at 216 Silverdale Road
F/2015/0216	Erection of single storey rear/part side extension and single storey side extension to create entrance porch at 54 Mill Lane
F/2015/0234	Resurfacing and revision of existing front car park to increase car parking provision to 100 spaces plus demolition of 456m of rear warehouse and office space and the installation of 4 x goods doors

and 2 x pedestrian fire escape doors at Unit 27-28 Suttons Business Park

F/2015/0258 2 x 4 bedroomed detached dwellings following demolition and removal of existing garage and workshop at 411 Wokingham Road

113.4 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/2014/2144 Revised Plans: showing reduction in height and depth of proposal (original application was for two storey side extension following demolition and removal of existing double garage and construction of new chimney on side elevation) at 48 Egremont Drive

Whilst Councillors noted the amendments to the proposed design of the extension at this site, they remained extremely concerned about the overbearing effect the proposal would have on the nearby neighbouring properties, and particularly because the application site is higher than those properties.

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

A/2014/2822 Installation of 4 x Dibond Signage Panels on front and both side elevations and 1 x fascia sign on east elevation at The Maiden Over, Silverdale Road

Councillors had no objection to this application but requested that a condition is imposed requiring that the signage is only illuminated during the shop opening hours.

F/2014/2843 Two storey side and rear extension to existing detached garage at 8 Cinnamon Close

Councillors did not object to this proposal but requested that a condition was imposed ensuring that the extension could not be used for separate residential accommodation.

F/2014/2824 Lighting associated with the operation of the car park at front of property at The Maiden Over, Silverdale Road

Councillors were concerned about this application and considered that the level of lighting proposed on the site was out of keeping in what is essentially a very residential area.

As far as the Town Council is aware, the car parking was successfully used in support of the previous use of the building as a public house, without the need for the level of lighting now being proposed.

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

F/2015/0056 Part two storey part single storey side and rear extension plus conversion of garage to habitable accommodation at 15 Radnor Road

In viewing these proposals, Councillors were of the view that they may be overbearing to number 17 Radnor Road but, to date, no indication of any objection from the current occupiers of number 17 had been received by the Town Council.

In considering this application, the Planning Officer is, therefore, requested to take the Town Council's concerns into consideration.

F/2015/0090 Two storey rear first floor side and single storey front and rear extensions, plus conversion of garage to create habitable accommodation at 598 Wokingham Road

Whilst Councillors noted that the scale of the proposals on this site had been reduced in comparison to the previous application, they remained concerned that there was still no 1 metre gap to the boundary, which, it was felt, would set a precedent, and would be detrimental to the street scene. Furthermore whilst it was noted that the first floor side extension had been reduced, they remained concerned about the visual impact of the proposed extensions to future occupiers of 600 Wokingham Road.

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

F/2015/0122 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 (Co-Op)

Councillors welcomed the proposal to introduce additional car parking on this site but requested that a condition was imposed that the boundary treatment between the proposed parking area and 568 Wokingham Road is of a solid construction (preferably brick) to minimise the level of exhaust pollution passing into the rear garden at number 568.

Councillor Mrs P Jorgensen declared a personal interest in this item and took no part in the discussion thereof or the decision thereon.

F/2015/0153 Part two storey part single storey side extension following demolition of existing detached garage at 38 Rosedale Crescent

Councillors had no objection to this application but requested that a condition was imposed that the new extension could not be used for separate residential accommodation.

F/2015/0196 Erection of 1 x 3 bedroomed dwelling with associated parking and landscaping following the demolition of existing garages and storage buildings at Land to rear 7-11 Finch Road & 466 Wokingham Road

Members of Earley Town Council are opposed to back land infilling unless the proposed site is adequate and there is good access. In considering this proposal, Councillors felt that this was an unacceptable form of back land infilling, that access was very poor and that the whole development was unneighbourly and had been shoehorned into a site which was too small for it.

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

F/2015/0264	Single storey side and rear extension plus conversion of loft to create habitable accommodation with front roof lights, rear dormer and Juliet balcony. Demolition of existing rear extension and garage at 36 Lakeside
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Whilst Councillors had some concern at the size and extent of the proposed extensions detailed in this application what was of considerable concern was the proposal to build French doors and a Juliet balcony at the second storey level, being accessed from the roof space. It was considered that this was particularly unneighbourly, and would lead to significant overlooking of the rear of properties and gardens of neighbours in Lakeside.

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

113.5 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/2015/0088	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 6.9m for which the maximum height would be 3.8m and the height of the eaves 2.2m at 22 Instow Road
HH/2015/0220	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 7m for which the maximum height would be 4m and the height of the eaves 3m at 1 Maiden Erlegh Drive
HH/2015/0254	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 6.13m, for which the maximum height would be 4.5m, and the height of the eaves 2.2m at 37 Kensington Close

113.6 Planning applications withdrawn

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

F/2014/1676	Proposed erection of two storey rear extension and first floor side and front extension at 9 Fulmer Close
F/2014/2441	Proposed change of use of existing house to a House of Multiple Occupation at 252 London Road

114. APPEALS

114.1 New Appeals

114.1.1 F/2014/0649 – 75 Mill Lane

It was noted that an Appeal had been lodged against the Borough Council's refusal to allow retrospective planning permission for change of use of a detached games/storage room to create a detached dwelling. It was further noted that the Appeal would be heard by means of an exchange of written statements.

114.1.2 F/2014/1849 – 2 Church Road

It was noted that an Appeal had been lodged against the Borough Council's refusal to allow retrospective planning permission for the installation of external window security shutters to three windows in the south-west elevation. It was further noted that the Appeal would be heard by means of an exchange of written statements.

114.1.3 F/2014/2231 – 12 Notton Way

It was noted that an Appeal had been lodged against the Borough Council's refusal to allow planning permission for the erection of a part two storey and part first floor side extension following the demolition of the existing conservatory. It was further noted that the Appeal would be heard by means of the Householder Appeals Service procedure.

114.2 Appeal Decisions

114.2.1 F/2014/0656 – 12 Mildenhall Close

It was noted that this Appeal, which was in respect of the Borough Council's refusal to allow planning permission for the relocation of the boundary wall to the back edge of the pavement and enclosure of the area of land currently landscaped with shrubs had been dismissed.

115. PLAIN ENGLISH GUIDE TO THE PLANNING SYSTEM

Councillors were advised that the Government had published its "Plain English Guide to the Planning System" which sought to give a succinct summary of how the planning system in England worked. Councillors were further advised that a paper copy of the Guide was available for perusal at the Council Offices or could be accessed on the Government's website at <https://www.gov.uk/government/publications/plain-english-guide-to-the-planning-system>.

116. AMENITY REFUSE VEHICLES

116.1 Special Campaign Against Waste Meeting

Councillors noted the report of the Special Campaign Against Waste Meeting, which had taken place on the 16th January, and which had been circulated with the Agenda.

116.2 Town Plan

In view of the recommendation of the Policy and Resources Committee to remove the budget allocation for the amenity refuse vehicles from the 2015/16 budget, Councillors were asked to consider a suggestion that the reference to continuation of this service in the current Town Plan be removed.

RECOMMENDED that the reference to the continuation of the amenity refuse vehicle service, as detailed in the current Town Plan be removed.

117. BUS SHELTER RUSHEY WAY/SINDLESHAM MILL ROUNDABOUT

Councillors were advised that the bus stop on the southern end of Rushey Way near to the Sindlesham Mill roundabout was no longer used. Councillors were further advised that there was a Town Council owned bus shelter at this location which was in a very poor state of repair and quite unsightly. Reading Buses had confirmed that the stop was not used and they had no plans to utilise the stop in the foreseeable future.

It was

RESOLVED that the bus shelter at the southern end of Rushey Way near to the Sindlesham Mill roundabout should be removed and scrapped.

118. WOKINGHAM BOROUGH STREET LIGHTING LED PROJECT

Councillors were advised that an e-mail had been received from Wokingham Borough Council regarding its Proposed Column Replacement and LED Installation Project. The e-mail had been accompanied by an initial briefing note which had been circulated with the Agenda for Councillors' attention. After a consideration of the information it was

RESOLVED that the Deputy Town Clerk be requested to

1. Ascertain which streets would be the subject of the project and when the changes were due to take place.
2. Request that Wokingham Borough Council should inform the residents of the streets involved, and also have information available on the web site.
3. Ask the Borough Council to indicate how residents should complain if they were unhappy with the new installation.
4. Ascertain the Borough Council's target date for completion of the project.
5. Request confirmation from the Borough Council whether the replacement columns would be in the same location as existing units.

119. PUBLICATIONS

Wokingham Borough Council:	Agenda for meeting of the Planning Committee held on 4 th February 2015.
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120. 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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121. PRESS RELEASES

No press releases were requested.

122. TERMINATION OF MEETING

The meeting was declared closed by the Chairman at 8.48 pm.

