

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, 17th March 2015 which commenced at 7.30 pm

Present

Chairman – Councillor T Chambers

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

An apology for absence was received from Councillor Ms P Dunn

123. MINUTES OF PREVIOUS MEETING

The Minutes of the meeting of the Planning Committee held on the 10th February 2015 were confirmed as a true record and signed by the Chairman.

124. APPLICATIONS FOR PLANNING PERMISSION

124.1 Decision Notices Issued by the Local Planning Authority

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

124.2 Affected Neighbour Notifications

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

124.3 "No Objection" Recommendations

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

F/2014/2719	Revised Plans: Change to the set-in distance of the side wall of the extension away from No. 7 to give gap of 1060mm plus reduction in the roof pitch from 25° to 22.5° to reduce the ridge height by 150mm (original application was for erection of single storey rear extension following demolition of existing single storey rear extension) at 8 The Knapp
F/2015/0068	Revised Plans showing the proposed rear extension would now project 4m off the rear wall and not 3.6m as originally stated (original application was for erection of a part two storey/part single storey rear extension and creation of outbuilding. Demolition of existing conservatory) at 28 Kenton Road
F/2015/0280	Rear conservatory at 9 St. Clements Close
F/2015/0289	Replacement Windows at Mathematics Department, University of Reading, Whiteknights

A/2015/0330	Adjoining Parish Consultation Advertisement Consent for the proposed erection of 2 x internally illuminated fascia signs at Showcase Cinema, Reading Road, Winnersh
F/2015/0347	Change of use of existing house from C4 HMO (6 bed unit) to Sui Generis 7 bedroom House of Multi Occupation (HMO) including erection of side and rear extensions following demolition and removal of existing conservatory and conversion of garage to additional habitable accommodation at 252 London Road
F/2015/0361	Part conversion of garage to create habitable accommodation plus installation of new side window at 6 Firmstone Close
F/2015/0364	Conversion of garage to create habitable accommodation at 30 Skelmerdale Way
F/2015/0461 LB/2015/0462	Application for Listed Building Consent for the proposed erection of a new entrance gate and brick wall following demolition of existing timber gate and wall at Rushy Mead, Cutbush Lane
F/2015/0468	Rear Conservatory at 2 Luckmore Drive
F/2015/0499	Erection of single storey extension to allow provision of SEN facilities at Hillside Primary School, Rushey Way
F/2015/0516	Two storey side and single storey rear extension plus single storey front porch extension following demolition of existing conservatory and detached garage at 34 Falstaff Avenue
F/2015/0517	Erection of a Click & Collect canopy within the north customer car park at Asda, Chalfont Way
A/2015/0518	Advertisement consent for erection of 4 x externally illuminated fascia signs and 4 x non-illuminated vinyl display signs at Asda, Chalfont Way
CON/2015/0524	Adjoining Parish Consultation: Demolition of all existing on site buildings, and structures, including remediation, 352 new homes in a mix of sizes in three new buildings up to 28 storeys in height, reception, concierge, library, clubroom, community rooms, business centre, residents' fitness centre, residents' storage and associated other ancillary community uses up to 523 sq m of commercial floor space (use classes A1, A2, A3, B1 or D1) in 2 units. 308 cycle parking spaces, 118 car parking spaces including four car-club spaces and private residents' storage, access and service access, outdoor amenity space and landscaping at Cooper Reading BMW, Kings Meadow Road, Reading. RG1 8BN
F/2015/0528	Demolition of existing garage and erection of two storey side and single storey rear and front extensions, plus insertion of dropped kerb at 180 Silverdale Road
F/2015/0557	Erection of front dormer window extension at 48 Ratby Close

- | | |
|-------------|---|
| F/2015/0594 | Two storey side/rear extension after demolition of small single storey rear extension at 67 Sutcliffe Avenue |
| F/2015/0601 | Two storey rear and single storey side extensions plus single storey front extension to create porch at 74 Beech Lane |

124.4 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/2013/2307 | Part conversion of garage to form habitable accommodation at 18 Firmstone Close |
|-------------|---|

Councillors had no objection to this application but requested that a condition was imposed requiring the applicants to carry out soft landscaping to mitigate the visual impact of the proposed additional onsite parking.

- | | |
|-------------|--|
| F/2015/0231 | Open sided timber outbuilding in rear garden for use as a gazebo (retrospective) at 15 Whitegates Lane |
|-------------|--|

Councillors were concerned about this proposal since it was considered that its proposed use could have the potential to generate noise, which was deemed to be unneighbourly, and the height of the gazebo was deemed to be unsightly.

For these reasons it was requested that the application was refused. If the Planning Officer was mindful to approve this proposal it was requested that a condition was imposed to ensure that it could not be altered in the future to provide separate residential accommodation.

- | | |
|-------------|--|
| F/2015/0262 | 2 x three bed houses and 4 x 2 bed flats, together with construction of a supported living accommodation facility (sui generis) for 7 adults with ancillary residential staff accommodation, extension to 56a Finch Road to 1 x 3 bed house following demolition of 58 and 60 Finch Road at 56a at 60 Finch Road |
|-------------|--|

Councillors were concerned about this proposal. It was considered that it represented an overdevelopment and would have a massing effect which was not in keeping with other properties in the road and was therefore deemed to be out of character and would be of detriment to the street scene. In viewing the proposals members of the Town Council's Planning Committee felt that there was too much hard landscaping to the front of the development site, which would also be of harm to the street scene.

Concern was expressed about the security implications of opening up the rear path to the application site and also the potential for overlooking from the first floor of Block B, and the potential for light intrusion and particularly from the first floor windows. Councillors therefore considered the proposal to be unneighbourly.

The Borough Council would be aware that parking was already a serious problem in Finch Road, and the Planning Committee was of the view that this development would exacerbate the parking problem in the road thus making an already difficult situation worse for local residents.

There was concern about the difficulty emergency vehicles may have in accessing the site and particularly to the rear of the buildings.

In view of the foregoing, the Town Council was of the view that this application should be refused. If the Planning Officer was mindful to approve these proposals, it was requested that a condition was imposed ensuring that the supported living accommodation could not, at a later date, be used for standard residential accommodation.

It was understood that a local Borough Councillor would be asking for this planning application to be listed.

F/2015/0293	Single storey front extension part two storey/part single storey rear extension and conversion of garage to create habitable accommodation at 7 St Clements Close
-------------	---

Councillors were concerned about this proposal. In viewing the plans, it appeared that, should the two storey rear extension be allowed to proceed there would be less than 9 metres amenity space left in the rear garden, which was in contravention of the Borough Council's Design Guide.

Furthermore, there was concern that parking was already a problem in St Clements Close, and that there was insufficient on-site parking at number 7.

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

F/2015/0313	Part single storey/part two storey rear extension with rear Juliet balcony at 41 Wilderness Road
-------------	--

Whilst Councillors had no objection to the proposed extensions there was concern about the Juliet balcony which, it was felt, could create the opportunity to overlook, and was, therefore, deemed unneighbourly.

F/2015/0316	Conversion of existing garage to habitable space and replacement window and door to the rear at 14 Cannock Way
-------------	--

Councillors considered that this application should be refused. In viewing the site, it appeared that there was only sufficient room in the front garden for the parking of one vehicle. The parking provision shown within the plans was deemed to be impractical and may encroach on the highway.

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

F/2015/0318	First floor side extension, part two storey/part single storey rear extension, single storey side extension, single storey front extension and conversion of garage to create habitable accommodation at 1 Sibley Park Road
-------------	---

Councillors considered that this proposal was too large and overbearing and particularly to number 39 Beaconsfield Way which was a chalet bungalow type dwelling with roof lights which would be significantly adversely affected by this proposal.

It was considered that the size and scale of the extension was out of character with other properties in the road and, in view of the prominent location of number 1 Sibley Park Road, the imposing side view of the extension when approaching the site would have a detrimental effect on the street scene.

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

F/2015/0344 First floor rear extension and conversion of garage to habitable accommodation at 50 The Delph

Councillors considered that the proposed parking provision was unsatisfactory, as it appeared to encroach on a shared driveway.

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

F/2015/0409 Demolition of existing garage. Single storey side extension with front and rear roof lights at 3 Crawford Close

Whilst the Town Council had no objection to this proposal Councillors did request that a condition was imposed ensuring that the new single storey side extension could not be used for separate accommodation.

F/2015/0480 First floor side and single storey rear extensions plus erection of detached storage building in rear garden at 5 Adwell Drive

Councillors had no objection to this proposal but requested that a condition was imposed to ensure that the detached storage building in the rear garden could not be used as separate residential accommodation.

F/2015/0495 Conversion of garage to habitable accommodation at 8 Wimblington Drive

Councillors were concerned about the parking provision shown on the plans accompanying this application. On visiting the site, it appeared that there was insufficient space to accommodate two vehicles, which may result in one of the vehicles overhanging the highway, which was deemed to be unacceptable.

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

F/2015/0550 Part two storey/part single storey side and rear extension plus addition of pitched roof to front wc. Demolition of existing garage at 3 Sidmouth Grange Close

Councillors had no objection to this application but requested that a condition was imposed requiring the applicants to provide soft landscaping to lessen the visual impact of the proposed additional parking and also a condition to ensure that the extension could not be used as separate residential accommodation.

LB/2015/0582 Listed building consent for the provision of two portal frames to the outer faces of Kennet Bridge to carry the Overhead Line Equipment required as part of the Great Western Main Line Electrification Programme at Kennet Railway Bridge, Great Western Main Line

Whilst members of the Town Council's Planning Committee supported the concept of the electrification of the Great Western Main Line, there were significant concerns about the proposals to install the two portal frames on the Kennet Railway Bridge.

In view of the fact that this structure is Grade II Listed, Councillors considered that the mounting of the two large portal frames to the exterior elevations of the Bridge were of considerable detriment to its overall appearance, and would have a very negative visual impact on this Listed structure.

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

F/2015/0587	Provision of two portal frames to the outer faces of Kennet Bridge to carry overhead line equipment required as part of the Great Western Main Line Electrification Programme at Kennet Railway Bridge, Great Western Main Line
-------------	---

Please see observation submitted for LB/2015/0582.

124.5 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/2015/0323	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 6.0m, for which the maximum height would be 2.5m and the height of the eaves would be 2.5m at 372 London Road
--------------	--

124.6 Planning applications withdrawn

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

F/2014/2144	Proposed erection of a two storey side extension following demolition and removal of existing double garage and construction of new chimney on side elevation at 48 Egremont Drive
F/2014/2717	Proposed erection of two storey side extension at 3 Stilton Close
F/2014/2727	Proposed erection of two storey side and first floor extension over existing garage at 17 Kitwood Drive
F/2015/0028	Proposed erection of a single storey front, rear and side extension to dwelling at 3 Lind Close

124.7 Planning Application F/2014/1218 – 15 Whitegates Lane

Councillors were reminded that this application, which was in respect of the erection of a two-storey side extension and rear extension and extensions over the porch at the first floor level, was of considerable concern to the Town Council and to nearby residents. As a result, the Town Council requested that the application should be refused and a local Ward Member agreed to list it.

Subsequently, revised plans were submitted by the applicants which were approved. In viewing the revised plans, the Town Council still considered that the application should be refused, and in view of the prior arrangement for the application to be listed, assumed that it would be considered by the Borough Council's Planning Committee. Enquiries subsequent to the approval of the application indicated that the Borough Councillor who had agreed to the original listing, considered that the revisions made by the applicants removed his objection, and the application was, therefore, decided under the Planning Officer's delegated powers. Concern has been expressed by the Town Council that, had Councillors been advised that the listing had

been withdrawn, this would have afforded the opportunity to ask other Borough Councillors to consider listing. After further discussion it was

RESOLVED

1. That the Deputy Town Clerk be requested to write to the Borough Council asking that, in the future, should a Borough Council withdraw a listing of an application the Town Council is advised to allow the potential for other arrangements to be put in place.
2. That the Deputy Town Clerk be requested to write to the Borough Councillor in question highlighting the Town Council's concerns about the manner in which this application had been determined.

125. APPEALS

125.1 New Appeals

125.1.1 F/2014/1069 – 39 – 41 Palmerstone Road

Councillors noted that an Appeal had been lodged against the Borough Council's refusal to allow planning permission for the demolition of number 39 and 41 Palmerstone Road and the erection of three detached dwellings. It was further noted that the Appeal would be heard by means of an exchange of written statements.

Councillors were reminded that, through the Planning Committee, a section regarding Houses of Local Interest was now included in the Town Plan and, at the time this planning application was considered by the Town Council, it was suggested that 39 Palmerstone Road could be a house that could be given this designation.

Councillors were, therefore, asked to consider a suggestion from a local Ward Member that the Town Council should write to the Planning Inspectorate outlining the Town Council's aspirations for 39 Palmerstone Road and in support of the Town Council's objections to the planning proposal. It was

RESOLVED that the suggestion, as detailed in the preamble to this resolution, be adopted.

125.2 Appeal Decisions

125.2.1 F/2014/2231 – 12 Notton Way

It was noted that this Appeal, which was in respect of the Borough Council's refusal to allow planning permission for the removal of the existing conservatory and the erection of a part two-storey extension and creation of room in the garage roof, had been allowed.

126. TRAINING FOR TOWN AND PARISH COUNCILS

Councillors were advised that a communication had been received from Wokingham Borough Council advising that the following dates and times had been issued by the Borough Council to allow Town and Parish Councils to discuss general planning issues likely to be of interest to all and also to provide any appropriate training which Councillors felt was needed. The dates were 18th March, 1st July and 17th November and each session would run at Shute End from 6 pm to 8 pm.

The communication continued by advising that the first session on the 18th March was intended to be a repeat of the session which was held on 26th November and would concentrate on

dealing with planning applications and planning enforcement and was in response to comments received by the Borough Council after the November event informing that more Councillors and Clerks would like further training. It was

RESOLVED that Councillor Mrs J Lissaman should attend the event on 18th March.

127. LOCAL PLANNING ENFORCEMENT PLAN CONSULTATION

Councillors were advised that a communication had been received from Wokingham Borough Council advising that it was seeking Town and Parish Council views on the Draft Local Planning Enforcement Plan which set out how the Council will tackle unauthorised development in the Borough.

The consultation period ran from Monday, 9th February until Sunday, 22nd March.

Councillors were advised of the details of the link to the Borough Council's web page on which the consultation document could be found, and were further advised that a hard copy of the document was available for perusal in the Council Offices. It was

RESOLVED that Councillors should submit individual comments on the Planning Enforcement Plan but that they be requested to copy any comments to Councillors N Jorgensen and K Miall.

128. COMMUNITY INFRASTRUCTURE LEVY

Councillors were advised that Wokingham Borough Council had formally adopted the Community Infrastructure Levy system at its meeting on the 19th February, further details of which were given in a copy Press Release which had been circulated with the Agenda.

Following discussion on the subject of the Press Release, it was

RESOLVED

1. That the Deputy Town Clerk be requested to write to the Borough Council seeking confirmation that any Community Infrastructure Levy would not be confined to the immediate area, but could be spread throughout the Borough to mitigate development impact.
2. Confirmation that the database giving details of the various Community Infrastructure Levy funds would be open to public access.

129. SITE OF URBAN LANDSCAPE VALUE WORKING PARTY

129.1 Terms of Reference

Councillors were advised that, further to the resolution recorded at Minute 54 of the meeting of the Town Council held on the 15th October 2014, a meeting of the Sub-Committee set up to draft the Terms of Reference for the Site of Urban Landscape Value Working Party met on 19th February. Councillors were further advised that as required by Minute 54, the resulting Draft Terms of Reference for the Site of Urban Landscape Value Working Party would be presented to the Town Council Meeting on 15th April for Councillors' consideration.

129.2 Interim Statement

Councillors were advised that following the meeting of the Sub-Committee referred to above, the Town Council's representatives on the Sub-Committee expressed concern that, should any planning application be received which may encroach on the Site of Urban Landscape Value before the Working Party was constituted and completed its work, the Town Council had no supporting information available to it to assist in objecting to any such applications.

Councillors were, therefore, asked to consider the proposed interim statement, which had been circulated with the Agenda, and which had been based on the Working Party's original submission to the Inspector overseeing the Borough Council's MDD DPD, which could be used until the Working Party's task was completed and should there be any planning applications received which encroached on the SULV. It was

RESOLVED

1. That it be confirmed that the Interim Statement, as appended to these Minutes, should not pre determine the work and the conclusions of the Site of Urban Landscape Value Working Party.
2. That the Interim Statement should be in place only until any recommendations of the SULV Working Party were accepted by both Town Councils.
3. That the agreement of Woodley Town Council on the content of the Interim Statement be obtained before the Statement was used in the manner detailed in the preamble to this resolution.

130. **IDENTIFIED BUILDINGS OF LOCAL CHARACTER**

Councillors were reminded that, through the Planning Committee, it was agreed that, as an appendix to the Town Plan, there should be a list of identified Buildings of Local Character. Councillors were asked to consider how this matter should now be progressed.

It was the view of the Planning Committee that this was a matter which could be considered by the Plans Working Party, but that the input of all Members of the Town Council should be sought. It was

RESOLVED

1. That a meeting of the Plans Working Party be convened to consider the compilation of the list of identified Buildings of Local Character within the Town.
2. The Deputy Town Clerk be requested to circulate possible dates for the meeting.
3. The Deputy Town Clerk be requested to circulate the documents received from English Heritage to members of the Working Party.
4. That all members of the Town Council be requested for their input into this project.

131. **HIGHWAYS**

131.1 Wokingham Borough Council's Highways and Transport Peer Review

Councillors were advised that a communication had been received from Wokingham Borough Council advising that, as part of the review, it was arranging an Action Planning Day on Friday,

20th March. The aim of the day was to discuss some of the areas for consideration identified by the review team and develop appropriate action plans that would see these areas strengthened. The communication further advised that final arrangements were yet to be confirmed, but if any Councillors were interested and able to attend, the Borough Council had been asked to be notified as soon as possible as numbers would be limited. It was

RESOLVED that Councillor Mrs J Lissaman's offer to attend the event be accepted.

131.2 **Shinfield East Relief Road and M4 Overbridge**

Councillors noted the update on progress with this project which had been circulated with the Agenda for their attention.

131.3 **Civil Parking Enforcement**

Councillors were reminded of the presentation given prior to the commencement of the February meeting of this Committee, and recalled that the representatives from Wokingham Borough Council who gave the presentation were keen on gauging the Town Council's support in advancing Civil Parking Enforcement within Wokingham Borough.

Following a question from a Member, it was confirmed that the Borough Council had advised that, currently, it was not in a position to supply the requested information regarding the likely costs of the scheme.

On the proposition of Councillors Mrs P Jorgensen seconded by Councillor Mrs L Chambers it was

UNANIMOUSLY RESOLVED that in view of the fact that no detail was available of the potential costs, the Town Council had no opinion on a possible Civil Parking Enforcement Scheme within Wokingham Borough at the present time.

131.4 **Mobile Vehicle Activated Signs**

Councillors were reminded that Part 4 of the resolution recorded at Minute 80 at the meeting of this Committee held on 4th November 2014, had requested that information be obtained regarding the costs of the mobile Vehicle Activated Signs.

Councillors noted the information received from the Borough Council which advised that the signs cost £2,625 plus VAT each, plus a running cost of £50 plus VAT per week.

132. **WOKINGHAM BOROUGH STREET LIGHTING LED PROJECT**

Councillors were reminded of the discussions recorded at Minute 118 when they had requested further information regarding the Borough Council's proposed Street Lighting LED Project.

Councillors now noted the response received from the Borough Council which had been circulated with the Agenda.

133. **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 25 th February 2015.
----------------------------	--

134. 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.
----------------	--------------------	---

135. PRESS RELEASES

No press releases were requested.

136. TERMINATION OF MEETING

The meeting was declared closed by the Chairman at 9.49 pm.