

## **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, 8<sup>th</sup> September 2015 which commenced at 7.30 pm

### **Present**

Chairman – Councillor A Bradley

Councillors M Ahmed, Mrs P Jorgensen, W Luck, J Russell, Mrs A Swaddle, B Wedge

Apologies for absence were received from Councillors J Armstrong, Mrs M De Jong (representing ETC) N Firmager (WBC meeting) and R Houlbrooke

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### **45. MINUTES OF PREVIOUS MEETING**

The Minutes of the meeting of the Planning Committee held on the 11<sup>th</sup> August 2015 were confirmed as a true record and signed by the Chairman.

### **46. WASTE RECYCLING**

Councillors received a presentation from Irum Gulzar, Waste Reduction Officer, Wokingham Borough Council on Waste Recycling.

In addressing the meeting Ms Gulzar advised that the Wokingham Borough Council area had achieved a 39% recycling rate in 2013 and this had increased to 42% in 2014/15. The target was to achieve a 50% recycling rate by 2020, otherwise the Borough Council could be subject to a fine because of non-compliance with EU legislation. Ms Gulzar then outlined the various initiatives which the Borough Council were undertaking to try to increase the amount of recycling within the Borough, which included targeting areas where recycling was below the Borough average and incentives to encourage new mothers to use “real” nappies and an ongoing initiative to encourage all Borough residents to reduce the amount of food waste.

Ms Gulzar was thanked for attending the meeting and for her presentation.

### **47. APPLICATIONS FOR PLANNING PERMISSION**

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

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

#### **47.2 Affected Neighbour Notifications**

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

#### **47.3 No Objection Notifications**

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

150131

Single storey side and part rear extension at 11 Woodbine Close

150168	Single storey side/front extension to form conservatory at 16 Meadow Road
150200	Part two storey, part single storey rear and single storey side extensions at 25 Kenton Road
150235	Certificate of Lawfulness for an existing use for the conversion of two houses into one to form one single dwelling at 8-10 Chatteris Way
150271	Two storey side/rear extension and single storey rear extension at 50 Erleigh Court Gardens
150321	Two storey side and rear extension and single storey rear extension at 67 Sutcliffe Avenue
151269	Erection of 2m close boarded boundary fence (retrospective) at 23 Beighton Close
152041	Single storey rear extension and two storey side extension at 7 Blackley Close
152051	Application for a proposed dropped kerb onto Silverdale Road at 192 Silverdale Road
152072	Single storey rear extension at 27 Allendale Road
152114	Hip to gable conversion to rear roof and introduction of flat roof dormer to side elevation to create improved accommodation to dwelling at 426 Wokingham Road
152160	Proposed erection of a rear extension to dwelling forming a conservatory at 4 Tamarind Way
152161	Conversion of loft space to form habitable room. Erection of front facing dormer window and 2 roof lights to rear at 9 Goldthorpe Gardens
152251	Extension to cloakroom at 8 Thurnscoe Close
152277	Single storey side extension at 20 Beauchief Close
152354	Redevelopment of the site and erection of new building for B2 (General Industrial) use including office space and storage areas, plus associated car parking and landscape works at Units 62-67 Suttons Business Park
152391	Single storey rear extension at 31 Repton Road
152394	Front porch extension with hipped roof at 386 Wokingham Road

#### 47.4 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

152182                                      Garage to replace existing at 71 Wilderness Road

Councillors were concerned that, although the description of the replacement building was shown as a garage, the design may mean that it could not be used for this purpose.

Therefore, if the Planning Officer is mindful to approve this application it is requested that conditions are imposed to ensure that it cannot be used for separate residential accommodation or for business use.

150013                                      Erection of 3 bedroom dwelling to rear at 429 Wokingham Road

Councillors remained concerned about this proposal. Although it was noted that the design of the proposed dwelling had, in the view of members of the Planning Committee, been improved in comparison to the previous proposal for this site, the application was still of concern.

Councillors considered that the proposed new dwelling was very cramped and shoehorned into the rear garden of 429 Wokingham Road and was a poor example of back land infilling, which would be in breach of Policy TB06 of the MDD DPD. Furthermore, it was considered that the new property would have insufficient amenity space which would be of detriment to the future occupiers and that the new dwelling would be too close to the boundary. Concern was also expressed about the minimal back to back distance of the proposed new dwelling and existing properties adjacent to the site which would be in breach of the Borough Council's planning guidelines.

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

150025                                      Two storey rear extension, side single storey extension and side dormer extension at 20 Aldbourne Avenue

Councillors were concerned about the scale of this proposal, and particularly the fact that there would be no 1 metre gap to the boundary.

Councillors were also concerned about the scale of the proposed development and the fact that it may have potential to create a loss of light to neighbouring properties.

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

150286                                      Garage conversion at 21 Harrington Close

Councillors considered that this application should be refused since, if allowed to proceed, there would be insufficient on-site parking which may result in parking in the road which was deemed to be unacceptable.

150300                                      Raising of roof to create first floor accommodation at 9 Fairview Avenue

Whilst Councillors had no objection to the proposed raising of the roof to create first floor accommodation, there was concern about the amount of parking available on the site and particularly as the current plans did not appear to indicate where any on site parking was to be provided.

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

152029	Application to vary conditions 2 & 4 of consent F/2015/0318 for the erection of a 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. Condition 2 relates to approved plan numbers and new plans propose changes to allow increase in length of first floor side extension by 1.6m, reduction in height of pitched roof above first floor side extension and replacement of pitched roof above ground floor side extension with a lean to roof. Condition 4 to allow removal of side elevation window on first floor rear extension at 1 Sibley Park Road
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The Planning Officer will be aware that the Town Council already had considerable concerns about the previous application on this site, F/2015/0318, and felt that the current application only worsened these concerns, and particularly in respect of the amendment to condition 2 and the proposal to further lengthen the side extension by 1.6 metres.

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

152049	Two storey side extension, single storey rear extension, conversion of loft to create habitable accommodation with rear dormer at 38 Harcourt Drive
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Councillors considered that this application should be refused, since, if allowed to proceed, there would be no 1 metre gap to the boundary.

Furthermore, there was concern that the proposal may create a loss of light to neighbouring properties and the Planning Officer was asked to check this out in reviewing the application.

152053	Two storey side extension and single storey rear extension at 3 Stilton Close
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Councillors considered that this proposal represented an overdevelopment of the site and that, if allowed to proceed, there would be insufficient on-site parking which may lead to parking in the road which was deemed to be unacceptable.

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

152143	Single storey rear extension and garage conversion at 27 Launceston Close
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Councillors considered that, if this application was allowed to proceed, there would be insufficient on-site parking, which may lead to parking in the road which was deemed to be unacceptable.

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

152261                      Application for single storey side and rear extension to dwelling at 109 Beech Lane

Councillors had no objection to this proposal but did request that, should the Planning Officer be mindful to approve this application, a condition is imposed to ensure that the new extension cannot be used as separate residential accommodation, and particularly since the plans seemed to indicate that the dwelling would have two kitchens.

#### 47.5    Permitted Development Rights

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

152245                      Householder prior approval application for the erection of a single storey rear extension which would extend beyond the rear wall of the original house by 6.0 metres, for which the maximum height would be 2.8 metres and the height of the eaves 2.4 metres at 15 The Drive

### 48.    APPEALS

#### 48.1    New Appeals

##### 48.1.1    F/2015/0654 – 38 Hawkedon 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 two storey side and single storey rear extension, plus addition of a sun pipe to the front elevation. It was further noted that the Appeal would be heard by means of the Householder Appeals Service Procedure.

##### 48.1.2    F/20151080 – Lane to the Rear of 411-413 Wokingham Road

It was noted that an Appeal had been lodged against the Borough Council's refusal to allow planning permission for the proposed erection of four x 4 bedroom detached dwellings with access and parking. It was further noted that the Appeal would be heard by means of an exchange of written statements.

#### 48.2    Appeal Decisions

##### 48.2.1    F/2014/2810 – 6 Radstock Lane

It was noted that this Appeal, which was in respect of the Borough Council's refusal to allow the replacement of the existing roof and installation of a new crown roof, including raising of the ridge by 680mm to facilitate a loft conversion including Velux roof windows to the rear and side slopes, demolition of existing rear to a ground floor extension and detached garage to make way for a new two storey extension to the rear and ground floor extension to the side and rear, and a front porch extension, had been dismissed.

##### 48.2.2    F/2015/0198 - 1 Sawtry Close

It was noted that this Appeal, which was in respect of the proposed demolition of the existing side covered storage area and erection of a two storey side extension with associated external works had been allowed.

**49. BULMERSHE SITE OF URBAN LANDSCAPE VALUE JOINT WORKING PARTY**

Councillors were advised that there was one amendment to the notes of the meeting under Item 1 where Councillor Baker was appointed to Chair the Working Party and not as stated in the Report. It was

**RESOLVED** that the report of the meeting of the Bulmershe Site of Urban Landscape Value Joint Working Party held on the 6<sup>th</sup> August 2015, as amended and as appended to these Minutes, be approved.

**50. ROADSIDE SEAT – LONDON ROAD/CHILTERN CRESCENT**

Councillors were asked to consider a request from a member that the seat should be removed as it was a focal point for groups to meet late in the evening and during the night, which caused significant disturbance to local residents and also caused an ongoing litter problem in the area.

Councillors were advised that the seat had been installed originally to provide a resting place for those people wishing to access the shops at the top of London Road. However, since the seat had been provided the nature of the shops had now changed, with the post office having closed and the convenience store also having changed.

There was some reluctance expressed by members of the Committee about removing the seat without some consultation with nearby residents, in case the seat was subject to legitimate use during the day time.

Furthermore, it was suggested that, if the final decision of the Committee was to remove the seat, a possible relocation to a position on the site of Woodlands Avenue/Church Road overlooking the Bulmershe open space should be investigated. It was

**RESOLVED** that

1. That the Deputy Town Clerk be requested to write to identified properties along the London Road asking for feedback on the proposal to remove the seat.
2. That the request for possible relocation of the seat to the location detailed above be investigated.
3. This matter be considered again at a future meeting of the Committee, once the feedback of residents had been received.

**51. TREE PRESERVATION ORDERS**

**51.1 TPO 1994/672 – 79 Hillmanton**

It was noted that the Borough Council had refused permission for the Oak Tree covered by this Order to have one quadrant thinned by 25%.

**51.2 TPO 1010/2000 – 26 Pitts Lane**

It was noted that the Borough Council had refused permission for the Beech Tree covered by this Order to be reduced by half and reshaped.

**52. PUBLICATIONS**

It was noted that no publications had been received.

**53. M4 SMART MOTORWAY**

Councillors received and noted the written report of Councillor John Russell who attended the preliminary meeting to discuss the examination procedure to be used in considering the Highways Agency's proposals for the M4 Smart Motorway. It was noted that the draft Statement of Common Ground would be issued during the week commencing 7<sup>th</sup> September and Local Authorities were required to submit their agreed SoCG's by 12 noon on 8<sup>th</sup> October.

After discussion on how any submission made by the Town Council would be composed, it was

**RESOLVED** that

1. Once the Draft Statement of Common Ground had been received, a meeting of the Plans Working Party should be convened as soon as possible.
2. The report of the Plans Working Party should be submitted to the Planning Committee Meeting on 6<sup>th</sup> October, with a view to a submission being made by the deadline of the 8<sup>th</sup> October.

**54. 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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**55. PRESS RELEASES**

It was

**RESOLVED** that the following items should receive special press attention:-

1. The presentation on waste management/recycling.
2. The Town Council's consultation with residents regarding the possible removal of the bench located adjacent to the A4.

**56. TERMINATION OF MEETING**

The meeting was declared closed by the Chairman at 9.15 pm.