

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, 11th August 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, W Luck, J Russell, B Wedge

Also in attendance Councillor T Holton

Apologies for absence were received from Councillors P Jorgensen (work commitments) and Mrs A Swaddle

30. MINUTES OF PREVIOUS MEETING

The Minutes of the meeting of the Planning Committee held on the 7th July 2015 were confirmed as a true record and signed by the Chairman.

31. APPLICATIONS FOR PLANNING PERMISSION

31.1 Decision Notices Issued by the Local Planning Authority

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

31.2 Affected Neighbour Notifications

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

31.3 No Objection Notifications

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

150011	Refurbishment of existing office block, including provision of a fourth storey roof terrace, replacement glazed atrium and entrance, internal core reconfiguration, floor plate renewal and associated M&E services renewal at 410 Thames Valley Park
150074	Replacement of existing entrance shop front with a new aluminium frame and auto door at Unit 3a, The Square, Chalfont Way
150112	Two storey side and rear extension with a pitched roof canopy to the front elevation to create an open front porch and conversion of existing garage at 100 Redhatch Drive
150152	Erection of a three-bedroom detached house following demolition of existing double garage at 14 Porter Close
150183	Single storey rear extension, front porch extension and conversion of garage to habitable accommodation at 38 Crawford Close

150198	Proposed 2 storey side and single storey front extension to dwelling at 10 Wychwood Close
150214	Application for a first floor side and two storey and single storey rear extension to dwelling at 6 Rhodes Close
150299	First floor and single storey side extensions at 28 Lambourne Gardens
152009	Second storey side extension at 7 Skelmerdale Way
152015	Demolition of existing conservatory and rear extension and erection of two storey and single storey rear extension at 149 Ramsbury Drive
152075	Advertisement application for the erection of internally illuminated flex faced signs at Unit 3A, The Square, Chalfont Way

31.4 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

150016	Raising and changing of roof form to provide additional habitable accommodation with front and rear dormer extensions. Erection of single storey outbuilding and provision of two car parking spaces. Demolition of existing outbuilding at 8 Culver Lane
--------	---

In considering this proposal, members of the Town Council could find no strong reasons for it to be refused but did request that the planning officer should ensure that the parking spaces being provided are adequate and that, should the planning officer be mindful to approve the proposal, a condition is imposed ensuring that the proposed detached playroom could not be used for separate residential accommodation.

150026	Part conversion of garage to dining room at 12 Hilmanton
--------	--

Councillors did not object to this proposal but requested that a condition was imposed to ensure that the remaining garage was kept for the parking of vehicles

150048	Alteration and conversion of existing garage into a habitable space. Erection of single storey rear extension at 15 Allendale Road
--------	--

Councillors had no objection to this application but requested that, should the planning officer be mindful to approve these proposals, a condition is imposed to ensure that the converted garage in the new extension could not be used as separate residential accommodation.

150072	Conversion of existing 4 bedroom dwelling to create 1x1 bed dwelling and 1x3 bed dwelling plus single storey front porch extension at 62 Hawkedon Way
--------	---

Councillors were concerned about this proposal and felt that the design was cramped and that the new one bedroom dwelling would have insufficient living space, in contravention of policy CC07. Furthermore, concern was expressed about the parking, which was deemed to be unusable, and in breach of policy TB07.

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

150109 Two storey front/side extension at 99 Mays Lane

Councillors considered that this proposal, if allowed to proceed, would create a dwelling which was too close to the neighbouring boundary and therefore had a potential to create a loss of light.

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

150147 Part two storey part single storey rear extension to dwelling plus extension of existing rear dormers and new velux roof light on front elevation. Demolition of existing conservatory at 23 Silverdale Road

Councillors considered that this proposal was too large and would have an overbearing effect on neighbouring properties.

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

150277 Single storey side and rear extension at 9 Lakeside

Councillors were concerned about the proposed loft conversion which appeared to form part of this application. It was considered that it was unsightly and the balcony proposed at the second storey level had the potential to creating overlooking into the rear gardens of neighbouring properties, which was deemed to be unneighbourly.

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

150322 Retrospective application for storage shed to rear at 53 Mill Lane

Councillors considered that this retrospective application should be refused. The storage shed had been constructed too close to the boundary, and was particularly unsightly when viewed from Melling Close, which was of detriment to the street scene. Furthermore, Councillors were concerned about the precedent which would be set if this type, design and construction of building was allowed to remain.

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

150793 Two storey side extension and part two storey part single storey rear extension at 23 Stanton Close

Whilst Councillors had no objection to this proposal, Councillors felt that if the roof on the two storey side extension is hipped, it would match the style of the roofing on the adjoining property and would be less obtrusive.

F/2015/1286 Revised plans showing revised elevation and floor plans to show removal of side windows in the first floor extension and the addition of a rear ground floor extension (original application was for the erection of a two storey side extension with conversion of existing garage to habitable accommodation) at 11 Stanton Close

Whilst Councillors noted the revisions made to the proposals for this site, it was noted that there still appeared to be no 1 metre gap to the boundary. Councillors therefore reiterated their previous request that this application should be refused.

31.5 Permitted Development Rights

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

- | | |
|--------|---|
| 150273 | Prior approval application for 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 4m, and for which the height of the eaves would be 2.5m at 339 Wokingham Road |
| 152136 | 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 3.45m and the height of the eaves 2.40m at 14 Redhatch Drive |
| 152234 | 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 8m, for which the maximum height would be 3m, and for which the height of the eaves would be 3m at 325 Wokingham Road |

32. APPEALS

32.1 New Appeals

32.1.1 F/2015/0198 – 1 Sawtry Close

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 extension and part garage conversion to habitable accommodation following the demolition of the existing side covered storage area. It was further noted that the Appeal would be heard by means of the Householder Appeals Service Procedure.

32.1.2 F/2014/2810 – 6 Radstock Lane

It was noted that an Appeal had been lodged against the Borough Council's refusal to allow planning permission for the replacement of the existing roof and installation of a new crown roof, including raising of the ridge by 680mm to facilitate conversion of the loft space to create habitable accommodation to the dwelling, plus rear and side Velux windows, part two storey/part single storey rear, single storey side extension and single storey front extension to create porch, and demolition of existing rear extension and detached garage. It was further noted that the Appeal will be heard by means of the Householder Appeals Service Procedure.

32.2 Appeal Decisions

32.2.1 F/2014/1100 – 42 Sutcliffe Avenue

It was noted that this Appeal, which was in respect of the Borough Council's refusal to allow a second storey extension to the rear, running across the width of the dwelling, to be constructed on top of the existing single storey kitchen with a flat roof, had been dismissed.

33. COMMUNITY INFRASTRUCTURE LEVY COMMITTEE TRAINING

Councillors were advised that the Borough Council had now forwarded the presentation slides from the Community Infrastructure Levy Committee Training session which had taken place on the 29th July and were advised that copies of the slides were available from the Council Offices on request.

The event on the 29th July had been attended by Councillor W Luck on behalf of the Town Council, and Councillor Luck had produced a written report of the event which had been circulated with the supplementary agenda.

Following questions from Councillors present, it appeared that the Town Council may be in a position to apply for CIL funding on any new development constructed since the CIL guidelines had been adopted by the Borough Council on the 1st April 2015. It was

RESOLVED that the Deputy Town Clerk be requested to compile and keep up to date a data base of all planning applications on which CIL funding may be available.

34. REVIEW OF HOW PLANNING SYSTEM IN ENGLAND CAN SUPPORT THE DELIVERY OF MOBILE CONNECTIVITY – CALL FOR EVIDENCE

Councillors were advised that it had been brought to the Town Council's attention that the Department for Communities and Local Government and the Department for Culture Media and Sport were currently calling for evidence on proposals to extend the Permitted Development Rights in respect of the enlargement of existing mobile communication masts to support the delivery of mobile connectivity throughout the country. Councillors noted details of the website on which the consultation documents could be found.

35. M4 JUNCTIONS 3-12 SMART MOTORWAY PROJECT

35.1 Meeting of 3rd July 2015

The Minutes of the meeting which had taken place on the 3rd July between representatives of Highways England and the Planning Committee Chairman, had been circulated with the agenda for Councillors' information.

Attention was drawn to references to various websites within the Minutes, and the Deputy Town Clerk was requested to obtain further details of these and circulate to members of the Planning Committee.

35.2 Notice of Preliminary Meeting and Available of Relevant Representations

Councillors were advised that since compilation of both the main and supplementary agendas for this meeting, a communication had been received from the Planning Inspectorate inviting representatives to a preliminary meeting to discuss the examination procedure to be used in considering the Highways Agency's proposals for the M4 Motorway. It was confirmed that the meeting would take place on Thursday the 3rd September from 10.30 at a site in Maidenhead.

The Deputy Town Clerk was requested to e-mail details of the invitation to all members of the Planning Committee, and members of the Committee were asked to respond to the Town Council Offices by the 27th August, if they wished to attend.

36. LOCAL PLANNING ENFORCEMENT PLAN

Councillors were advised that a communication had been received from the Borough Council advising that, at its meeting on the 30th July, the Borough Council's Executive discussed whether to approve the Local Planning Enforcement Plan. Councillors noted the details which had been contained in a Press Release which had been circulated with the main agenda.

37. SUSTAINABLE TRAVEL PLANNING

Councillors noted details of a Press Release received from the Borough Council, which had been circulated with the main agenda.

38. BRIDLEWAYS

Councillors were reminded of the presentation given at the last meeting of the Committee, details of which were recorded under Minute 14. During the presentation, reference had been made to a website and Councillors now noted the details of the website which had been published on the agenda.

39. FINANCIAL INFORMATION

Councillors noted details of the financial transactions for the Committee for the three months to the 30th June 2015, as appended to these Minutes.

40. MELDRETH WAY ROUNDABOUT

Councillors were advised that since compilation of the main agenda, a Press Release had been received from Wokingham Borough Council regarding the proposed improvements to the Meldreth Way roundabout. Councillors noted details of the proposals which had been circulated with the supplementary agenda.

41. PUBLICATIONS

It was noted that no publications had been received.

42. 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.
----------------	--------------------	---

43. PRESS RELEASES

It was

RESOLVED that the following items should receive special press attention.

- 1, The proposals for the Meldreth Way roundabout.
2. The proposals for the M4 motorway, with a suggestion that the public should comments on the proposals.

44. TERMINATION OF MEETING

The meeting was declared closed by the Chairman at 8.53 pm.