

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, 3rd November 2015 which commenced at 7.30 pm

Present

Chairman – Councillor W Luck (Vice Chairman in the Chair)

Councillors J Armstrong, Mrs M de Jong, M Firmager, R Houlbrooke, Mrs P Jorgensen, J Russell, Mrs A Swaddle, B Wedge

Apologies for absence were received from Councillor A Bradley

71. MINUTES OF PREVIOUS MEETING

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

72. APPLICATIONS FOR PLANNING PERMISSION

72.1 Decision Notices Issued by the Local Planning Authority

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

72.2 Affected Neighbour Notifications

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

72.3 No Objection Notifications

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

151493	Single storey side extension at 144 Mill Lane
152401	Single storey side/rear extension at 20 Milton Road
152472	Two storey side and rear extension plus conversion of loft into habitable accommodation at 446 Wokingham Road
152475	Landscape improvement works including provision of bin and cycle stores, footpath upgrading, extensive parking and ecological enhancement at 410 Thames Valley Park Drive
152522	First floor rear extension and two side dormers at 37 Anderson Avenue
152548	Single storey front extension to dwelling plus extension of porch canopy at 72 The Delph
152550	Replacement windows at University of Reading, JJ Thomson Building, Shinfield Road

152580	Single storey rear extension to garage and part conversion of existing garage to habitable accommodation at 1 Wyatt Crescent
152634	New front porch to dwelling at 7 Firmstone Close
152653	First floor side extension at 11 Toseland Way
152662	Single storey rear extension to existing dwelling at 532 Wokingham Road
152663	Single storey rear extension to dwelling to form conservatory at 143 Fleetham Gardens
152700	Single Storey rear extension, first floor extension over garage and internal alterations at 13 Ramsbury Drive
152728	Single storey rear extension at 52 Wimblington Drive
152760	Garage conversion to create habitable room space and front alterations at 27 Red House Close
152775	Part single, part two storey side and rear extension and demolition of existing garage at 6 Falstaff Avenue
152910	Conversion of garage to create habitable accommodation to dwelling plus the construction of a carport and widening of drive at 2 Flamborough Close
152937	Single storey front extension and conversion of existing garage to habitable accommodation at 8-10 Chatteris Way
152953	Two storey rear and side extension at 17 Kitwood Drive
152957	Two storey rear, part single storey rear extensions and rear dormer window extension at 64 Church Road
152985	Single storey side and rear extension plus new front extension to form porch at 30 The Drive

72.4 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

152339	Garage conversion to create habitable accommodation to dwelling, plus single storey front infilling of existing bay window at 12 St Clements Close
--------	--

Councillors were concerned about the lack of adequate on-site parking and restricted access for neighbours and were therefore concerned that this development would be unneighbourly.

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

152501 First floor terrace on existing flat roof at 41 Wilderness Road

Councillors were concerned about the unneighbourly aspect of this proposal and for that reason requested that it should be refused.

If the Planning Officer is mindful to approve this application it is requested that a condition be imposed to install privacy screens to protect privacy of adjoining neighbours.

152520 Two storey side extension at 139 Chilcombe Way

Councillors were concerned that this appeared to be an additional two dwellings and not an extension and on this basis there was insufficient parking. For this reason it is requested that the application be refused.

152563 Double storey side extension, part conversion of garage into habitable accommodation and erection of single storey rear extension following demolition of existing conservatory at 6 Notton Way

Councillors were concerned that this appeared to be a cramped development and that there does not appear to be adequate on-site parking.

For this reason Councillors requested that the application be refused.

152596 Single storey side/rear extension at 5 Delamere Road

Whilst Councillors had no objection to this application it was requested that two conditions be imposed. Firstly, that this was not allowed to become a separate dwelling and secondly that no additional external doors were installed.

152610 Two storey rear extension to dwelling plus conversion of basement and loft space to create habitable accommodation at 25 Maiden Erlegh Drive

Members of the Planning Committee were happy to approve this application but Councillors requested that it was ensured that the retaining wall was appropriately constructed.

152643 First floor rear extension plus additional windows to side elevation at ground floor level at 6 Meadow Road

Councillors were concerned about this application. There had already been a significant amount of development on this site and this further application was deemed to represent an overdevelopment. There is already an existing parking problem in Meadow Road and this additional development may exacerbate these problems.

For these reasons it is requested that the application be refused.

152661 Change of use from public house (Class A4) to retail (Class A1) at The Maiden Over, Silverdale Road

Councillors expressed no opinion on this application at this stage.

152673 Erection of a single storey rear extension to dwelling (Dance Studio) at 2 Stilton Close

Councillors considered that this development represented an overdevelopment on the site and were of the view that there is inadequate parking.

If the Planning Officer is mindful to approve this application Councillors asked that a condition be imposed that it is not used for commercial purposes.

152719 Two storey side extension and single storey rear extension at 9 Anderson Avenue

Councillors were concerned that the bedroom in the development was too small and below the national space standards. Councillors noted that the front wall would need to be removed to allow parking and would therefore like to see a porous surface installed within this parking area.

152741 Provision of a recycling compound at Land adjacent to Unit 1 Suttons Business Park, Suttons Park Avenue

Councillors had no objection to this application but requested that a condition be imposed to replace trees and shrubs that are removed as part of the project.

152790 Conversion of garage to create habitable accommodation at 9 Mays Close

Councillors considered that this application should be refused as there was insufficient adequate on-site parking.

152856 Minor extensions, internal alterations and external re-cladding, removal of trees and associated landscaping works at University of Reading Library

Councillors had no objection to this planning application but asked that the university provide a construction operative parking plan.

72.5 Permitted Development Rights

It was noted that no applications for single storey development under the Permitted Development Rights had been received.

73. APPEALS

73.1 Appeal Decision – F/2015/0654 – 38 Hawkedon Way

It was noted that this Appeal, which was in respect of a proposed erection of a two storey side extension and single storey side and rear extension, and addition of sun pipe to front elevation had been allowed.

74. M4 – SMART MOTORWAY

Further to the discussions at Minute 53, Councillors noted the agreed Statement of Common Ground, attached to these Minutes.

75. FINANCIAL INFORMATION

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

76. ESTIMATES

Councillors were asked to consider whether there were any major projects which this Committee would wish to undertake in 2016/17 so that the Town Clerk could ensure that there was sufficient provision made in the Estimates for that period. Councillors were reminded of the Planning Committee's policy of requesting budget provision for the purchase of two replacement bus shelters each year.

A Member requested that advertising on bus shelters be investigated.

It was

RESOLVED that

1. Provision should be made in the 2016/17 budget for two new bus shelters (£10,000).
2. That the Deputy Town Clerk investigate the possibility of advertising on bus shelters.

77. PARK AND RIDE – THAMES VALLEY PARK

Councillors noted the contents of an e-mail, circulated with the Agenda, giving details of an exhibition detailing the Park and Ride at Thames Valley Park taking place on Wednesday, 4th November and Thursday, 12th November.

78. STRATEGIC HOUSING MARKET ASSESSMENT

Councillors noted the contents of a Press Release from Wokingham Borough Council which had been circulated with the Agenda giving details of a strategic housing market assessment.

79. COMMUNITY LITTER PICK

It was noted that the Community Litter Pick will take place on the 19th and 20th March 2016.

80. TREE PRESERVATION ORDERS

80.1 TPO/248/1983 – Thames Valley Park

It was noted that the Borough Council had consented to work being carried out to Willow Trees covered by this Order.

80.2 TPO/1336/2010 – 10 Henley Wood Road

It was noted that the Borough Council had consented to works being carried out to Ash Trees covered by this Order.

80.3 TPO/1423/2012 – 102 Redhatch Drive

It was noted that the Borough Council had consented to works being carried out to an Oak Tree covered by this Order.

81. PUBLICATIONS

At the date of the meeting no publications had been received.

82. 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.
----------------	--------------------	---

83. PRESS RELEASES

It was

RESOLVED that the Litter Pick should receive special press attention.

84. TERMINATION OF MEETING

The meeting was declared closed by the Chairman at 8.35 pm.