

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, 6th October 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,

Apologies for absence were received from Councillors Mrs P Jorgensen, Mrs A Swaddle and B Wedge

57. MINUTES OF PREVIOUS MEETING

Two amendments were read out to the Minutes – the first in respect of the initial for Councillor Firmager’s given name and Councillor Firmager indicated that he had been dealing with Borough Council business, but had not been at a Borough Council meeting as shown in the Minutes.

The Minutes of the meeting of the Planning Committee held on the 8th September 2015, as amended, were confirmed as a true record and signed by the Chairman.

58. APPLICATIONS FOR PLANNING PERMISSION

58.1 Decision Notices Issued by the Local Planning Authority

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

58.2 Affected Neighbour Notifications

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

58.3 No Objection Notifications

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

152183	Single storey side extension with new front porch at 325 Wokingham Road
152199	Demolition of existing side extension and garage. Erection of new side and rear extension and conversion of attic space to bedroom and en suite at 9 Moor Copse Close
152205	Rear conservatory at 5 Strand Way
152213 & 152214	Listed Building Consent for proposals detailed under 152213 at Rushy Mead, Cutbush Lane
152233	Two storey side and rear extension and single storey side extension at 4 Marefield

152259	Change of roof from hip to gable. Conversion of loft space to habitable accommodation with dormer extension to the rear and erection of roof light at front at 13 Allendale Road
152299	Single storey side and rear extension to ground floor flat at 62 Maiden Place
152316	Single storey side and rear extension and part first floor side extension at 306 London Road
152317	Part conversion of existing garage to create habitable accommodation at 39 Delamere Road
152352	Single storey side extension and second storey rear extension to dwelling at 42 Milton Road
152362	Two storey rear and first floor side extension with proposed conversion of roof space to create habitable accommodation at 27 Andrews Road
152421	Two single storey rear extensions and part conversion of existing garage to habitable accommodation at 30 Luckmore Drive
152435	Two storey side extension, single storey rear extension and erection of rear facing dormer extension at 1b Salcombe Drive
152446	Two storey side, single storey rear extension and erection of a new front porch at 254 London Road
152456	Advertisement application for 3 internally illuminated fascia signs, 1 non-illuminated fascia sign and alteration to existing totem signage at The Square, Chalfont Way (Marks and Spencer)
152488	Single storey rear, side and front extensions to the existing dwelling at 106 Silverdale Road
152524	2 x fascia signs, 2 x projection adverts on store building at The Co-Op Store, 2 Church Road
152538	Two storey side extension with a proposed new front porch at 11 Burniston Close

58.4 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

150703	Single storey side and rear extensions with French doors and balcony to rear first floor at 7 Firmstone Close
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Councillors requested that, should the Planning Officer be mindful to approve this application, privacy screens are applied to the balcony to protect the privacy of nearby neighbouring properties.

152146 Single storey side/rear extension and demolition of existing garage and sun room at 30 Hilltop Road

If the Planning Officer is mindful to approve this application, Councillors requested that a condition is imposed to ensure that the proposed granny annexe cannot be occupied other than ancillary to the main dwelling.

152211 Application to remove Condition 8 of planning consent F/2014/1050 for the erection of a 4 bedroom detached dwelling following demolition of existing 3 bedroom dwelling. Condition 8 relates to the Code for Sustainable Homes at 8 Chelwood Road

Councillors noted that this application was for the removal of condition 8 of planning permission F/2014/1050 which required compliance with the Code for Sustainable Homes Level 4. This Code was supported by Policy CC04 of the Borough Council's MDDL P and, whilst the Code for Sustainable Homes has been discontinued by the Government it is understood that the requirement is that developments still met the water and energy targets of the Code for Sustainable Homes Level 4.

Councillors therefore felt that if the Planning Officer is mindful to consider this proposal a condition should be applied in place of the existing condition 8 to ensure that the new development will still meet the water and energy targets.

152242 Double storey side extension and single storey rear extension to dwelling at 16 Milton Road

In viewing this planning application, it was noted that the proposed two storey side extension would come up to the boundary and there would, therefore, be no 1 metre gap. For this reason it was requested that the application should be refused.

152285 Two storey side extension, plus single storey front and rear extension with two rear dormer windows to the roof to create habitable accommodation at 240 London Road

Councillors were opposed to this application. It was considered that the scale and size of the extensions proposed represented an overdevelopment, and, in view of the fact that this is a semi-detached property, would create a development which was unbalanced and of detriment to the street scene.

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

152307 Variation of condition 2 of consent EXT/2010/2224 to allow changes to approved plans to allow the drawing 4014/VC1 to be included which allows for additional dormer at 251 Wokingham Road

Whilst Councillors had no objection to this application it was requested that the new dormer window should be obscure glazed and non-opening to protect the privacy of neighbouring properties.

152376 Erection of 1.8m fence at front, rear and side at 43 Colmworth Close

Councillors considered that, if this application was allowed to proceed, the proposed 1.8 metre fence, which would run directly at the kerb line, would be overbearing and of significant

detriment to the street scene. Furthermore, it would create a precedent on an estate which is largely open plan and would, therefore, represent a significant deviation from the original design concept for this area.

152379 Conversion of existing garage into habitable accommodation and enclosure of existing front porch at 27 Adwell Drive

From the plans submitted in support of this application, it appeared that the area designated for the parking of vehicles was not large enough to ensure that the Borough Council's minimum parking standards were applied.

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

152406 Single storey side and rear extension following demolition of conservatory, single storey front porch extension and rear dormer extension to roof to create habitable space. Conversion of garage to create habitable space at 19 Pavenham Close

Councillors considered that this proposal represented an overdevelopment of the site and would be unneighbourly. There was also significant concern about the design of the rear dormer and the fact that, should this proposal be allowed to proceed, the back to back distance between this property and its neighbours would fall below the guidelines given in the Borough Council's Design Guide.

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

152429 Single storey rear extension and second storey side extension at 20 Chittering Close

Councillors had no objection to this application but did request that a condition is imposed ensuring that no additional doors could be created in the front or side elevations.

152441 Single storey rear extension following demolition of existing conservatory at 55 Hawkedon Way

Councillors were concerned that if this application was allowed to proceed the remaining outdoor amenity space would fall well below the Borough Council's Planning Guidelines, and, for this reason, it was requested that the application should be refused.

152561 Two storey rear extension to dwelling, following demolition of existing conservatory at 18 Paddick Drive

Councillors were concerned that if this application was allowed to proceed the remaining outdoor amenity space would fall well below the Borough Council's Planning Guidelines, and, for this reason, it was requested that the application should be refused.

58.5 Permitted Development Rights

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

58.6 Planning Applications withdrawn

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

VAR/2014/0689	Application to vary conditions 2 & 25 and remove condition 14 of planning consent F/2013/1129 for the erection of 5no detached houses and demolition of 48 Sutcliffe Avenue; condition 2 to allow new plan to reflect new front and rear elevations to plots 1 and 5 and condition 25 to allow bathroom windows on front elevation to plots 1 and 5 to be changed to side hung with restrictive hinge. Removal of condition 14 no gates or barriers shall be erected on shared vehicular access at 48 Sutcliffe Avenue
152258	Certificate of Lawfulness for proposed rear extension to dwelling at 52 Wimblington Drive

59. APPEALS

59.1 Appeal Decision – F/2014/2530

It was noted that this Appeal, which was in respect of the Borough Council's issuing of an Enforcement Notice in respect of the unauthorised construction of a single storey rear extension had been dismissed.

60. M4 – SMART MOTORWAY

60.1 Examination Timetable and Procedure

Councillors noted details of the Examination Timetable and Procedure in respect of the application by Highways England for an Order granting development consent for the proposed M4 junction 3-12 smart motorway, which had been circulated with main Agenda.

60.2 Meeting of the Plans Working Party

Councillors were reminded that Minute 53 of the meeting of the Town Council held on the 8th September had requested that a meeting of the Plans Working Party should be convened to consider the Statement of Common Ground in respect of the proposed M4 smart motorway.

A report of the meeting of the Working Party, which had met on the 29th September, had been circulated to Councillors under separate cover. That report contained a number of requests for further information, which had subsequently been received and which were circulated with the Supplementary Agenda. In considering the responses received from Highways England to the Town Council's responses the following further comments were made

In respect of paragraph 3.6 of the Statement of Common Ground Councillors remained unconvinced that an adequate safety analysis had been undertaken. Regarding the air quality analysis detailed at paragraph 3.27, Councillors considered that a planning condition should be imposed requiring that an ongoing air quality monitoring scheme should be submitted and approved as part of any formal planning approval.

Paragraph 3.4 related to the proposed treatment of existing noise barriers and despite the assurances given by Highways England in its response, Councillors remained of the view that any existing sound barriers which were to be replaced should be replaced with barriers of a design to meet the current legislation.

Paragraph 3.34 of the Statement of Common Ground made reference to the Development Control Order requirements and, in particular, Schedule 2.

A Member present expressed the view that some of the conditions contained in Schedule 2 were not precise and therefore not enforceable, and particularly conditions 3, 4 and 15 and requested a definition of what works were covered by these conditions.

After further discussion it was

RESOLVED that

1. The report of the Plans Working Party meeting held on the 29th September, as appended be adopted
2. That Highways England be advised that the Town Council agrees with the Statement of Common Ground with the exception of the items detailed in the pre-amble to this Resolution.

61. CIVIL PARKING ENFORCEMENT

Councillors noted details of a press release issued by Wokingham Borough Council, and which had been circulated with the Agenda, which advised that Wokingham Borough Council's Executive would be considering whether to start the application process for the Borough Council to apply for Civil Parking Enforcement powers.

62. MELDRETH WAY CYCLEWAY UPGRADE

Councillors were advised that a communication had been received from Wokingham Borough Council advising of planned highway improvements which were scheduled to take place on Meldreth Way from Cutbush Lane roundabout to Lower Earley Way roundabout. Councillors further noted that the scheme would consist mainly of improvements to the existing pedestrian and cycle routes along Meldreth Way so that they tied into the new cycleway on Lower Earley Way. The works were scheduled to take place from Thursday 15th October and last for approximately 35 working days.

63. ROADSIDE SEAT – LONDON ROAD

Councillors were reminded of the discussions recorded at Minute 50, which had requested that a number of households in London Road were consulted about the Town Council's discussions regarding the possible removal of the roadside seat on London Road near to the junction with Chiltern Crescent.

The Deputy Town Clerk advised that 3 communications had been received by the deadline all of which indicated support for the removal of the seat. A further communication had been received after the deadline which had expressed a neutral view on the proposal.

In view of the reported level of disturbance to local residents as a result of groups of people gathering at the seat, and in view of the fact that there had been no objection to the suggestion that the seat be removed, it was

RESOLVED that the roadside seat on London Road near to the junction with Chiltern Crescent be removed.

64. TOWN MAPS

Councillors were advised that the preparation of the art work for the new Town Maps was now in its final stages and it was hoped that the order for the production of the 4 new Town Maps would take place within the next 7 days.

65. VALLEY WALK FOOTPATH

Councillors were advised that a request had been received from Loddon Valley Ramblers that the area known as Valley Walk, which was the footpath which ran adjacent to the Sibly Hall site and through to Chalfont Way should be designated as a Public Right of Way.

RESOLVED that the press and public be excluded from the meeting during discussion of a confidential report from the Deputy Town Clerk.

66. TREE PRESERVATION ORDER – 1459/2015 – HIGHWAY VERGE OUTSIDE 99 MILL LANE

It was noted that the Borough Council had consented to the selected pruning of an Oak Tree covered by this Order.

67. PUBLICATIONS

At the date of compilation of the Agenda, no publications had been received.

68. 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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69. PRESS RELEASES

No press releases were requested.

70. TERMINATION OF MEETING

The meeting was declared closed by the Chairman at 9.05 pm.