

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, 5th January 2016 which commenced at 7.30 pm

Present

Chairman – Councillor A Bradley (Chairman)

Councillors M Ahmed, J Armstrong, Mrs M de Jong, M Firmager, R Houlbrooke, W Luck, Mrs A Swaddle, B Wedge

Apologies for absence were received from Councillor Mrs P Jorgensen (WBC Meeting) and Councillor J Russell (Family Commitment)

95. MINUTES OF PREVIOUS MEETING

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

96. APPLICATIONS FOR PLANNING PERMISSION

96.1 Decision Notices Issued by the Local Planning Authority

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

96.2 Affected Neighbour Notifications

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

96.3 No Objection Notifications

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

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| 153051 | Single storey side and rear extensions to dwelling, part conversion of existing garage to habitable accommodation, demolition of existing conservatory and part demolition of existing ground floor rear extension at 6 Luckmore Drive |
| 153116 | Two storey rear extension, single and first floor side extension to existing dwelling plus conversion of garage to create habitable space and loft conversion of existing dwelling at 54 Church Road |
| 153144 | First floor side extension at 8 Loxwood |
| 153148 | Single storey rear extension at 390 London Road |
| 153161 | New front porch, increase width of garage door to enable vehicular access and conversion of loft space to create habitable accommodation at 77 Meadow Road |

153194	Single storey rear extension at 403 Wokingham Road
153249	Single storey rear extension at 24 Kerris Way
153260	Proposed erection of single storey rear extension following demolition of existing conservatory and side extension at 67 Mill Lane
153335	Single storey rear extension to form conservatory at 17 Henley Wood Road
153364	Two storey rear extension at 15 Turmeric Close
153421	Two storey side extension at 19 Adwell Drive
153496	Conversion of existing garage to habitable accommodation at 1 Fordham Way

96.4 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

152837	Revised Application – Single storey side and rear extension to dwelling at 72 Chiltern Crescent
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Although this was a single storey development Councillors expressed concern with the height of the ceiling in some areas.

Councillors requested that this application be refused but if Planning Officers were mindful to approve, requested that the building materials used match those of the surrounding area

153004	Single storey extension to form a conservatory at 13 Allendale Road
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Councillors were concerned about this proposal.

If the planning officer is mindful to approve this application, Councillors requested that a condition is imposed to ensure that the proposed development cannot be occupied as a separate dwelling.

153185	Single storey detached outbuilding in garden to form home office at 93 Silverdale Road
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If the Planning Officer is mindful to approve this application, Councillors requested that a condition is imposed to ensure that the proposed development cannot be occupied as a separate dwelling.

Councillors were concerned with the height of the proposed building and asked that an Enforcement Officer investigate the application with regard to Permitted Development Rights

153192	Two storey rear extension plus conversion of garage to create habitable accommodation at 18 Jay Close
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Councillors considered this application represented overdevelopment and it was noted that the proposed development would extend to the boundary and would not provide the required 1 metre gap.

Councillors were also concerned about the lack of adequate on-site parking and for this reason, requested that the application be refused.

153205 Proposed new dwelling at the rear of garden off existing property at 40 Church Road

Councillors considered the application represented overdevelopment of residential garden space, constituted tandem development discouraged by Policy TB06 and would be an incongruous feature within the street scene. Furthermore, the new property would be out of keeping with existing dwellings on High Tree Drive.

For these reasons Councillors strongly recommended the application be refused

153231 Two storey side extension and alterations to existing 4 bedroom detached house to create pair of 4 bedroom semi-detached dwellings at 40 Skelmerdale Way

Councillors were concerned by this proposal and considered that it was cramped, constituted overdevelopment and would provide substandard accommodation. Concern was also expressed that no survey findings were available and the description of the development was incorrect.

Councillors recommended the application was refused and further requested that it be listed by Wokingham Borough Ward Councillors.

153239 Two storey side extension, ground floor rear extension, conversion of existing loft to habitable accommodation. Demolition of existing garage and conservatory at 19 Byron Road

Councillors considered this application represented overdevelopment, extended to the property boundary and would not provide the requisite 1 metre gap. Councillors were also concerned about the lack of adequate on-site parking and for this reason requested that the application be refused.

153250 First floor side extension, conversion of existing garage to habitable accommodation, single storey rear extension to garage, single storey front extension to create front porch and erection of front land rear dormer extensions at 522 Wokingham Road

In viewing this proposal Councillors noted the size of the development would fail to appear subservient to the main dwelling and would unbalance the duality of the pair of chalet bungalows causing significant detriment to the character of the surrounding area.

It was therefore requested the application was refused.

153318 Part single, part two storey side extension, two storey rear extension and demolition of existing garage at 17 Hartsbourne Road

Councillors had no objection to this planning application but requested that it be conditional on the provision of adequate parking.

153329 Single storey side and rear extension following demolition of existing garage at 16 Hilltop Road

Councillors had no objection to this planning application but requested that it be conditional on the provision of adequate parking.

153400 Two storey side extension and single storey side extension following demolition of existing garage at 11 Sutcliffe Avenue

Councillors expressed concern that this application did not provide an accurate reflection of the area. Members felt this proposal represented a loss of amenity space and it was considered that the development was unneighbourly. For these reasons it was recommended the application was refused.

153426 Part single storey, part two storey rear extension, second floor side extension, conversion of garage to habitable accommodation and single storey front extension at 3 Salcombe Drive

Councillors had no objection to this planning application but requested that it be conditional on the provision of adequate parking.

153428 Single storey rear extension with 3no velux windows, part garage conversion, installation of sun tube and roof light to existing low level roofs at 5 Hartsbourne Road

Councillors considered that this development represented inappropriate and overbearing design and was incongruous to the street scene. Further concern was expressed regarding the lack of appropriate parking.

For these reasons Councillors requested that the application should be refused.

153492 Single storey detached outbuilding (games room/store/w.c.)
Retrospective at 79 Mill Lane

Councillors were concerned about this application and felt that it should be refused.

However, if the Planning Officer is mindful to approve this application, Councillors requested that a condition is imposed to ensure that the proposed development cannot be occupied as a separate dwelling.

96.5 Permitted Development Rights

It was noted that the Borough Council had received the following applications for prior approval of single storey rear extensions as follows

153066 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 6m for which the maximum height would be 3.4m and the height of the eaves 2.5m at 699 London Road

153410 Application for 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 3.8m and the height of the eaves 2.5m at 1 Fordham Way

153453

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 3.3 metres for which the maximum height would be 3.7 metres and the height of the eaves 3.0 metres at 57 Mays Close

97. APPEALS

97.1 New Appeals

97.1.1 Appeal Under Section 78 – 429 Wokingham Road - 150013

Councillors noted that an Appeal had been submitted to the Secretary of State against the decision of Wokingham Borough Council's failure to give notice of its decision within the appropriate period and that the Appeal will be determined on the basis of written representations.

Councillors made no further comments on their previous representation.

97.2 Appeal Decisions

97.2.1 APP/X0360/C/15/3004256 & 3004257 – 24 Huntingdon Close

Councillors noted that this appeal in respect of an enforcement notice issued by Wokingham Borough Council which highlighted a breach of planning control by erection of a fence and material change of use of amenity land to garden, had been dismissed and that the enforcement notice had been upheld.

98. DEVELOPMENT MANAGEMENT STREAMLINING OF PROCESSES AND PRACTICES

Members considered the correspondence received from the Borough Council advising that following a review they will no longer be providing paper and hard copies for the planning application process starting January 2016. The Deputy Town Clerk advised that the Town Council had opted to receive paper copies of plans until the end of February 2016 but that these would be chargeable from March 2016.

Whilst Councillors were in agreement with the approach taken by the Borough Council, there were questions regarding the timely uploading of plans and also an appreciation that the work processes within the Town Council would need to change.

Councillors were reminded that the Town Council currently offer the facility for local residents to visit the Council Offices to view planning applications and this would prove difficult moving forward. It was

RESOLVED that

the Deputy Town Clerk undertake investigation work to examine the options and costs involved with setting up alternative provision for residents and staff and report to the next meeting.

99. ESTIMATES

The Draft Estimates of Income and Expenditure for 2016/17 and the Revised Estimates for 2015/16 has been circulated with the Agenda for Councillors' consideration. Councillors were reminded that following any recommendations made by the Committee, the Draft Budget would be forwarded to the Policy & Resources Committee for comment to assist in the preparation of the Precept Working Papers. It was

RESOLVED that

1. The Revised Estimates for 2015/16 be approved.
2. The Draft Estimates for 2016/17 be approved
3. The Policy & Resources Committee be recommended to approve Revised Estimates to 2014/15 and the Draft Estimates for 2015/16.

100. TREE PRESERVATION ORDER

100.1 TPO 1509/2015 – WBC Land between Cutbush Lane and 20 Chittering Close, Earley

Councillors noted that the above Order had been made in respect of two Oak trees and one Ash tree on the land detailed above..

101. PUBLICATIONS

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

102. 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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103. PRESS RELEASES

No Press Releases were requested.

104. ADDITIONAL ITEM – THE MAIDEN OVER

Councillors noted that Planning Application No. 152661 concerning proposed change of use from public house (Use Class A4) to retail (Use Class A1) was due for discussion at the Borough Council Planning Committee Meeting on Wednesday 6th January 2016. It was

RESOLVED that

Councillor D Chopping be requested to attend the Borough Council Planning Committee Meeting on Wednesday 6th January 2016 regarding Planning Application No. 152661, The Maiden Over, Silverdale Road.

105. TERMINATION OF MEETING

The meeting was declared closed by the Chairman at 9.01 pm.