

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, 8th December 2015 which commenced at 7.30 pm

Present

Chairman – Councillor A Bradley (Chairman)

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

Apologies for absence were received from Councillor M Ahmed and Mrs A Swaddle

85. MINUTES OF PREVIOUS MEETING

The Minutes of the meeting of the Planning Committee held on the 3rd November 2015 were confirmed as a true record and signed by the Chairman.

86. APPLICATIONS FOR PLANNING PERMISSION

86.1 Decision Notices Issued by the Local Planning Authority

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

86.2 Affected Neighbour Notifications

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

86.3 No Objection Notifications

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

- | | |
|--------|--|
| 152205 | Revised/additional plans – revised position for siting of single storey rear conservatory extension. Proposed elevations, floor and block plans received 2/11/15 (original application was for single storey extension to form a conservatory) at 5 Strand Way |
| 152284 | Retention of concreted drive and the proposed installation of 2 Aco drains at 260 Silverdale Road |
| 152763 | Replacement of 1no internally illuminated fascia sign, 2no internally illuminated direction/identification signs and 2no new internally illuminated building signs on north and east elevations at Thompson House, 42 Thames Valley Park Drive |
| 152768 | Demolition of existing rear extension and garage, part single storey/part two storey rear and side extension and single storey extension to form front porch at 6 Radstock Lane |

152789	Single storey rear extension and conversion of garage into habitable accommodation at 1 Litlington Close
152872	Single storey side extension to replace and extend existing with ramped access to dwelling at 35 The Drive
152948	Garage conversion to create habitable accommodation and insertion of front window at 45 Kensington Close
152981	Single storey rear extension with flat roof at 50 Langdale Gardens
153000	Two storey rear extension at 11 Thanington Way
153001	Garage conversion to create habitable accommodation, roof upgrade to existing conservatory at 6 Whitestone Close
153009	Single storey rear extension at 43 Conygree Close
153052	Proposed change of use to taxi control centre at Unit 4, Cutbush Court, Danehill
153071	Single storey rear extension – sun lounge at 4 Betchworth Avenue
153115	Demolition of existing rear extension and erection of single storey rear extension at 47 Repton Road
153126	Erection of 1.65m wood panel fence at 4 Elford Close
153137	Single storey front extension forming new porch and cloakroom at 25 Flamborough Close
153140	Single storey side extension at 41 Sibley Park Road
153213	Single storey rear extension at 7 Sharphrope Close
153277	Part single, part two storey side extension, side dormer extension, two storey front extension and conversion of garage to habitable accommodation and open porch at 111 Beech Lane

86.4 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

150329	Erection of a detached garage and store at 56 Hilltop Road
--------	--

Due to its height and proximity to the boundary it was felt that the extension would have an unacceptable impact on the gardens of the neighbouring properties. Furthermore, from the plans it appeared that there would be no vehicular access although the plans indicated that the proposed new development was to be used as a garage.

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

If the Planning Officer is mindful to approve this application it is requested that a condition is imposed to limit its use to that indicated on the plans.

152781 Erection of a second storey front dormer extension to dwelling at 47 Ratby Close

Members understood that Councillor Firmager had spoken to the Planning Officer about the concerns of a neighbour at 19 Measham about the potential for the dormer to overlook his rear garden. It was further understood that there was an agreement that there will be no windows in the front elevation and on this basis Councillors would have no objection to the application.

If this information is correct a condition that no windows are installed in the front elevation in the future would be requested. If, however, this information is incorrect it is requested that the application be refused.

152837 Single storey side and rear extension at 72 Chiltern Crescent

Although this was only a single storey development, Councillors felt because of its size the development would have a detrimental effect on neighbouring properties. Concern was also expressed about the design and in particular the parapet wall.

If the Planning Officer is mindful to approve this application it is requested that a condition be imposed that this should not be used as a separate dwelling.

Councillors pointed out that the address of the property and the address on the plan was not consistent.

152924 Double storey side and rear extension, single storey rear extension, demolition of conservatory, erection of outbuilding at 14 Redhatch Drive

In viewing these plans Councillors did not have any objections to the proposed extension to the existing building.

However, there was concern about the proposed new outbuilding. Due to its size, close proximity to the boundary and the number of windows, it was considered that this development was overbearing and unneighbourly.

For these reasons it is requested that the application is refused but if the Planning Officer is mindful to approve the application it is requested that a condition be imposed that the building is not used for habitable accommodation.

152977 Loft dormer extension to dwelling to create habitable accommodation at 137 Silverdale Road

In viewing this site it was noted that the development, which is the subject of this application, appeared to have been completed.

In viewing this proposal Councillors considered that it was unneighbourly, of poor design, of detriment to the street scene, out of character and therefore contrary to the Borough Council's Design Guide.

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

153008 Erection of two-bedroom attached dwelling at Land adjacent to 11 Sutcliffe Avenue

Councillors were concerned about this proposal and considered that it was cramped and had an overbearing appearance. Councillors were also concerned about the amount of on-site parking which was deemed to be insufficient and which may result in parking on the road. Since the application site is on a bend this could lead to highway safety implications.

Concern was also expressed about the lack of amenity space for the new dwelling and the small amount of garden which would be left should the application be allowed to proceed.

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

153100	Erection of two storey side/rear and single storey rear extension with Juliet balcony. Conversion of roof space to habitable accommodation with rear dormer extension at 93 Silverdale Road
--------	---

Due to the layout of the site, should this proposal be allowed to proceed, there would be no 1 metre gap to the boundary. For this reason it is requested that the application is refused.

However, if the Planning Officer is mindful to approve the application it is requested that a condition be imposed that the Juliet balcony is not extended to a full balcony in the future.

86.5 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
153118	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 3.40m and the height of the eaves 2.60m at 77 Rosedale Crescent
153225	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 3.5m for which the maximum height would be 3.5m and the height of the eaves 3.3m at 55 Mays Close
153287	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 4.254m for which the maximum height would be 3.500m and the height of the eaves 2.500m at 12 Blackthorn Close

87. APPEALS

87.1 Appeal Decision – F/2015/1080 – 411 – 413 Wokingham Road

It was noted that this Appeal, which was in respect of a proposed construction of 4 x four bedroom detached houses with access and parking, has been dismissed.

87.2 Appeal Decision – F/2014/0859 – No. 34 and land to the rear of Nos. 36-50 Pitts Lane

It was noted that this Appeal, which was in respect the proposed erection of an Elderly Care Facility (Use Class C2) comprising 32 elderly nursing bedrooms, 25 dementia nursing bedrooms and 10 extra care units, creation of a public footpath to Bulmershe Park, creation of associated access, car parking, landscaping, tree planting and site infrastructure, has been dismissed.

88. LOCAL PLAN UPDATE SUSTAINABILITY APPRAISAL SCOPING REPORT

Councillors considered the draft Scoping Report issued by the Borough Council to inform the Sustainability Appraisal (incorporating a Strategic Environmental Assessment) of the Local Plan Update and it was

RESOLVED that Councillors had no comments

89. DIVERSION OF PUBLIC RIGHT OF WAY, UoR URS BUILDING

Councillors were asked to consider the information contained in an email circulated prior to the meeting detailing the diversion of a Public Right of Way at the University of Reading URS Building. A choice of three alternative routes was offered. It was

RESOLVED that the Deputy Town Clerk respond to the online survey confirming Option 1

90. ADJOINING PARISH CONSULTATIONS

Councillors noted the details of an application to erect 1no temporary refrigerated container at 406-412 London Road, Woodley.

91. PUBLICATIONS

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

92. 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.
---------------	--------------------	---

93. PRESS RELEASES

No Press Releases were requested.

94. TERMINATION OF MEETING

The meeting was declared closed by the Chairman at 8.50 pm.