

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, 9th February 2016 which commenced at 7.30 pm

Present

Chairman – Councillor A Bradley (Chairman)

Councillors J Armstrong, Mrs M de Jong, Mrs P Jorgensen, W Luck, J Russell, Mrs A Swaddle (from 7.35pm), B Wedge

Apologies for absence were received from Councillor M Firmager and Councillor R Houlbrooke (Family Commitment)

106. MINUTES OF PREVIOUS MEETING

The Minutes of the meeting of the Planning Committee held on the 5th January 2016 were confirmed as a true record and signed by the Chairman.

107. APPLICATIONS FOR PLANNING PERMISSION

107.1 Decision Notices Issued by the Local Planning Authority

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

107.2 Affected Neighbour Notifications

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

107.3 No Objection Notifications

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

153204	Conversion of garage to habitable accommodation and insertion of front bay window. Single storey front extension to create porch at 9 Wheelton Close
153365	Demolition of existing single storey side converted garage and erection of two storey side extension and single storey rear extension (Retrospective) at 438 Wokingham Road
153419	Erection of single storey rear extension and demolition of the exiting conservatory at 16 Pavenham Close
160003	Householder application for the proposed erection of a single storey rear extension to dwelling at 14 Raggleswood Close
160004	Erection of a two storey side/rear extension to dwelling at 213 Church Road

160010	Single storey side extension to dwelling plus internal alterations and landscaping at 51 Elm Road
160051	Part two storey and part single storey side/rear extension replacing existing conservatory at 5 Fennel Close
160077	Single storey rear extension and garage conversion at 36 Squirrels Way
160081	Single storey side extension to form a new garage and utility room following demolition of existing garage at 6 Salcombe Drive
160082	Two storey side extension and single storey side and rear extension at 3 Stilton Close (amendment to Planning Ref: 152053)
160092	Proposed erection of a part single storey part two storey side extension and a single storey rear extension at 12 Erleigh Court Drive
160101	Proposed erection of single storey rear extension to dwelling and alterations to garage roof at 24 Beech Lane
160116	Proposed erection of a detached garage and garden store plus creating new vehicular access to Mays Lane at 18 Mays Lane
160145	Erection of single storey front extension and extension to first floor bedroom at 27 Beauchief Close
160173	Single storey side/rear extension to dwelling at 1 Paprika Close
160189	Single storey rear extension with roof lights following demolition of existing conservatory at 9 Lutton Close
160199	Proposed part conversion of existing garage and first floor side extension at 2 Sibson
160205	Part single storey/part two storey front/side extension to include garage, single storey rear and first floor side extension to rear of property at Fircot, Elm Lane

107.4 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

153224	Erection of single storey side extension following demolition of existing storage at 26 Marefield
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Councillors had no objection to this proposal but requested that a condition should be imposed to ensure that the adjacent laurel hedge was not removed.

153257	Full planning application for the erection of a single storey two bedroom dwelling at 12 Pitts Lane
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In viewing this proposal, Councillors considered this tandem development, which was out of character with the local area, would cause adverse impact on immediate neighbours and for this reason suggested it was refused.

153373 First floor front extension and installation of side roof light at 52 Eastcourt Avenue

Councillors expressed concern with the unbalanced design of this development. Concern was also expressed about the lack of on-site parking available, which may lead to parking in the road which was deemed to be unacceptable.

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

153403 Single storey side/rear extension at 7 Kingsdown Close

Councillors were concerned with this development with regard to its proximity to the boundary and the potential for terracing. They considered there was potential harm to the character and appearance of the host dwelling and surrounding area. Councillors considered there was a lack of off-street parking. These plans were similar to a previous application but Councillors remain of the view that this application should be refused.

153411 Erection of a garden shed to rear of the garden (retrospective) at 53 Mill Lane

Councillors requested that a condition be imposed ensuring that this development not be used as a separate dwelling. Councillors requested an additional condition be applied requiring the external appearance of the building to be in-keeping with the street scene. They further identified that the plans provided were incorrect

153439 Proposed erection of a two storey side extension, first floor rear dormer extension and a single storey rear extension at 10 Ashley Close

Councillors considered the proposed development which was deemed to show insufficient back-to-back distance to maintain privacy and that there would be insufficient parking available. For these reasons it was recommended that the application be refused.

153455 Part conversion of existing garage to additional habitable accommodation at 2 Goldthorpe Gardens

Councillors expressed concern that should this development go ahead there would be insufficient parking available and for this reason requested the application be refused.

153456 Proposed double storey front and side extension to dwelling plus new proposed garage extension at 11 Yoreham Close

Members understood that Councillor Bradley had spoken to a neighbour at 2 Kitwood Drive with regard to their concerns regarding the size of the development and its proximity to adjacent properties. Councillors requested that conditions be imposed to ensure that the window in the wet room be obscure glazed and unable to be opened, and also that the proposed development not be occupied as a separate dwelling.

153497 Insertion of two windows in existing rear dormers and three roof lights to side and front elevation at 4 Uffcot Close

Councillors considered the insertion of windows at roof level detrimental and cause loss of privacy for adjacent properties and for that reason requested that the application be refused.

153500 New detached dwelling within rear garden at 17 Erleigh Court Drive

Councillors considered the application represented overdevelopment of residential garden space leaving inadequate amenity space for the size of dwelling. Concerns were expressed with regard to the loss of privacy to gardens to the back of this development. Councillors highlighted the lack of adequate parking and for this reason requested that the application be refused

160107 Demolition of existing garage and erection of two storey side extension/a part single/part two storey rear extension and installation of roof lights. Erection of front bay windows. Erection of garden storage building in the rear garden at 19 Henley Wood Road

Councillors considered this proposal constituted overdevelopment and that there was a risk of terracing and that the design was out of character with surrounding properties. If Wokingham Borough Council are minded to approve this development Councillors requested that the garden storage building be subject to a Class E General Permitted Development Order.

160156 Demolition of existing garage and replace with single storey side extension with two roof lights ,plus single storey front extension to form porch and new wall below existing bay window at 6 Mace Close

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

160165 Proposed erection of a single storey rear/side extension, and first floor extension to include two rear dormers at 9 Durand Road

Councillors were concerned by this proposal and considered that it was cramped, constituted overdevelopment and lacked adequate parking provision. There were further concerns that the first floor windows in the development would overlook No. 2 Robinson Court. Councillors therefore requested that this application be refused.

160177 Proposed two storey side/rear extension with roof lights to include garage conversion and demolition of existing rear conservatory, single storey front extension to form porch. Loft conversion to create habitable accommodation with roof lights at 79 Mill Lane

In viewing this proposal, Councillors considered that the third floor dormer was an overbearing feature which was out of proportion to the rest of the development and would compromise privacy of neighbouring properties. They therefore suggested refusing the application.

160215 Proposed application for proposed single storey rear extension and first floor side extension over existing garage at 15 Wychwood Crescent

Councillors had no objection to this proposal but did request that a condition should be imposed to ensure that the garage could not be used as residential accommodation.

160216 Proposed erection of single storey rear extension, first floor front side extension to dwelling at 20 Chatteris Way

This proposal was deemed to be an overdevelopment of the site and inadequate amenity space remained contravening the Borough Design Guide and requested that it be refused. However, if the Planning Officer is minded to approve this application, Councillors requested that a condition be imposed to ensure that the store area not be used as habitable accommodation.

107.5 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

1553410 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 3.8m and the height of the eaves 2.5m at 1 Fordham Way

108. APPEALS

108.1 Appeal Under Section 78 – 14 Porter Close - 150152

Councillors noted that an Appeal had been lodged against the Borough Council's refusal to allow planning permission for the proposed erection of a three-bedroomed detached house following demolition of the existing double garage. It was noted that the Appeal would be heard by means of an exchange of written statements.

Councillors made no further comments on their previous representation.

109. TERMS OF REFERENCE FOR JOINT WORKING OVER THE MANAGEMENT OF THE WOKINGHAM COMMUNITY INFRASTRUCTURE LEVY

Owing to the paperwork being unavailable prior to the meeting it was

RECOMMENDED that

1. This item be listed on the next Planning Committee Agenda on 15th March 2016.
2. An extension to the deadline for return of the completed document to Wokingham Borough Council be requested to allow ratification at the Council Meeting on 6th April 2016.

110. INVITATION TO SHINFIELD PARISH COUNCIL

Councillors considered the informal invitation to a 'Southern Parishes Networking Forum' informal networking event on Thursday, 3rd March 2016 to meet on a semi-social basis to discuss areas of mutual interest and exchange ideas. It was

RESOLVED that

The Deputy Town Clerk respond to the invitation to confirm a selection of Councillors would like to attend.

111. PAPERLESS PLANNING APPLICATIONS

Together with a number of Councillors, the Deputy Town Clerk attended a workshop session held by Wokingham Borough Council and provided a verbal report in response to the proposal that the Planning Application process become paperless. Some Towns and Parishes are experiencing considerable difficulties with the proposal due to the short consultation period and effect on budgets and following feedback the Borough have agreed to continue to provide free copies of paper plans until 1st May 2016 to allow further time for Towns and Parishes to investigate alternative methods of working. It was

RESOLVED that

Following further investigation the Deputy Town Clerk would provide a written report.

112. SOL JOEL PARKING

Following the Policy & Resources Committee Meeting held on Wednesday 27th January 2016, Councillors discussed the possibility of charging for use of new parking area at Sol Joel Park and it was

RESOLVED that

Sol Joel Parking be added to the Planning Agenda as a standing item.

113. TREE PRESERVATION ORDER

113.1 TPO 623/1993 – The George Public House, 179 Wokingham Road

It was noted that the Borough Council had refused consent for works to be carried out to Weeping Willow (T1) and consented to works to be carried out to Weeping Willow (T2) on the land detailed above.

113.2 TPO 1109/2006 – 53 Loxwood, Earley

It was noted that the Borough Council had consented to replacement of the Oak on the land detailed above.

113.3 TPO 197/1980 – Maelstrom, 21 Conygree Close

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

113.4 TPO 748/1995 – 22 Stockbury Close

It was noted that the Borough Council had refused consent to fell the Field Maple covered by this order but consented to a 25% reduction of the canopy volume on the land detailed above.

114. PUBLICATIONS

It was noted that the following publications had been received and were available for perusal in the Council Offices.

Wokingham Borough Council:

Agenda for meeting of the Planning Committee held on 3rd February 2016.

Press Release - First Stage of Journey to Well-Planned Development Taken with Call for Potential Development Sites.

Bracknell Forest Council:

Methodology Consultation on Bracknell Forest & Wokingham Green Belt Joint Review.

Reading Borough Council:

Consultation on the Issues & Options to be included within the Reading Borough Local Plan.

115. 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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116. PRESS RELEASES

No Press Releases were requested.

117. LOCAL PLAN UPDATE – ENGAGEMENT WITH TOWN AND PARISH COUNCILS

Councillors noted that presentations covering the Wokingham SDL approach to development and an introduction to the Local Plan updated Local Plan Update meeting were to be held on Thursday 10th March at The Oakwood Centre and it was

RESOLVED that

Councillors A Bradley, W Luck and B Wedge attend the meeting.

118. ADDITIONAL ITEM – LAND AT HATCH FARM DAIRIES

Councillors were advised that revised/additional details relating to the Reserved Matters Planning Application No. 152359 Land at Hatch Farm Dairies, Including 42 and 44 King Street Lane concerning the appearance, landscaping, layout and scale were available and any comments should be received by Wokingham Borough Council by 18th February 2016. It was

RESOLVED that

The following comment be made on behalf of Earley Town Council:

Whilst not related to the Reserved Matters revised Planning Application for Land at Hatch Farm, Councillors were still of the opinion that difficulties could arise with general traffic volume in the area. They questioned how the design of the junction at Hatch Farm Dairies/Lower Earley Way will deal with the level of traffic anticipated and how this will impact on the Mill Lane roundabout, the peripheral road and the showcase roundabout. Also, how would this junction and local area be impacted when the M4 was shut.

119. TERMINATION OF MEETING

The meeting was declared closed by the Chairman at 9.37 pm.