

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 15th March 2016 which commenced at 7.30 pm

Present

Chairman – Councillor A Bradley (Chairman)

Councillors M Ahmed (from 7.46pm), J Armstrong, Mrs M de Jong, R A Houlbrook, Mrs P Jorgensen, J Russell, Mrs A Swaddle, B Wedge

Apologies for absence were received from Councillor M Firmager (WBC Meeting) and Councillor W Luck (WBC Meeting)

120. MINUTES OF PREVIOUS MEETING

The Minutes of the meeting of the Planning Committee held on the 9th February 2016 were confirmed as a true record and signed by the Chairman.

121. APPLICATIONS FOR PLANNING PERMISSION

121.1 Decision Notices Issued by the Local Planning Authority

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

121.2 Affected Neighbour Notifications

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

121.3 No Objection Notifications

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

152213	Revised plan to show an increase in pitch roof of garage with removal of front and rear dormers, replacement with conservation style roof lights at Rushy Mead, Cutbush Lane
153423	Proposed erection of a part single storey, part first floor side extension at 17 Firmstone Close
160187	Proposed conversion of garage to habitable accommodation at 9 Stilton Close
160255	Proposed erection of single storey side and rear orangery at 47 Wilderness Road
160278	Proposed demolition of existing single storey rear extension and erection of new single storey rear extension to dwelling at 31 Ramsbury Drive

- 160329 Proposed single storey rear extension and conversion of garage to habitable accommodation at 6 Jay Close
- 160338 Proposed single storey rear extension to relocate kitchen and a disability bathroom at 125 Paddick Drive
- 160347 Application for single storey front extension, part double/part single storey side extension, first floor rear extension plus garage conversion to create habitable accommodation at 97 Paddick Drive
- 160350 Proposed erection of a single storey rear and side extension, change to front porch roof from flat to pitched. Demolition of existing garage at 6 The Knapp
- 160354 Proposed erection of single storey side and rear extension to dwelling at 11 Hilltop Road
- 160372 Proposed single storey side/rear extension following demolition of conservatory and conversion of existing garage to habitable accommodation at 20 Chiltern Crescent
- 160377 Proposed conversion of garage to habitable accommodation and single storey rear extension with rear facing roof lights, following demolition of existing rear single storey outhouse at 19 Chiltern Crescent
- 160390 Proposed insertion of roof lights to rear of dwelling and alterations to fenestration at 1 Salcombe Drive
- 160430 Proposed erection of a part single storey part two storey side and rear extension. Demolition of existing porch at 139 Chilcombe Way
- 160444 Proposed erection of first floor side extension over existing garage and part two storey rear extension at 12 Coriander Way
- 160482 Proposed conversion of garage to habitable accommodation at 4 Lichfield Close
- 160484 Proposed erection of single storey side and rear extensions and a single storey front extension to form porch at 1 Settrington Close
- 160495 Proposed single storey rear extension with roof lights and first floor side extension at 9 Ribbleton Close
- 160536 Certificate of Existing Lawfulness application for the refurbishment of Lecture Theatre with replacement windows, plus extension of existing plant equipment on roof at UOR, Shinfield Road
- 160571 Proposed erection of a single storey rear extension to dwelling at 49 Cannock Way
- 160603 Proposed erection of a single storey side/rear extension following demolition of existing conservatory at 81 Mill Lane

160621 Proposed erection of a single storey rear extension at 510 Wokingham Road

160625 Proposed erection of a first floor rear extension to dwelling at 60 Silverdale Road

121.4 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

160236 Proposed two storey front extension (following demolition of garage) and rear extension with roof lights plus erection of an outbuilding in the rear garden at 3 Raggleswood Close

Councillors were concerned about this application and felt that it should be refused as it represented overdevelopment in the area. 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 or be used to run a business.

160257 Change of Use from Use Class B1 (Business) to Sui Generis use for cookery workshops and the sale of goods (Use Class A1) at 78 Meadow Road

Councillors had concerns that this business was operating as a retail outlet and requested that a Planning Officer visit in order to identify and ascertain the class of use. They had further concerns regarding access to the site and increased parking in an already busy area.

160294 Proposed erection of a part single/part two storey rear extension, two storey side extension and single storey front extension. Demolition of existing garage at 3 Beech Lane

Councillors expressed concern that, should this development go ahead, there would be insufficient parking available and street parking is inappropriate due to the proximity of the junction with Wilderness Road.

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

160324 Following demolition of existing garage, the proposed erection of a single storey outbuilding for home office use at 10 Moor Copse Close

Councillors considered the height of the proposed building contravened the 4m maximum and was also within 2m of the boundary. If the Planning Officer is mindful to approve this application Councillors requested that conditions be imposed to ensure the building cannot be used as a separate dwelling or be used to run a business.

Councillors also expressed concern with the parking arrangements and considered them to be inadequate.

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

160325 Proposed erection of single storey rear extension to dwelling (Retrospective) at 31 The Drive

Councillors considered this latest proposal for an additional bathroom to rear of an already significantly extended property would represent an overdevelopment of the site. Councillors also considered that the proposed extension lent itself to being sub-let and requested that, should the Planning Officer be mindful to approve these proposals, a condition is imposed that the extension cannot be used as separate residential accommodation.

Councillors also requested that the materials used in exterior work be similar in appearance to those of the exterior of the existing house.

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

160370 Proposed erection of two storey side and rear extension, plus single storey front extension and erection of a single storey out building in rear garden to create games room/store. Demolition of existing garage and conservatory (Retrospective) at 382 Wokingham Road

Councillors expressed concern that this proposal was a retrospective application and requested that Planning Enforcement consider visiting the development.

Councillors remained concerned about the large scale of this development. There was concern about the single storey games room/store room in the rear garden that could be used as separate residential accommodation. If the Planning Officer is mindful to approve this application Councillors requested that a condition be imposed that it is not to be used as a separate dwelling.

Councillors considered that the size of the development could give rise to it being used for multiple occupancy and this would lead to insufficient on-site parking.

Councillors also felt that the health of the tree could be compromised by the proposals on the site to provide parking.

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

160447 Proposed erection of a front porch canopy, part two storey/part single storey/part first floor side and rear extensions, to include conversion of roof space to habitable accommodation with the addition of rear roof dormer extension. Demolition of part existing rear extension and conversion of garage to habitable accommodation (Amendment to F/2015/0944) (Retrospective) at 17 Hilltop Road

Councillors expressed concern that this proposal was a retrospective application and requested that Planning Enforcement consider visiting the development.

160448 Householder application for the proposed erection of part two storey part single storey rear and side extensions to include conversion of roof space to habitable accommodation with the addition of rear roof dormer extension. Demolition of existing garage and part of existing rear extension. (Amendment to F/2015/0944) (Retrospective) at 17 Hilltop Road

Councillors expressed concern that this proposal was a retrospective application and requested that Planning Enforcement consider visiting the development.

160506 Application to vary condition 3 of planning consent F/2015/0143 to allow changes to approved roof tile and changes to replacement door with a composite door and full length window at 7 Kitwood Drive

Councillors expressed concern that this proposal was a retrospective application and requested that Planning Officers consider visiting the development.

160565 Proposed erection of a single storey rear extension with roof lights and roof lantern plus two storey side extension to the dwelling at 304 London Road

Councillors expressed concern that, should this development go ahead, there would be insufficient parking available.

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

160593 Proposed erection of single storey front extension, part single part two storey side/rear extension and conversion of garage to habitable accommodation at 47 Marefield

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

160594 Proposed erection of a single storey side extension at 24 Launceston Close

Councillors noted that building work on this application had commenced. Councillors further noted that the development would considerably reduce the existing on-site parking space available and for this reason it was requested that the application should be refused.

121.5 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

160628 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 2.3m at 68 Delamere Road, Earley

122. BUILDINGS/STRUCTURES OF LOCAL INTEREST

Following the meeting of the Town Forum on 17th February 2016 where the Planning Committee was requested to consider raising awareness of this initiative it was

RESOLVED that the Deputy Town Clerk send a memo, with the 'Buildings of Interest' form attached, to all Councillors requesting them to complete with the relevant details to identify potential buildings or structures of interest.

123. S106 UPDATE

Councillors noted that a meeting had taken place with the Wokingham Borough Resources Manager where a question was raised with regard to the availability of Section 106 funding for bus shelters within Earley. Information was received that no funding is available.

124. FINCH ROAD RESIDENTS PETITION

Following the decision at Point 1 of the Town Forum held on 17th February 2016 to ask the Planning Committee to consider the Finch Road Residents Petition, Councillors expressed sympathy with Residents and appreciated that this situation had been on-going for some time. Councillors considered, however, that extending the lines further along Finch Road would only move the problem further down the road. It was

RESOLVED that the Finch Road Residents Petition be sent to Wokingham for further consideration and that PCSO's would be encouraged to visit the area.

125. PAPERLESS PLANNING APPLICATIONS

Councillors noted that estimates for additional equipment required to offset the lack of paper plans had been requested and that a response was awaited.

126. SOL JOEL PARKING

Councillors reported recent parking issues at Mays Lane but noted this was owing to a number of 'end of season semi-finals' attracting a larger audience and creating additional parking. Some of these matches had been previously cancelled due to inclement weather.

Councillors highlighted a wish to determine whether the Mays Lane parking area could be used by cars overflowing from the small car park at Earley Station to help decrease parking on surrounding roads and it was

RESOLVED that the Town Clerk provide a written report to inform Councillors on the number of vehicles that used Mays Lane parking area during the recent period in which it had been opened on a daily basis.

127. REDEVELOPMENT PLANS FOR SUTTONS BUSINESS PARK

Councillors noted the forthcoming local community consultation on redevelopment plans for Suttons Business Park off London Road. Councillors further noted Standard Life Investments plan to submit two separate planning applications in mid-April to Wokingham Borough Council and that residents could visit www.suttonsbusinessparkretail.com to view the information available and make comments.

128. TREE PRESERVATION ORDER**128.1 TPO 1520/2016 – Trees on the Private Road Buckhurst Way**

Councillors noted the above order in respect of ten trees on the land detailed above.

129. PUBLICATIONS

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

130. 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.

131. PRESS RELEASES

It was

RESOLVED that the proposed development for Suttons Business Park should receive special press attention.

132. TERMINATION OF MEETING

The meeting was declared closed by the Chairman at 9.22 pm.