

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 12th April 2016 which commenced at 7.30 pm

Present

Chairman – Councillor A Bradley (Chairman)

Councillors M Ahmed, J Armstrong, Mrs M de Jong (left at 8.04pm), R A Houlbrook, Mrs P Jorgensen, W Luck, J Russell

Apologies for absence were received from Councillor M Firmager (work commitment) and Councillor B Wedge (family commitment)

133. MINUTES OF PREVIOUS MEETING

The Minutes of the meeting of the Planning Committee held on the 15th March 2016 were confirmed as a true record and signed by the Chairman.

134. APPLICATIONS FOR PLANNING PERMISSION

134.1 Decision Notices Issued by the Local Planning Authority

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

134.2 Affected Neighbour Notifications

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

134.3 No Objection Notifications

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

153270	Retrospective application for a single storey side outbuilding and partial fence replacement at 159 Beech Lane
153413	Application for proposed erection of a wooden shed built on a concrete base (retrospective) at 95 Finch Road
160636	Proposed erection of a single storey rear extension to dwelling and creation of additional hard standing to existing front driveway at 8 Chive Road
160642	Proposed erection of part first floor rear extension to dwelling at 65 Sutcliffe Avenue
160674	Proposed erection of single storey side extension to dwelling plus garage conversion to habitable accommodation at 11 Brompton Close

160686	Proposed garage conversion to habitable accommodation plus single storey front extension to dwelling at 68 Reeds Avenue
160696	Proposed erection of a replacement garage with part first floor and part single storey rear extension to dwelling at 2 Pasture Close
160697	Proposed erection of part first floor/part two storey side extension to dwelling plus conversion of garage space to habitable accommodation at 43 Skelmerdale Way
160739	Proposed erection of first floor side extension to dwelling and part garage conversion to habitable accommodation at 12 Conygree Close
160741	Proposed single storey rear extension to existing dwelling at 53 Maltby Way
160747	Proposed two storey rear extension following demolition of conservatory, first floor front extension and conversion of loft space to habitable accommodation with two front dormer windows at 356 Wokingham Road
160749	Proposed ground floor front garage extension and first floor rear/side extension at 11 Yoreham Close
160800	Application to vary condition 2 of planning consent 1518-75/F/2015/0258 (Proposed erection of 2no four bedroom detached dwellings with garages, following demolition and removal of existing garage and workshop) to substitute approved plans with drawing nos 2241/01A, 02A and 03B at 411 Wokingham Road
160839	Proposed conversion of existing garage to habitable accommodation at 1 Binbrook Close
160880	Proposed erection of a single storey side/rear extension (Retrospective) at 77 Skelmerdale Way
160890	Proposed erection of single storey rear extension and two storey side extension to dwelling at 29 Wickham Road
160943	Proposed erection of a single storey rear extension to form conservatory and creation of new side access gate to existing garden wall at 34 Bradmore Way

134.4 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

153028	Proposed erection of a rear balcony with a screen and rear stairs on the first floor of dwelling (Retrospective) at 37 The Crescent
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Councillors requested this application be refused on the grounds they considered it to be unneighbourly and felt it may set a precedent for the inclusion of balconies in future applications.

However, if the Planning Officer is minded to approve the application they requested the inclusion of a condition that screening is installed and retained.

160420 Proposed erection of a two storey side extension and erecting additional fence panels at rear of proposed works to enclose rear garden re-joining to existing garden wall at 53 Hilmanton

Councillors were extremely concerned with the quality of plans provided with this application and requested the proposal be refused as it would appear to be dominating in the street scene. The proposal provided inadequate parking and there would also be a loss of amenity land adjacent to the property.

160585 Proposed erection of a four bedroom detached dwelling in the rear garden at Land to the rear of 360 Wokingham Road

Councillors were concerned that the drawings provided with the application did not appear to be correctly scaled and the garage may not comply with the Borough standard. Councillors requested a condition be attached requiring that the garage be used for motor vehicles only.

160589 Proposed erection of a double storey side extension and part two storey/part single storey rear extension. Conversion of garage to habitable accommodation at 23 Kensington Close

Councillors expressed concern with this application.

Councillors believed that there would be insufficient on-site parking which would lead to parking in the road in an area which was already severely congested.

It was noted that the plans provided with the application did not accurately represent neighbouring properties and Councillors considered that the proposal would have an overshadowing effect on neighbouring properties which could create a loss of light.

Councillors requested a restriction on the property being used as a house of multiple occupancy (HMO) in the future as this would further increase parking in the area.

Councillors requested that this application be refused.

160613 Application for the conversion of garage to create habitable accommodation at 4 Allonby Close

Councillors were extremely concerned with the quality of plans provided with this application and requested it be refused as parking appeared to be inadequate and shows to be partly on the highway.

160614 Proposed conversion of garage to habitable accommodation at 10 Westminster Way

Councillors were extremely concerned with the quality of plans provided with this application and requested it be refused as there was inadequate information provided with the application.

160627 Proposed erection of a single storey side/rear extension to include the conversion of garage to habitable accommodation (retrospective) at 21 Roman Way

Councillors were concerned that inadequate parking was shown on the plans provided and there was potential for side windows to overlook the adjacent property.

For these reasons the proposal was refused.

160701 Proposed single storey rear extension and two storey side extension to dwelling at 12 Lind Close

Councillors were concerned about the lack of adequate parking and for this reason requested that the application be refused.

160715 Proposed erection of a single storey side/rear extension and first floor rear extension. Demolition of existing garage at 19 Whitegates Lane

Councillors asked that a condition be attached requesting that a drop kerb be provided prior to the start of the development.

160730 Proposed single storey front extension to form porch and single storey side and rear extension following demolition of existing garage and conservatory at 31 The Crescent

Councillors requested a condition be attached that the applicant needs to reach an agreement with the owners of the neighbouring property under the party wall act.

160780 Proposed erection of part single storey, part two storey side and rear extensions. Conversion of garage to habitable accommodation/store at 7 Sawtry Close

Councillors were extremely concerned with the quality of plans provided with this application and requested it be refused as parking appeared to be inadequate and was shown to be partly on the highway.

160781 Proposed erection of a part single storey part two storey rear extension following demolition of existing conservatory, conversion of garage to habitable accommodation at 2 Thurnscoe Close

Councillors were concerned with this proposal and considered that the adjoining properties could be overlooked from the proposed bedrooms.

Councillors also considered there to be inadequate parking and for these reasons requested that the application be refused.

160806 Proposed erection of two storey side extension at 7 Springdale

Councillors considered that the plans provided had not adequately demonstrated sufficient parking and for this reason requested the application be refused.

160820 Proposed erection of a first floor extension to include raising of roof and roof lights at 52 Eastcourt Avenue

Councillors were concerned about the lack of adequate parking and for this reason requested that the application be refused.

160821 Proposed erection of single storey rear extension, two storey side and rear extension to dwelling plus conversion of existing garage to habitable accommodation at 45 Finch Road

In considering this proposal Councillors requested that a condition be attached that the property could not be used as a house of multiple occupancy (HMO) in the future.

160909 Proposed erection of a two storey rear extension to dwelling at 27 Erleigh Court Drive

Councillors requested that this application be refused on the grounds they considered it to be out of character with other local houses.

However, if the Planning Officer is mindful to approve the application, Councillors requested the inclusion of a condition that screening is installed and retained in perpetuity.

160910 Proposed erection of a single storey front and rear extension, conversion of garage to habitable accommodation plus a double storey side extension at 3 Lind Close

Councillors were concerned about the lack of adequate parking as a significant number of cars are currently parked on the road.

Councillors considered that the house should not be converted into multiple dwellings in the future which would further exacerbate the parking concerns.

For these reasons they requested that the application be refused.

160911 Proposed loft dormer extension to dwelling to create habitable accommodation at 137 Silverdale Road

Councillors were concerned that the plans presented related to extending a property which does not have existing approval and for this reason requested that it be refused.

135. BUILDINGS/STRUCTURES OF LOCAL INTEREST

Further to Minute 122 of the meeting of the Planning Committee held on 15th March, Councillors noted the update from the Deputy Town Clerk following the request for nominations toward the database of 'Buildings of interest' within Earley. It was reported that a number of buildings had been forwarded for inclusion and it was

RESOLVED that the database be maintained and used as material fact in determining the status of planning applications for future development.

136. PAPERLESS PLANNING APPLICATIONS

Councillors noted the written report provided by the Deputy Town Clerk and attached as Appendix 1 to the Supplementary Agenda which examined the options and costs involved with setting up alternative provision for residents and staff regarding the move to paperless planning applications.

It was

RESOLVED that

1. Councillors agreed to continue with the current arrangements for processing planning applications
2. To recommend that the Policy & Resources Committee consider funding the additional IT equipment required by Council Officers to process paperless planning applications at a cost of £1,300 as detailed in Appendix 1 of the Supplementary Agenda

137. WOKINGHAM BOROUGH COUNCIL STREET LIGHTING UPGRADE

Councillors noted the current street lighting upgrade to be carried out by the Borough as outlined in Appendix 2 of the Supplementary Agenda and

RESOLVED that

1. The Deputy Town Clerk compile a detailed report of the Town Council's inventory of street lights
2. Depending on the cost, there was an agreement in principle to replace lanterns/columns, which are not of a heritage design, within the Wokingham Borough upgrade process.

138. SOL JOEL PARKING

Councillors noted that further to Minute 126, the Town Clerk provided a written report on the number of vehicles which used Mays Lane parking area and this was attached as Appendix A. It was

RESOLVED that

1. Councillors consider using Mays Lane parking area to alleviate commuter parking in roads surrounding Earley Station
2. The Town Council carry out cost/benefit analysis to identify the number of spaces available, the costs involved in keeping the car park open and the potential income.

139. PUBLICATIONS

It was noted that the following publication had been received.

Wokingham Borough Council:	Press Release – Parking Enforcement Plans on Track
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140. 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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141. PRESS RELEASES

No press releases were requested.

142. TERMINATION OF MEETING

The meeting was declared closed by the Chairman at 9.50 pm.