

## 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 14<sup>th</sup> June 2016 which commenced at 7.30 pm

Present

Chairman – Councillor A Bradley

Councillors J Armstrong, R A Houlbrooke, Mrs P Jorgensen, Miss J Rance, B Wedge and P Willis

Apologies for absence were received from Councillors M Firmager (family commitment) and J Russell (family commitment)

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### **15. MINUTES OF PREVIOUS MEETING**

The Minutes of the meeting of the Planning Committee held on the 17<sup>th</sup> May 2016 were confirmed as a true record and signed by the Chairman.

### **16. APPLICATIONS FOR PLANNING PERMISSION**

#### **16.1 Decision Notices Issued by the Local Planning Authority**

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

#### **16.2 Affected Neighbour Notifications**

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

#### **16.3 No Objection Notifications**

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

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|--------|---|
| 160943 | Householder application for the 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  |
| 161337 | Full planning application for the proposed temporary use of a land for the siting of an events dome at the University of Reading, Shinfield Road  |
| 161344 | Householder application for the proposed erection of a two storey rear extension to the existing dwelling at 17 Betchworth Avenue   |
| 161364 | Householder application for the proposed erection of a two storey rear extension to the existing dwelling at 7 Bramley Close  |
| 161372 | Householder application for the proposed first floor side and rear extension plus conversion of loft space to habitable accommodation with a rear dormer extension at 38 Palmerstone Road |
| 161396 | Full application for installation of a canopy at The Maiden Over, Silverdale Road   |

- 161403 Full application for landscape improvement works, including retention of the existing substation, a new water feature and paved circulation area at 410 Thames Valley Park
- 161561 Householder application for proposed single storey side and rear extension to dwelling at 68 Delamere Road
- 161578 Householder application for the proposed erection of a two storey side extension (Amendment to planning consent 153421 dated 22/2/2016) at 19 Adwell Drive

16.4 Applications “No Comments”

- 161595 Householder application for the proposed erection of a part two storey/part first floor side extension to dwelling at Planters Lodge, Cutbush Lane

*Councillor P Jorgensen declared a pecuniary interest in this item and took no part in the discussion thereof or the decision thereon.*

16.5 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

- 160901 Householder application for the proposed conversion of garage to habitable accommodation and alterations to fenestration (retrospective) at 12 Saleby

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

- 161106 Householder application for the proposed conversion and part rear extension of garage to habitable accommodation at 18 Sellafeld Way

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

- 161120 Full application for the erection of a two storey side/rear and single storey side/rear extensions to dwelling at 7 Joel Close

Councillors requested that if the Planning Officer is mindful to approve this application that a condition be imposed so that the garage be used for that purpose, as indicated on the plans.

- 161261 Householder application for the proposed single storey rear extension plus conversion of garage to habitable accommodation at 2 Trusthorpe Close

Councillors considered that the parking identified was insufficient for three cars and requested that, if the Planning Officer were minded to approve the application, it be conditional on the provision of adequate parking.

- 161269 Householder application for a proposed erection of two storey side/part rear extension following demolition of existing garage, first floor rear extension, erection of single storey extension to form bay window, installation of 3 roof lights, conversion of garage to create habitable accommodation to dwelling,

removal of chimney stack, plus erection of garden storage building in the rear garden at 19 Henley Wood Road

Councillors noted the alteration to the plans but requested that if Wokingham Borough Council were minded to approve this development, conditions be imposed to ensure that windows in the side wall of the development are obscure glazed and that the garden storage building be subject to a Class E General Permitted Development Order. Councillors also expressed concern with the Juliette balcony included in the design as this had the potential to creating overlooking into the rear gardens of neighbouring properties, which was deemed to be unneighbourly

161285 Householder application for the proposed erection of a single storey rear extension to the existing dwelling (re-submission of 152673) at 2 Stilton Close

Councillors considered these resubmitted plans but remained of the view that this development represented an overdevelopment on the site and that there is inadequate parking. If the Planning Officer is mindful to approve this application, Councillors asked that a condition be imposed that it is not used for commercial purposes.

161295 Householder application for the proposed erection of a single storey rear extension to dwelling and part conversion of garage to form utility room at 67 Egremont Drive

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

161305 Householder application for proposed conversion of existing garage to habitable accommodation at 14 Faygate Way

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

161315 Householder application for proposed erection of part single, part two storey side and rear extensions, Juliet balcony on rear elevation, conversion of roof space to habitable accommodation with rear dormer extension at 93 Silverdale Road

Councillors considered that the parking identified was inadequate as the garage was of insufficient width for parking a car. Councillors also expressed concern with the Juliet balcony and requested that, if the Planning Officer is mindful to approve the application, a condition be imposed that the balcony is not extended to a full balcony in the future

161379 Householder application for proposed single storey extension to existing detached garage at 18 Kerris Way

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

161386 Householder application for proposed erection of part single, part two storey side extension to dwelling following demolition of existing garage at 334 London Road

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

161395 Full application for the proposed erection of a single storey rear extension and infill extension plus installation of a chiller at The Maiden Over, Silverdale Road

Councillors requested that, if the Planning Officer is mindful to approve the application, a condition be imposed to ensure adequate insulation around the chiller to prevent noise to neighbours.

161424 Full application for the proposed erection of 1no detached 4 bed dwelling with attached rear double garage, repositioning of existing double garage, stopping up of existing access and creation of new shared access at 375 Wokingham Road

Councillors requested that this application be refused as they considered that inadequate private and amenity space was available for both the proposed and existing properties. Further, they considered that this space is compromised by large trees overshadowing the amenity spaces which could lead to pressure for the trees to be felled in the future.

161490 Householder application for the conversion of existing garage to additional habitable space (retrospective) at 22 Springdale

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

161507 Householder application for the proposed erection of a single storey rear extension and single storey front extension to form porch, following the demolition of existing garage and conservatory at 92 Silverdale Road

Councillors considered that the parking identified was insufficient and that, if the Planning Officer were minded to approve the application, it be conditional on the provision of adequate parking. The property is situated on a busy road and a bus route and kerbside parking is limited.

161511 Householder application for the erection of a single storey rear outbuilding (retrospective) at 599 London Road

Councillors requested that this application be refused as they considered that it was situated too close to the boundaries, they also expressed concern with the height of the building. However, if the Planning Officer is mindful to approve the application, they requested a condition be imposed to ensure that the outbuilding is not used as separate accommodation

#### 16.6 Permitted Development Rights

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

161002	Erection single storey extension to rear of 99 Redhatch Drive
161244	Erection of a single storey rear extension at 87 Beech Lane
161491	Erection of a single storey rear extension at 280 Silverdale Road
161553	Erection of a single storey rear extension with tiled roof at 25 Moor Copse Close

## 16.7 Planning Applications Withdrawn

It was noted that the following Planning Applications had been withdrawn by the applicant.

161005	Proposed erection of a single storey front extension at 27 Beauchief Close
152429	Proposed erection of two storey side extension and single storey rear extension at 20 Chittering Close
160585	Proposed erection of a four bedroom detached dwelling in the rear garden of land rear to 360 Wokingham Road
160884	Proposed erection of a single storey rear extension following demolition of existing conservatory at 15 Beech Lane

## 17. SOL JOEL PARKING

Councillors received a verbal report from the Deputy Town Clerk, informing them that the Town Clerk was awaiting further information regarding the costs of barriers, payment systems and additional staffing costs associated with using the Mays Lane end car park at Sol Joel Park as an overflow car park for commuters using Earley Station.

## 18. CONSULTATION FOR NEW DRAINAGE BYLAWS

Councillors noted the public consultation from Wokingham Borough Council for the proposed land drainage bylaws to help prevent flooding across the Borough.

## 19. GRASS VERGES IN EARLEY

The Chairman informed MERA (Maiden Erleigh Residents Association) that the Town Council would offer its support when requesting that the Borough Council use one of the products currently available which allows parking on grass, and would reduce damage to grass verges in Earley. It was agreed that further action would be taken once a suggested list of roads most in need of grass verge repairs had been received from MERA.

## 20. TRAINING FOR TOWN AND PARISH COUNCILS

Councillors noted the Borough training session arranged for Monday, 11<sup>th</sup> July 2016 from 11am to 12.30pm which would provide an overview of the planning system and an explanation of current issues and policies. It was

**RESOLVED** that Councillor Wedge would attend.

## 21. HIGHWAYS

### 21.1 Wokingham Borough Council's Grounds Maintenance Service

Councillors noted that ISS Facility Services Landscaping had been appointed as grounds maintenance contractors on behalf of Wokingham Borough Council and the contents of the 'Introduction to New Grounds Maintenance Service' outlining the Borough's change in approach to grounds maintenance in Wokingham.

22. TREE PRESERVATION ORDERS

22.1 TPO 1509/2015 – WBC Land Between Cutbush Lane and 20 Chittering Close

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

23. PUBLICATIONS

To note that the following publications have been received and are available for perusal in the Council Offices:

Wokingham Borough Council:                      Agenda for meeting of the Planning Committee held on 25<sup>th</sup> May 2016.

24. 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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25. PRESS RELEASES

No press releases were requested.

26. TERMINATION OF MEETING

The meeting was declared closed by the Chairman at 8.42 pm.