

## **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 12<sup>th</sup> July 2016 which commenced at 7.30 pm

### **Present**

Chairman – Councillor W Luck (Vice Chairman in the Chair)

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

Apologies for absence were received from Councillors M Ahmed, A Bradley, M Firmager (WBC meeting) and B Wedge (ETC meeting)

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### **27. MINUTES OF PREVIOUS MEETING**

The Minutes of the meeting of the Planning Committee held on the 14<sup>th</sup> June 2016 were confirmed as a true record and signed by the Chairman.

### **28. APPLICATIONS FOR PLANNING PERMISSION**

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

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

#### **28.2 Affected Neighbour Notifications**

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

#### **28.3 No Objection Notifications**

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

161499	Proposed erection of a two storey side extension and single storey rear extension to the existing dwelling at 6 Mill Lane
161520	Proposed installation of a ground level condenser/SHU with hit and miss fence on the north elevation, plus the installation of a ramp and balustrade on the west elevation and changes to fenestration at HUMSS Building, University of Reading, RG6 6UB
161538	Proposed conversion of garage to create habitable accommodation to dwelling at 9 Mill Lane
161580	Proposed erection of a two storey side extension following the demolition of existing garage at 209 Beech Lane
161610	Proposed erection of a first floor side and front extension to dwelling at 56 Gipsy Lane

161614	Proposed erection of a sub-station, materials and store and service diversions at Engineering Building University of Reading, RG6 6UR
161617	Proposed erection of a single storey rear extension and first floor side extension to dwelling at 38 Chatteris Way
161643	Proposed erection of a single storey rear conservatory at 3 Carland Close
161649	Proposed erection of a single storey front extension to form entrance porch at 38 Instow Road
161665	Proposed erection of a first floor side extension and front dormer to existing dwelling at 9 Lancaster Gardens
161695	Application for listed building consent for the proposed sub division of administrators' room to create interview room and cupboard, to include the repair of ceiling plaster at University of Reading, Foxhill House. RG6 6UR
161738	Proposed erection of a single storey rear/side extension, conversion of existing double garage to create habitable accommodation to dwelling and the erection of a new double garage and workshop at 37 High Tree Drive
161749	Proposed erection of a replacement rear conservatory to dwelling at 62 Ryhill Way
161766	Proposed erection of a part first floor and part single storey extension to dwelling at 8 Chittering Close
161786	Proposed conversion of existing garage to habitable accommodation at 43 Sweptstone Close
161821	Proposed first floor side extension to existing dwelling at 46 Jay Close
161847	Proposed erection of a single storey rear/side extension at 4 Cinnamon Close

#### 28.4 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

161436	Proposed erection of a single storey side extension to include the part conversion of existing garage to habitable accommodation at 20 Easington Drive
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Councillors had no objection to this planning application but requested that it be subject to parking arrangements being clear of the highway.

- 161556                      Proposed conversion of existing garage to habitable accommodation plus erection of rear bay window to dwelling at 67 Durand Road

Councillors requested that conditions be imposed ensuring that this development is not used as a separate dwelling and also that provision for adequate parking be provided.

- 161584                      Proposed erection of part single, part two storey rear extension to dwelling plus erection of single storey outbuilding to rear of garden (part retrospective) at 601 London Road

Councillors were concerned that this application did not show evidence of the 2.6 parking spaces required, and also expressed concern that the out building showed windows to the rear of the building which could overlook the neighbouring property. For these reasons they requested that the application be refused. However, if the Planning Officer is minded to approve the application they request that a restriction be attached requesting that the out building is not used as separate accommodation.

- 161596                      Proposed development of a Park and Ride facility providing approximately 277 vehicular spaces, motorcycle parking's and associated vehicular access and landscaping at Land to the West of Thames Valley Park Drive, RG6 1PT

Councillors requested that this application be refused as they considered that the application represented an urban element which impacted on the natural environment of the River Thames and felt it lacked adequate landscaping to compensate for the existing that would be lost.

Councillors expressed concern that the works would disturb existing contamination on the site. They also expressed concern over the sustainability of the surface water drainage system.

Additionally it was considered that these plans would negatively impact both the view from the Thames and the existing flora and fauna.

- 161605                      Proposed erection of a two storey building, to comprise 4no flats including vehicular access off Earley Station car park, parking and landscaping at 9 Station Road

Councillors considered that this was an invalid application as an incorrect certificate had been served regarding access over the third party land.

Councillors felt the application represented an overdevelopment of the site and that it had an inappropriate relationship with the existing dwellings. Councillors were further concerned that the parking arrangements were inadequate especially in view of the existing parking issues in the area surrounding Earley Train Station. Councillors highlighted that no details regarding bin or bike storage had been included in the application.

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

- 161622                      Proposed erection of a part single storey, part two storey and part first floor rear/side extension and single storey front extension to form porch at 10 Richborough Close

Councillors requested that a condition be imposed to ensure that adequate parking is provided as the current plans provide no evidence of parking arrangements.

- 161634 Proposed two storey side extension and single storey rear extension to dwelling at 12 Cinnamon Close

Councillors requested that this application be refused as they considered that the parking shown on the plans to be on the public highway and suggested that the two parking spaces shown be moved to the front of the house.

- 161639 Proposed erection of 3no detached dwellings with garages following demolition of Nos 39 and 41 Palmerstone Road at 39 and 41 Palmerstone Road

Councillors considered the proposal would be materially harmful to the character and appearance of the area and would conflict with Policy TB06 of the Wokingham Borough Adopted Managing Development Delivery Local Plan (2014), Policies CP1 and CP3 of the Wokingham Adopted Core Strategy (2010) (CS) and guidance contained within the Borough Design Guide Supplementary Planning Document (2012) (SDP).

Councillors further considered that the proposal would be detrimental to highway safety contrary to the objectives of Policy CP6 of the CS as the driveway exit for Plot 1 is close to the point at which the road bends and visibility is obscured.

- 161654 Proposed conversion of garage to habitable accommodation at 42 Jay Close

Whilst Councillors had no objection to the planning application they considered there was inadequate space to meet the Council's parking standard and for this reason requested the application be refused

- 161666 Full application for demolition of existing industrial unit (Unit 21) and the erection of a retail supermarket (Class A1) and a Class A3/A5 drive through coffee shop/café together with new car parking and landscaping at Unit 21, Suttons Park Avenue

Councillors requested that a condition be implemented to maintain access so the proposal does not require additional access from the roundabout.

- 161675 Application for erection of a single storey rear extension to dwelling (retrospective) at 699 London Road

Councillors requested refusal of this application as they considered that it appeared to be an application for a sui generis HMO with potential occupancy for more than six people. As a consequence, if the Council is minded to approve the application, Councillors requested a restriction in use to Class C3 dwelling-house.

There appeared to be inadequate plans indicating parking for potentially five bedrooms and were concerned that there appeared to be inadequate space for parking to the side of the house.

- 161677 Proposed construction of dormer on front of roof slope to dwelling at 1 Pickwell Close

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

- 161688 Proposed erection of a two storey side extension to dwelling at 18 Wimblington Drive

Councillors requested that this application be refused as they considered the parking details shown on the plans to be inaccessible.

They considered that there was a requirement for three spaces which could be accessed directly from the road.

161719	Proposed erection of single storey side extension to dwelling at 10 Forndon Close
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Councillors requested that if the Planning Officer is mindful to approve this application, a condition be imposed to ensure that the proposed development cannot be occupied as separate habitation.

161841	Variation application to condition 3 of planning consent F/2015/0945 (151154) for the erection of part two storey, part single storey rear extension, two storey side extension, and rear dormer extension, rear decking and the erection of a single storey outbuilding. Condition 3 (external materials) to be removed to allow the external appearance to be changed to render (painted) at 38 Eastcourt Avenue
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Councillors requested that this application be refused as condition 3 enables the submission of any form of materials by Wokingham Borough Council and removal of the condition would take away any control over the external materials used.

#### 28.5 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:

161691	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 metres for which the maximum height would be 3.95 metres and the height of the eaves 2.5 metres at 240 London Road
161806	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 metres for which the maximum height would be 2.8 metres and the height of the eaves 2.43 metres at 21 Avalon Road

#### 28.6 Planning Applications Withdrawn

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

161121	Householder application for the proposed erection of a first floor side extension to dwelling at 17 Rainworth Close
161211	Application for a certificate of lawfulness for the proposed conversion of existing garage to habitable accommodation (part retrospective) at 23 Rainworth Close

**29. SOL JOEL PARKING**

Councillors were informed that no further updates regarding the costs associated with methods of parking control and payment were available at the time of the meeting. Councillors were asked to consider whether the proposed Park and Ride at Thames Valley Park would offer a realistic alternative parking option for Earley Residents wishing to access train travel but Councillors considered that buses could be caught locally to access the main railway station and this would have no effect on any parking arrangements undertaken at Sol Joel Park.

**30. GRASS VERGES IN EARLEY**

Councillors noted the information provided by MERA (Maiden Erlegh Residents Association) detailing the suggested list of roads most in need of grass verge repairs within the Maiden Erlegh area. Further to minute 19 of the Planning Committee Minutes in which Councillors agreed to support the use of products which allow parking on grass whilst reducing damage, Councillors agreed that a full list of streets in Earley with grass verge damage be compiled and it was

**RECOMMENDED** that Members of the Town Council be asked to suggest areas for inclusion on a central list and provide full details, including photographs where possible, of areas they propose to be included. The deadline for responses was suggested as 27<sup>th</sup> September 2016 to enable the information to be reported to the Council Meeting on 11<sup>th</sup> October 2016.

**31. PUBLICATIONS**

To note 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 22 <sup>nd</sup> June 2016.
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**32. 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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**33. PRESS RELEASES**

No press releases were requested.

**34. TERMINATION OF MEETING**

The meeting was declared closed by the Chairman at 9.00 pm.