

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 16th August 2016 which commenced at 7.30 pm

Present

Chairman – Councillor A Bradley

Councillors M Ahmed (from 7.39pm), J Armstrong, M Firmager, R Houlbrooke (from 7.38pm), Mrs P Jorgensen (from 7.48pm), Miss J Rance, J Russell, and P Willis

Apologies for absence were received from Councillor B Wedge

Prior to the commencement of the business of the meeting representatives, Alex Ealey from Equity Real Estate and Laura Gray, Savilles Planning Consultants, circulated a handout containing the banners from the recent public consultation outlining the proposal for redeveloping the site at Danehill. The development which has resulted in a planning application had evolved over the last 6-8 months in consultation with the Borough and consisted of 126 residential apartments of one, two and some three bedroom units. 145 parking spaces are included in the proposal including some basement parking. Parking is unallocated for the one and two bedroom properties with allocated parking for the three bedroom units and also allows for some visitor spaces.

Whilst recognising the need for housing, Councillors expressed concern with the amount of parking provided and considered that the lack of allocated parking may result in parking issues along Cutbush Lane. The additional traffic generated by the development on the busy routes into and out of Lower Earley could exacerbate any traffic problems at peak travel times.

Councillors thanked Mr Ealey and Ms Gray for attending and providing information on the proposed development, and confirmed that the planning application will be considered upon receipt by the Committee.

35. MINUTES OF PREVIOUS MEETING

The Minutes of the meeting of the Planning Committee held on the 12th July 2016 were confirmed as a true record and signed by the Chairman.

36. APPLICATIONS FOR PLANNING PERMISSION

36.1 Decision Notices Issued by the Local Planning Authority

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

36.2 Affected Neighbour Notifications

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

36.3 No Objection Notifications

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

161841

Description altered to vary rather than remove condition 3 of

planning consent F/2015/0945 at 38 Eastcourt Avenue

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| 161850 | Proposed conversion of loft space to create habitable accommodation to dwelling, with rear gable build up and raised ridgeline, plus 6no roof windows and rear Juliette balcony at 25 Maiden Erlegh Drive |
| 161865 | Change of use of amenity land to residential, to include the erection of a garden fence (retrospective) at 40 Strand Way |
| 161900 | Proposed erection of part single, part two storey front and side extension following demolition of existing garage plus single storey rear extension to dwelling at 17 Notton Way |
| 161940 | Proposed erection of a single storey side/rear extension at 26 Flamborough Close |
| 161962 | Proposed erection of a front extension to link the detached garage to the existing dwelling at 3 Brean Walk |
| 161966 | Application to vary conditions 2 & 3 of planning consent 152856 for the refurbishment of the library building including minor extensions, internal alterations & external re-cladding, removal of trees & associated landscaping works, condition 2 relates to the approved plan numbers and condition 3 relates to external materials & the replacement of windows at University of Reading Library, RG6 6UR |
| 161967 | Householder application for a proposed erection of a single storey rear extension following demolition of existing conservatory at 15 Beech Lane |
| 161997 | Proposed erection of a single storey rear extension to dwelling plus internal alterations at 4 High Tree Drive |
| 162010 | Proposed single storey rear extension following demolition of existing conservatory and a first floor side extension to the existing dwelling at 5 Catcliffe Way |
| 162020 | Proposed erection of part single storey part first floor rear extension, single storey side extension to provide new garage plus part conversion of existing garage to habitable accommodation and erection of front porch following demolition of existing porch at 1 Moorhen Drive |
| 162032 | Proposed erection of two storey side extension, single storey rear extension plus single storey front porch extension to dwelling at 11 Burniston Close |
| 162045 | Proposed erection of a part single storey rear, part first floor rear extension and conversion of existing garage to additional habitable accommodation at 22 Harrington Close |

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| 162065 | Advertisement application for the proposed 1no internally illuminated fascia sign, 2no internally illuminated totem signs, 1no internally illuminated standalone sign and 1no internally illuminated bespoke sign forming part of water feature at 410 Thames Valley Park Drive, RG6 1RH |
| 162104 | Proposed erection of a part glazed single storey extension to replace existing pergola at 106 Mill Lane |
| 162128 | Proposed erection of a single storey rear extension following demolition of existing conservatory at 59 Mill Lane |
| 162132 | Proposed erection of single storey rear extension to dwelling at 11 Tilney Way |
| 162197 | Proposed replacement of windows and doors with new into existing positions at HUMSS Building, UOR, RG6 6UR |
| 162218 | Proposed erection of a single storey rear extension, front extension to form enclosed porch plus the addition of a ground floor side window at 11 Privet Close |
| 162241 | Proposed erection of a first floor side extension to dwelling plus a single storey front extension to form porch at 192 Fleetham Gardens |

36.4 Applications “No Comments”

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| 162006 | Proposed single storey rear extension, two storey side and rear extension to dwelling at 67 Sutcliffe Avenue |
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36.5 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

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| 161519 | Full planning application for the conversion of existing 5 bedroom house to 8 bedroom large HMO at 53 Chiltern Crescent |
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Councillors were concerned about the lack of adequate parking and for this reason requested that the application be refused.

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| 161537 | Proposed erection of a two storey side extension and first floor side/rear extension over existing garage to include conversion of existing garage to habitable accommodation at 280 Silverdale Road |
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Councillors considered that this application would fail to appear as a subservient addition to the main dwelling house and as a result would appear bulky, prominent and excessive. This would be to the detriment to the character of the host dwelling, pair of semis, street scene and character of the area.

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| 161537 | Reduction of the size and scale of the first floor side extension (proposed) at 280 Silverdale Road |
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Councillors requested that if the Planning Officer is mindful to approve this application, a condition is imposed to ensure that the proposed development should be used solely as a workshop but not for business purposes. They also requested that it should not be used for habitation.

161884 Proposed erection of a single storey side extension to include garage/workshop at 5 Felstead Close

Councillors requested that if the Planning Officer is mindful to approve this application, a condition is imposed to ensure that the proposed development should be used solely as a workshop but not for business purposes. They also requested that it should not be used for habitation

161914 Proposed erection of part single, part two storey side extension including dormer window extension to front elevation of dwelling at 408b Wokingham Road

Councillors were concerned with the quality of plans provided with the application but requested that if the Planning Officer is mindful to approve the application that a condition be imposed that the property should not be used for the purposes of an HMO.

161943 Proposed single storey rear extension, first floor rear and side extension to dwelling plus garage extended at 108 Silverdale Road

Councillors had no objection to this planning application but requested that it be conditional on the provision of adequate parking and also on the condition that the flat roof not be used as a balcony.

162089 Proposed erection of a single storey side extension following the demolition of existing garage at 3 Hilltop Road

Councillors requested that if the Planning Officer is mindful to approve this application, conditions are imposed to ensure that the proposed development cannot be occupied as separate habitation or as an HMO.

162135 Proposed erection of single storey side extension to dwelling plus conversion of existing garage to habitable accommodation at 1 Sturbridge Close

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

162185 Proposed erection of a single storey extension to an existing detached garage to form a home office unit at 107 Beech Lane

Councillors requested that if the Planning Officer is mindful to approve this application, conditions are imposed to ensure that the proposed development cannot be occupied as separate habitation and that the offices should be for home use and not let as B1 Business Offices

162211 Proposed two storey side extension, single storey rear and side extensions to dwelling plus a new proposed garage roof at 12 Lind Close

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

36.6 Permitted Development Rights

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

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| 162014 | 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 2.8m and the height of the eaves 2.6m at 298a London Road |
| 162081 | 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 8m for which the maximum height would be 4m and the height of the eaves 3m at 337 Wokingham Road |

36.7 Planning Applications Withdrawn

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

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| 153270 | Retrospective householder application for a single storey side outbuilding and partial fence replacement at 159 Beech Lane |
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37. SOL JOEL PARKING

Councillors noted that further to Minute 29, the Town Clerk had been in discussion with a Consultant Engineer who had advised that the optimum solution, both practically and cost-wise, would be to have a pay on entry system installed with both an Entry and Exit barrier. The exit barrier would be activated automatically by the vehicle. The advantage of this system would be that there would be no need to monitor whether payment has been made (as would be the case with a Pay and Display system) thus saving on some of the staffing costs that would be associated with other systems. Councillors were advised, however, that all cash should be emptied on a daily basis for security reasons.

Councillors noted that the Engineer had also advised that the entry/exit “bell” would need to be widened to accommodate a separate entry and exit for vehicles and this would be the case, on health and safety grounds, whatever parking system were to be installed. At present, the gates at the Mays Lane car park measure 3½ metres wide. Additionally, the system would require a single phase 20 amp electricity supply which would need to be taken from the nearest street lighting, possibly from Wokingham Road.

The Council’s Insurance Broker was also aware of the proposals for the car park had advised that our unlit car park would lead to increased claims, and lighting should be considered as well.

The Deputy Town Clerk provided further information from the Engineer outlining ballpark estimates for this work which amounted to approximately £42,450 (not including staffing costs) and indicated that the total installation would have in excess of an 11 year payback period.

Councillors considered that in view of the distance from the station residents were unlikely to use this as station overflow parking and it was

RESOLVED that no further action be taken at the current time.

38. NEIGHBOURHOOD CIL PROPORTION

Councillors noted the monthly communication received from Wokingham Borough Council detailing the Neighbourhood CIL Proportion (Transfer to Local Parish/Town Council) Report which had been attached to the Agenda. This document outlined the potential CIL allocation to Parishes and the amount of money that has been received by Wokingham. It was

RESOLVED that the Deputy Town Clerk investigate when these payments would be made by the Borough and their frequency.

39. INFRASTRUCTURE PROJECT DELIVERY AND TRADED SERVICES WORKSHOP

Councillors noted that a communication had been received from Wokingham Borough Council advising that a workshop had been arranged for Monday, 17th October 2016 between 5.00pm – 7.00pm in the David Hicks Room at the Borough Council Offices, Shute End. The Borough would present a number of case study infrastructure projects that had been delivered in the borough, including a breakdown of those involved and what expertise had been required from project inception to completion. The workshop had been designed to help further understand exactly what was involved in infrastructure project delivery. The Borough invited two representatives from the Council to attend and it was

RESOLVED that Councillors would contact the Deputy Town Clerk if they were interested in attending.

40. WOKINGHAM BOROUGH CONSULTATIONS

40.1 Sustainable (SuDS) Drainage System Strategy

Councillors noted that comments were invited on the Borough strategy setting out the long term vision for the use of Sustainable Drainage Systems with a focus on managing flood risk and improving the water environment at <http://www.wokingham.gov.uk/news-and-consultation/consultation-and-having-your-say/current-consultations/?entryid206=399020> and that the deadline for responses was 16th September 2016.

40.2 Strategic Development Location Community Forums

Councillors noted that the Borough were looking at Community Forums to ensure continued engagement in the most effective way with local residents. They had requested feedback on the forums and welcomed suggestions on how to inform and involve residents at <http://www.wokingham.gov.uk/news-and-consultation/consultation-and-having-your-say/current-consultations/?entryid206=398963> with a deadline for responses by 19th August 2016.

40.3 Local Plan Update Issues and Options Consultation

Councillors noted that work was underway on an updated local plan which would shape the future of Wokingham Borough and that feedback was invited at this first stage of consultation on the plan at <http://www.wokingham.gov.uk/news-and-consultation/consultation-and-having-your-say/current-consultations/?entryid206=400041> by 30th September 2016.

Earley Resident, Jenny Lissaman who is also a member of ACER (Association of Central Earley Residents) was invited by the Chairman to address the meeting. She requested information as to whether the Council would be providing a response on the Borough Local

Plan Update Issues and Options Consultation. Ms Lissaman reminded Councillors that the green area between Earley and Woodley was designated an SULV, a designation which no longer appeared to be supported and Ms Lissaman requested that the Council consider requesting this be upgraded as part of the Consultation. It was noted that ACER will respond to the consultation independently.

Consideration was, therefore, given to convening the Plans Working Party and, if approved, to provide feedback to the next Planning Committee Meeting on Tuesday 13th September 2016. It was

RESOLVED that the Plans Working Party be convened and a meeting of that Working Party be held on Tuesday 23rd August 2016 at 7.30pm with all members of the Planning Committee invited to attend.

41. APPEALS

41.1 Appeal Decisions

41.1.1 150076 – 7 Salcombe Drive

Councillors noted that the Appeal in respect of the Borough Council's refusal to allow a side extension over the existing garage and rear extension, had been allowed.

41.2 New Appeals

41.2.1 152376 – 43 Colmworth Close

Councillors noted that an Appeal had been lodged against the Borough Council's refusal to allow a change of use application for the proposed erection of a 1.8m high fence at front, rear and side elevations of the dwelling and change of use from amenity land to residential and that the Appeal will be heard by means of an exchange of written statements.

42. PUBLICATIONS

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

Wokingham Borough Council:	News Release – Shared Building Control Service Expands.
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Major Applications Infrastructure update June 2016 and RIBA plan of works chart. Information is commercially sensitive and is therefore for Parish Staff and Councillors only.

43. 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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44. PRESS RELEASES

No press releases were requested.

45. TERMINATION OF MEETING

The meeting was declared closed by the Chairman at 9.17 pm.