

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 8th November 2016 which commenced at 7.30 pm

Present

Chairman – Councillor A Bradley

Councillors M Ahmed, J Armstrong, M Firmager, Mrs P Jorgensen, W Luck, J Russell, B Wedge and P Willis

Apologies for absence were received from Councillor R Houlbrooke, Miss J Rance

71. MINUTES OF PREVIOUS MEETING

The Minutes of the meeting of the Planning Committee held on the 11th October 2016 were confirmed as a true record and signed by the Chairman.

72. APPLICATIONS FOR PLANNING PERMISSION

72.1 Decision Notices Issued by the Local Planning Authority

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

72.2 Affected Neighbour Notifications

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

72.3 No Objection Notifications

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

162776	Proposed change of use from (A1) Retail to (A3) Restaurant with the introduction of a kitchen extract at 10 Maiden Lane Centre
162786	Proposed single storey rear extension to existing dwelling at 21 Turnbridge Close
162795	Proposed erection of a ground floor rear/side extension and a first floor side extension to the existing at 23 Beaconsfield Way
162843	Proposed erection of a two storey rear extension to the existing dwelling at 431 Wokingham Road
162893	Proposed erection of a single storey side and rear extension to dwelling at 2 Burwell Close
162902	Proposed conversion of existing garage into habitable accommodation at 48 Erleigh Court Gardens

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| 162984 | Proposed erection of a single storey side, rear and front extension to dwelling (part retrospective) amendment to previous consent 161176 at 89 Hilltop Road |
| 162987 | Proposed erection of a two storey rear extension, single storey front extension to form porch, demolition of existing garage plus new vehicle access to Harcourt Drive at 8 Harcourt Drive |
| 162988 | Proposed erection of a two storey rear extension and side extension with the ground floor side to include relocation of existing garage at 9 Wychwood Crescent |

72.4 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

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| 162454 | Proposed change of use from a Sui Generis (HMO (House of Multiple Occupancy) 11 rooms) to a Guest House (Class C1 13 rooms) with a retained single resident use at 477 Wokingham Road |
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Councillors expressed their concern regarding the revised access arrangements and particularly the site lines on exiting the site adjacent to the railway bridge. This, combined with a narrowing road width, would add to the volume of queueing traffic that exists at that point.

Councillors requested that, if the Planning Officer is mindful to approve the revised application, a condition be imposed ensuring that the car parking areas are constructed from suitable, durable materials and that the construction is monitored. It was considered that a shingle surface would not be sufficient in this instance.

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| 162629 | Proposed part conversion of existing garage to additional habitable accommodation at 50 Bridport Close |
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Councillors noted that inconsistencies in car parking arrangements were evident in the plans 16184.01 shows three parking spaces whereas 16184.Block Plan shows two spaces.

Councillors considered that inadequate parking was available due to the shared driveway access arrangement and therefore requested that the application be refused.

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| 162690 | Proposed erection of a first floor extension with alterations to existing roof and conversion of existing garage to additional habitation at 39 Ramsbury Drive |
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Councillors requested that, if the Planning Officer is mindful to approve this application, it be conditional on the implementation of three parking spaces.

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| 162736 | Proposed erection of 1no class B2/B8 industrial unit with ancillary office space and associated car parking, landscaping and recycling building, following demolition of existing buildings at Units 68 and 69 Suttons Business Park, Suttons Park Avenue |
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Councillors requested that, should this Planning Application be approved, it be conditional upon the protection of the mature trees on the site whilst also providing adequate parking.

162738 Application for the erection of a single storey summer house to the rear at 14 Sutcliffe Avenue

Councillors requested, 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.

162796 Proposed erection of a first floor side extension to dwelling at 17 Rainworth Close

Councillors requested that this application be refused as they considered that there was inadequate 1m gap to the boundary.

162836 Proposed erection of first storey side extension, single storey rear extension following demolition of existing rear conservatory, front porch extension and conversion of existing garage to habitable accommodation at 6 Stowmarket Close

Councillors considered that the first storey side extension was unneighbourly, constituted overdevelopment and the loss of the natural break between the buildings gave a terracing effect. They further considered that this application, if it were to proceed, would be unsympathetic to the street scene.

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

162851 Proposed engineering operation to level part of the rear garden and erect 2.26m boundary fence wall (part retrospective) at 23 Rainworth Close

Whilst Councillors had no issues with this application in principle, they considered that the finish to the retaining wall does not protect the visual amenity of the neighbours and would entail future maintenance burdens for them.

For this reason they requested that the application be refused.

162873 Proposed erection of a part single and part two storey side and rear extension to dwelling at 16 Milton Road

Councillors expressed concern that the parking shown was inadequate and that the scales shown on the parking plan were inconsistent.

Additionally, the plans were extremely similar to previous plans submitted and Councillors requested that the application be refused by virtue of the scale, mass and bulk of the proposal. Although the proposal for the first floor extension now included a gap, it was not considered that this was enough to prevent the potential terracing effect.

162888 Proposed erection of two storey side, front and rear extension to dwelling, single storey rear extension to replace existing conservatory and new detached garage to the front of dwelling at 9 Ebborn Square

Councillors requested that this application be refused as no arboriculture report was included with the plans provided which would indicate the impact on the existing Oak Tree.

162965 Proposed single storey garden storage shed to the rear (retrospective) at 12 Erleigh Court Gardens

Councillors were concerned about this proposal as it appeared to be a separate dwelling.

If the Planning Officer is mindful to approve the application, it was requested that a condition be imposed to ensure that the building is not to be occupied as a separate dwelling.

72.5 Permitted Development Rights

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

162844	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 4.00m for which the maximum height would be 3.56m and the height of the eaves would be 2.600m at 11 Blackthorn Close
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73. FINANCIAL INFORMATION

Councillors noted details of the financial transactions for the Committee for the three months to the 30th September 2016, as appended to these Minutes.

74. ESTIMATES

Councillors were asked to consider whether there were any major projects which this Committee would wish to undertake in 2017/18 so that the Town Clerk could ensure that there was sufficient provision made in the Estimates for that period. Councillors were reminded of the Planning Committee's policy of requesting budget provision for the purchase of two replacement bus shelters each year.

The Deputy Town Clerk explained that following a number of years where bus shelters have been patched up, it is now necessary to undertake some more major maintenance and it was

RESOLVED that

1. Provision should be made in the 2017/18 budget for two new bus shelters (£10,000.00).
2. That the bus shelter maintenance budget "code 4302" be increased to £3,500.00.
3. Provision should be made in the 2017/18 capital budget for polycarbonate panels to enable repairs/upgrades to bus shelters (£5,000.00).

75. STREET LIGHTING IN EARLEY

Councillors considered the proposal from Wokingham Borough Council for upgrading the street lights and/or columns under the control of Earley Town Council and it was

RESOLVED that

1. The list of street lights be divided into wards and allocated to Councillors for the areas identified to ascertain whether there is a requirement for upgrade or replacement.
2. The Deputy Town Clerk will collate the information and report to a future meeting.

76. GRASS VERGES IN EARLEY

Further to the resolution at Minute 66 which requested solutions for damage to grass verge it was

RESOLVED that Councillors responses to date will be collated and the information passed to MERA (Maiden Erlegh Residents Association) so that their concerns can be pursued with Wokingham Borough Council.

77. CONSTRUCTION INFRASTRUCTURE LEVY UPDATE

77.1 List of Potential CIL Projects

Further to the resolution at Minute 61 asking for suggestions for inclusion on the list of 'Potential CIL Projects' for consideration, no further information was presented at the meeting.

78. STREET NAMING / NUMBERING

78.1 New Dwelling, Rear of 17 Erleigh Court Drive

Councillors noted that the new dwelling to the rear of 17 Erleigh Court Drive will be known as 17A Erleigh Court Drive, Earley, Reading RG6 1EB.

79. APPEALS

79.1 New Appeals

79.1.1 161372 – 38 Palmerstone Road

To note that an Appeal has been lodged against the Borough Council's refusal to allow planning permission for the proposed first floor side and rear extension plus conversion of loft space to habitable accommodation with a rear dormer extension. The Appeal will be determined on the basis of written representations.

79.1.2 161039 – 21 Turnbridge Close

To note that an Appeal has been lodged against the Borough Council's refusal to allow planning permission for the proposed erection of single storey front and rear extensions and a first floor side extension to dwelling. The Appeal will be determined on the basis of written representations.

79.2 Appeal Decisions

79.2.1 152376 – 43 Colmworth Close

To note that this Appeal, which was in respect of the Borough Council's refusal to grant planning permission for the erection of fencing 1.8m high to amenity land at rear, side and in line with front elevation of house, has been dismissed.

80. TREE PRESERVATION ORDERS

80.1 TPO.1549/2016 – 360 Wokingham Road

To note that the Borough Council has made a TPO in relation to trees of whatever species within woodland on land at 360 Wokingham Road.

81. PUBLICATIONS

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

82. 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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83. PRESS RELEASES

No press releases were requested.

84. TERMINATION OF MEETING

The meeting was declared closed by the Chairman at 8.51 pm.