

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 11th October 2016 which commenced at 7.30 pm

Present

Chairman – Councillor A Bradley

Councillors J Armstrong, M Firmager, R Houlbrooke, Mrs P Jorgensen, Miss J Rance, J Russell, B Wedge and P Willis

Also in attendance Councillor N Jorgensen (from 8.00pm)

Apologies for absence were received from Councillor W Luck

57. MINUTES OF PREVIOUS MEETING

The Minutes of the meeting of the Planning Committee held on the 13th September 2016 were confirmed as a true record and signed by the Chairman.

58. APPLICATIONS FOR PLANNING PERMISSION

58.1 Decision Notices Issued by the Local Planning Authority

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

58.2 Affected Neighbour Notifications

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

58.3 No Objection Notifications

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

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| 161914 | Revised plans to show a change to the form of the roof to truncate the roof and reduce the increase in bulk and mass of the roof compared to what has currently been built on site. Drawing nos D1579-15 Rev B, D1579-16 Rev A and D1579-17 Rev B at 408b Wokingham Road |
| 162502 | Proposed erection of a single storey rear extension to the existing dwelling at 17 Delamere Road |
| 162508 | Proposed single storey front extension to dwelling at 42 Finch Road |
| 162542 | Proposed removal of existing shipping container from rear of existing Co-op store, proposed extension of existing hard surfaced area and proposed installation of a type c secure store and perimeter palisade fence at 570 Wokingham Road |

162557	Proposed erection of a single storey rear conservatory to the existing dwelling at 2 Finbeck Way
162564	Proposed erection of a single storey side extension to the existing dwelling at 6 Sibley Park Road
162583	Application for the proposed dropped kerb for driveway at 85 Silverdale Road
162606	Proposed erection of single storey front and rear extensions to dwelling plus changes in side fenestration at 14 Porter Close
162626	Proposed erection of a two storey side extension to dwelling at 40 Bradmore Way
162675	Proposed erection of first floor side extension and single storey rear extension to dwelling at 5 Wield Court
162680	Proposed erection of a single storey rear extension to dwelling at 7 Conygree Close
162683	Proposed single storey rear extension to dwelling at 39 Squirrels Way
162693	Proposed erection of a two storey side, single storey rear extension and erection of an extended roof porch to front entrance porch at 35 Andrews Road
162699	Proposed erection of a single storey rear extension and re-roofing of existing conservatory at 15 Beech Lane

58.4 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

161662	Proposed conversion of garage to habitable accommodation (retrospective) at 36 Erleigh Court Gardens
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In considering this proposal, Councillors requested a condition be attached that the property could not be used as a house of multiple occupancy (HMO) in the future.

162383	Proposed erection of a single storey rear extension to dwelling, following removal of existing conservatory and single storey extension, and conversion of existing garage to additional habitable accommodation at 6 Radnor Road
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Whilst Councillors had no objection to the rear extension, they requested that if the Planning Officer is mindful to approve this application, a condition is imposed to ensure that the proposed development to convert the garage to additional accommodation cannot be occupied as separate habitation.

162465	Proposed erection of a single storey front extension to form porch, conversion of garage to habitable accommodation and alterations to fenestrations at 9 Crawford Close
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Councillors were concerned about the lack of adequate parking and for this reason requested that the application be refused.

162475 Proposed erection of a part single storey part two storey and part first floor side/rear extension at 43 Hillside Road

Councillors were concerned that there were inaccuracies in the plans provided and that there was insufficient information to make a decision.

For this reason they requested that the application be refused.

162507 Amended plans to show the change of material at 12 Flamborough Close

Councillors noted that access to the garage would be obstructed by the proposed porch and also that there was potential for the proposed extension to be used as separate habitation given that an additional front access door is highlighted on the plans.

For these reasons, Councillors requested that the application be refused.

162540 Application for erection of outbuilding at rear of garden (retrospective) 382 Wokingham Road

Councillors remained concerned about the large scale of this development and expressed concerns about the single storey games room/store room in the rear garden that could be used as separate residential accommodation.

If the Planning Officer is mindful to approve this application Councillors requested that a condition be imposed that it is not to be used as a separate dwelling.

Councillors considered that the size of the development could give rise to it being used for multiple occupancy and this would lead to insufficient on-site parking.

Councillors also felt that the health of the tree could be compromised by the proposals on the site to provide parking.

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

162550 Proposed conversion of existing garage to habitable accommodation at 47 Skelmerdale Way

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

162558 Proposed erection of a single storey outbuilding in the garage to form gymnasium at 93 Silverdale Road

Councillors indicated if the Planning Officer is mindful to approve this application that a condition be attached that the building is not used for separate habitation or for commercial purposes.

Councillors expressed concern regarding the height of the structure especially as the ground level of its proposed position is higher than that of the surrounding gardens.

Additional parking arising from any commercial use of the building would have an adverse effect on Silverdale Road which is already a busy road.

162646 Proposed first floor extension to dwelling (retrospective) at 36 Erleigh Court Gardens

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

162669 Proposed part single storey, part first floor rear extension to dwelling and proposed front extension to form porch at 40 Jay Close

Councillors noted that the block plan was incorrect with regards to shared access arrangements and requested that if Planning Officers were minded to approve the application that it be conditional on the provision of adequate parking.

162684 Proposed change of use from amenity land to residential, single storey side extensions to the existing dwelling plus relocation of boundary wall and garden gate at 10 Bay Close

Councillors considered that this development represented inappropriate and overbearing design incongruous to the street scene.

Further concern was expressed regarding the lack of appropriate parking.

For these reasons Councillors requested that the application should be refused. However, if Councillors are minded to approve this application a condition be attached that the property not be used as a house of multiple occupancy (HMO) in the future.

162685 Proposed erection of part single, part two storey rear extension to dwelling plus erection of replacement front porch and changes to front fenestration at 33 Wilderness Road

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

162696 Proposed single storey rear extension to dwelling, conversion of loft space to habitable accommodation plus insertion of bay window with roof to front elevation at 131 Church Road

Councillors expressed concern that this was a considerable alteration to the existing property and that the development would be out of keeping with the existing street scene.

They also considered that there would be insufficient car parking for the increased number of rooms in the property.

They requested, if the Planning Officer was mindful to approve the application, a condition be attached to ensure that the property was not able to be further developed into separate flats in the future.

162709 Application for the 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 Planning Officer 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 Councillors were concerned that there appeared to be inadequate space for parking to the side of the house.

162725	Proposed erection of a single storey side and rear extension, conversion of existing garage into habitable accommodation, front extension to form porch plus front bay windows at 52 Church Road
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Councillors were concerned about a further expansion of this property and the removal of the garage leading to a lack of adequate parking and for this reason requested that the application be refused.

If the Planning Officer is minded to approve the application, Councillors requested a condition be attached that the proposed development cannot be occupied as separate habitation.

162727	Proposed erection of a single storey side extension with pitched roof, following demolition of existing garage at 37 Byron Road
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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.

58.5 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:

162509	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 3.75m for which the maximum height would be 2.5m and the height of the eaves 2.2m at 15 Markby Way
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59. LOCAL PLAN UPDATE – LIST OF PROMOTED SITES

Councillors noted that following the ‘Call for Sites’ consultations, the Borough had published further details showing the location, size and suggested uses of sites. Councillors supported the suggested uses for the areas highlighted on the map specifically relating to the Earley area which was circulated with the agenda with the exception of 5WI005 Winnersh Garden Centre, Reading Road and considered that as this land is regularly flooded it was an inappropriate to use the land for the purposes of offices, research and development of products and processes or light industry as suggested. It was

RESOLVED that Councillors comments be passed to the Borough for information.

60. PLANNING APPLICATION 161596 LAND TO THE WEST OF THAMES VALLEY PARK DRIVE RG6 1PT

Councillors considered Planning Application No. 161596 regarding the proposed development of a Park & Ride facility providing approximately 277 vehicular spaces, motorcycle parking, **associated vehicular access and landscaping which is due for discussion at a future Borough Council Planning Committee Meeting** and

RESOLVED that Councillor A Bradley would attend as a representative on behalf of Earley Town Council.

61. INFRASTRUCTURE PROJECT DELIVERY AND TRADED SERVICES WORKSHOP

Further to Minute 39 where Councillors noted the details regarding the workshop to be held on 17th October 2016, they further noted the subsequent questions that had been asked by the Borough Council and following discussion it was

RESOLVED that

1. The Council develop a list of potential projects that could be enabled using neighbourhood CIL funds using the following headings:
 - a) Community & Leisure Projects
 - b) Transport Infrastructure Schemes
 - c) People – Infrastructure Projects
2. Councillors be requested to make suggestions for inclusion on the list of ‘Potential CIL Projects’ for consideration.

62. STREET NAMING

62.1 Extension to 1 Chatteris Way to Create one New Dwelling

Councillors noted that the new development to extend 1 Chatteris Way will be known as 1A Chatteris Way.

62.2 Modus Construction Ltd – New Address for existing Building

Councillors noted that the new address for the existing building, Whiteknights Road, Earley will be Modus Construction Ltd, Power Steele Building, Wessex Hall, Whiteknights Road, Earley, Reading, RG6 6DE.

63. TREE PRESERVATION ORDERS

63.1 TPO.3/1951 – 22 High Tree Drive

Councillors noted that the Borough Council had consented to works being carried out to the trees covered by this Order.

63.2 TPO.1213/2007 – 108 Elm Road, Earley

Councillors noted that the Borough Council had consented to works being carried out to the Ash tree covered by this Order.

63.3 TPO.1520/2016 – 59 Ramsbury Drive

Councillors noted that the Borough Council had consented to works being carried out to the Norway Maple tree covered by this Order.

64. **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.

65. **ADJOINING PARISH CONSULTATION**

Councillors noted application number 162695, for the proposed removal of 19 public payphones from various locations around the Wokingham Borough. A list of the public payphones to be removed had previously been attached to the agenda.

66. **GRASS VERGES IN EARLEY**

Further to Minute 30 of the Planning Committee Minutes where Members of the Town Council were asked to suggest areas for inclusion on a central list of roads most in need of grass verge repairs, Councillors considered the information previously attached to the agenda. Following discussion it was

RESOLVED that

1. the information be passed to MERA (Maiden Erleigh Residents Association) for their consideration
2. the information be passed to Wokingham Borough Council Highways Department for their consideration
3. further information be requested from those that requested the area be included on the list, regarding potential solutions to the damage
4. Council Officers be requested to suggest solutions for the damage to the areas identified

67. **PUBLICATIONS**

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

Wokingham Borough Council:	Major Applications Infrastructure update September 2016 and the RIBA plan of works chart. Information is commercially sensitive and is therefore for Parish Staff and Councillors only.
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68. **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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69. **PRESS RELEASES**

No press releases were requested.

70. TERMINATION OF MEETING

The meeting was declared closed by the Chairman at 9.14 pm.