

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 6th December 2016 which commenced at 7.30 pm

Present

Chairman – Councillor A Bradley

Councillors J Armstrong, R Houlbrooke, W Luck, Miss J Rance, J Russell, B Wedge and P Willis

Apologies for absence were received from Councillors M Ahmed, M Firmager (WBC Meeting), Mrs P Jorgensen (WBC Meeting)

85. 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.

86. APPLICATIONS FOR PLANNING PERMISSION

86.1 Decision Notices Issued by the Local Planning Authority

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

86.2 Affected Neighbour Notifications

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

86.3 No Objection Notifications

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

162779	Proposed conversion of garage to habitable accommodation at 5 Lambourne Gardens
162795	Revised plans to show drawing number, revision and correct scale and reduction in the mass of the extension at 23 Beaconsfield Way
162984	Amendment to proposed erection of a single storey side, rear and front extension to dwelling (part retrospective) amendment to previous consent 161176. Revised plans showing increase in side extension at 89 Hilltop Road
163034	Application for Listed Building Consent for the proposed installation of a Commemorative Plaque at Foxhill, Whiteknights Road
163069	Proposed first floor side extension to existing dwelling at 51 Jay Close

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| 163142 | Proposed conversion of existing garage to habitable accommodation at 1 Harlton Close |
| 163177 | Application for the proposed conversion of existing double garage to habitable accommodation at 17 Kitwood Drive |
| 163190 | Proposed erection of a single storey front extension; single storey rear/side extension plus conversion of existing garage to habitable accommodation at 30 Milton Road |
| 163226 | Proposed erection of a two storey rear extension, single storey rear extension, front extension to existing garage, to include replacement pitched tile roof and demolition of existing single storey rear extension at 199 Church Road |
| 163282 | Proposed single storey rear extension to dwelling plus conversion of garage to habitable accommodation at 10 Blackley Close |

86.4 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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| 162684 | Revised plans to show an amended siting for the single storey side extension set back behind the existing brick boundary wall as shown on plan nos. WBC/BC-04R2 and WBC/BC-05R2 at 10 Bay Close |
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Whilst Councillors appreciated that these amended plans provided an improvement in design they were still of the opinion that the additional development was an overbearing design leaving insufficient space for landscaping.

For this reason, Councillors requested that the application be refused.

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| 162783 | Full application for the change of use of existing single storey side extension as a separate unit of accommodation to rent (retrospective) at 1 Eastcourt Avenue |
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Councillors requested that this application be refused as they considered that the plans provided did not appear to comply with the Borough Design Guidelines regarding the space required for a two person dwelling.

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| 162890 | Proposed erection of a two storey pitched roof side/rear; single storey pitched roof front and rear extensions to dwelling, conversion of existing loft space to additional habitable accommodation to include a rear dormer at 19 Hilltop Road |
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Councillors considered that this development represented an overbearing design which was 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.

163036 Proposed conversion of existing garage to habitable granny annexe plus erection of a detached double garage with new driveway at 403 Wokingham Road

In looking at this proposal, Councillors expressed concern that the new garage appeared to be smaller than the Council's standard of 6m x 3, (measured internally) and they also noted that the garage would be sited to the front of the building line, contrary to Section 4.5 of the Borough Design Guidance.

Councillors further noted that the Granny Annexe contained only a WC and basin and considered that a full bathroom should be incorporated.

Councillors requested that the application be refused. However, if Planning Officers were minded to approve the application, that a condition be attached to ensure the building was used for residential use ancillary to the main house and not for separate business purposes.

163050 Proposed erection of a two storey rear extension, incorporating conversion of existing loft space to additional habitable accommodation at 40 Hillside Road

In considering this application, Councillors noted a flat roof design which was contrary to the Borough Design Guide (S4 Roof Alterations and Dormer Windows) which they considered to be overbearing within the street scene.

Councillors, therefore, requested that the application be refused.

163074 Householder application for proposed erection of a single storey rear, single storey side and first floor side extensions, plus part conversion of garage to create habitable accommodation to dwelling at 4 Whitestone Close

Councillors considered that this development represented an overbearing design which was 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.

163104 Proposed conversion of garage to habitable accommodation at 9 Stonea Close

Councillors considered that parking was inadequate and appeared to conflict with the highway margin and shared drive arrangement and therefore requested that the application be refused.

163132 Proposed erection of two storey front extension to the existing dwellings at 17 & 19 Henley Wood Road

Councillors noted that this application showed the front bays, as detailed in the previously refused Planning Application 160107, had been reinstated. Councillors held the view, as per the Officer Report for 160107, that the front bays were incongruous and adversely harmed the character of the area.

For this reason it was requested that the application be refused.

163135 Proposed erection of a first floor side extension, single storey rear extension to dwelling at 34 Eastcourt Avenue

Councillors expressed concern with the parking identified which was not considered to be in accordance with the Borough Design Standard and there was a query with the depth of the driveway as the plan did not show the boundary line.

For this reason it was requested that the application be refused.

163144	Proposed erection of first floor side extension to dwelling plus the widening of driveway by 1.4 metres to provide parking for two vehicles at 117 Silverdale Road
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In considering this application, Councillors considered there was insufficient detail in the plan to make an informed decision.

Councillors also considered that parking was inadequate with this corner plot and for these reasons requested that the application be refused.

163163	Proposed erection of a two storey and single storey extensions to front and rear of existing detached dwelling at 1 Bramley Close
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Councillors requested that this application be refused as they considered that this large extension would be out of keeping with the street scene and expressed concern that insufficient parking was shown on the plans.

163283	Proposed single storey front extension plus two storey side/rear extension to existing dwelling at 44 Meadow Road
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Councillors were concerned that, if this proposal should go ahead, it would be out of keeping with surrounding properties and become prominent in the street scene due to the building line of the neighbouring properties.

Councillors further considered that the proposal exhibited a lack of adequate parking and for these reasons requested that the application be refused.

86.5 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:

163123	Application for the prior approval of the erection of a single storey extension; which would extend beyond the rear wall of the original house by 3.6m for which the maximum height would be 2.65m and height of the eaves 2.55m at 207 Silverdale Road
163138	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 3.7m and the height of the eaves 3.0m at 646 Wokingham Road
163306	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 5.0m for which the maximum height would be 3.1m and the height of the eaves 2.8m at 42 Allendale Road

163358

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 4.0m and the height of the eaves 3.0m at 48 Shepherds House Lane

87. COMMUNITY LITTER PICK

It was noted that the Community Litter Pick will take place over the weekend of 1st and 2nd April 2017.

88. CONSTRUCTION INFRASTRUCTURE LEVY UPDATE

88.1 Neighbourhood CIL Projects

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

88.2 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.

88.3 Investing in Wokingham Strategic Infrastructure Priorities – Co-Funding Suggestions

The Town Clerk informed Councillors that a communication had been received from Wokingham Borough Council providing a list of CIL co-funding suggestions for consideration.

Councillors were asked to give consideration to these suggestions and respond by the end of December. Councillors were further asked to provide an indication to any Council led project where Wokingham Borough Council may be required to provide support and/or traded services to help deliver those projects.

RESOLVED that the suggested co-funding projects be not supported from the Town Council's CIL allocation at the present time.

89. LOCAL PLAN UPDATE

89.1 Site Assessment Engagement

Councillors were informed that Wokingham Borough Council had written to all Town and Parish Councils requesting assessment of sites promoted for development by landowners, developers and third parties for inclusion in the Local Plan Update. They had requested completion of a Site Assessment Engagement Form.

Councillors were of the view that, since the only site for development within the Town boundary was at Danehill and that comments had been sent previously in the letter, there was nothing that needed to be added at this stage.

RESOLVED that a letter be sent to the Land Use and Transport Team at Wokingham Borough Council to say that comments had been sent previously on the only site in the Town, namely Danehill, and that, at this point in time, the Town Council did not wish to make any further comment.

89.2 Promoted Sites Update

Councillors noted the communication from Wokingham Borough Council, detailing their ongoing 'Call for Sites' consultations and highlighting that the list of sites would be updated monthly and can be found at www.wokingham.gov.uk/localplanupdate and clicking on the tab 'Call for Sites Update'.

90. LOCAL TRANSPORT PLAN CONSULTATION

Following a presentation at the Town & Parish Clerks Forum on 21st November, the Principal Planner at Wokingham Borough Council had indicated that the Borough were in the process of refreshing the Local Transport Plan (LTP). The aim of the LTP was to set the overarching policies for the development and provision of transport infrastructure and networks across the Borough. The document also forms the policy basis for any funding bids which the Council may undertake in the future. The LTP runs until 2036 in line with the Local Plan Update.

Councillors were asked to collectively complete the survey to prioritise the elements of the highway and transport provision which were most important for them and also to indicate the elements of the provision they are most satisfied with. The deadline for the return of the survey questions is 31st January 2017.

It was noted that David Wilby, the Principal Planner, has offered to attend a future Council meeting to give a short presentation and answer general questions in relation to his consultation if Councillors consider this would be of use.

RESOLVED that

1. Councillor W. Luck would compile a draft response to the Local Plan Consultation for consideration at the next meeting of the Committee.
2. Councillors be invited to send their completed consultation forms to facilitate preparation of the draft response to Councillor Luck by 10th January 2017.

91. APPEALS

91.1 Appeal Decisions

91.1.1 161372 – 38 Palmerstone Road

To note that this Appeal, which was 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, has been dismissed.

91.1.2 153205 – 40 Church Road

To note that this Appeal, which was lodged against the Borough Council's refusal to grant planning permission for the construction of a new dwelling in the rear garden had been dismissed.

92. TREE PRESERVATION ORDERS

92.1 TPO.162/1979 – 6 Chive Road

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

93. PUBLICATIONS

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

94. 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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95. PRESS RELEASES

No press releases were requested.

96. TERMINATION OF MEETING

The meeting was declared closed by the Chairman at 8.39 pm.