

## 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> June 2018 which commenced at 7.30 pm.

### Present

Chairman – Councillor W Luck

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

Apologies for absence were received from Councillors M Ahmed and Miss J Rance JP

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#### **14. MINUTES OF PREVIOUS MEETING**

The Minutes of the meeting of the Planning Committee held on the 15<sup>th</sup> May 2018 were confirmed as a true record and signed by the Chairman.

#### **15. APPLICATIONS FOR PLANNING PERMISSION**

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

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

##### **15.1.1 No Objection Notifications**

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

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|--------|---|
| 173205 | Planning application for the proposed ground floor in-fill extension to the existing building at The Palmer Building, UoR, RG6 6UR  |
| 181185 | Application for the proposed erection of part single storey side, part two storey side/rear extension to dwelling following the demolition of existing detached garage plus extension of existing loft space following the demolition of existing rear dormer at 11 Ramsbury Drive      |
| 181433 | Application for the proposed erection of a part single/part two storey rear extension and conversion of existing loft space to habitable accommodation at 554 Wokingham Road  |
| 181459 | Application for the proposed erection of detached garage at 22 Stockbury Close  |
| 181468 | Application for the proposed erection of single storey extensions to the front, rear and side of the existing building, incorporating a new drive thru booth; internal alterations; installation of a new folded roof plus changes to fenestration at McDonald's Restaurant, The Square |
| 181470 | Application for the proposed erection of single storey side/rear extension plus first floor side extension to dwelling over the existing garage at 26 Watersfield Close   |

- 181480 Application for advertisement consent for the proposed 1no illuminated gateway height restrictor and 5no illuminated freestanding signs at McDonald's Restaurant, The Square
- 181481 Advertisement consent for the proposed installation of 2no illuminated fascia signs on the front elevation. 1no illuminated fascia sign on the side elevation, 2no illuminated fascia signs plus 1 illuminated sign on the side elevation at McDonald's Restaurant, The Square
- 181532 Application for the proposed erection of single storey side/rear extension plus first floor side extension to dwelling at 19 Mays Close
- 181609 Application for the proposed erection of a single storey extension to replace existing conservatory, part conversion of existing garage to additional habitable accommodation to include the insertion of side door at 2 Warbler Drive

#### 15.1.2 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

- 173665 Revised/Additional Details: Application for the proposed erection of a first floor side extension, a first floor front extension, the raising of the roof and a ground floor rear extension at 80 Measham Way

Councillors requested that this application be refused as they considered it to be overdevelopment for the size of plot.

- 180893 Application to vary condition 3 following the grant of planning consent (F/2013/0517) for the proposed demolition of existing block of flats and erection of 20 dwelling houses with access, parking and landscaping. Condition 3 relates to minor design changes to fencing at Plot 2 Culver Lane

Councillors considered that the structure as presented was neither robust nor of adequate design and requested that the application be refused on the grounds of the Borough Design Guide policies R6, building frontages should contribute positively to the street scene; R12 boundary treatments should contribute positively to the public realm, being robust and of a high quality; S16 the long term maintenance should be considered for structures associated with the street.

- 180907 Application for the change of use from amenity land to residential and relation of fence (retrospective) at 7 Paddick Drive

Councillors requested that this application be refused due to the loss of amenity land and noted the following policies:

TB08 Managing Development Delivery Local Plan, which resists the loss of open space which needs to be considered against para 74 in the NPPF, which states that existing space should not normally be built on.

The Borough Design Guide supported by Policy CP3 of the Core Strategy:

R12 - boundary treatments should respond positively to the character of the area and quality of the public realm;

R14 development should provide space for and include well designed landscape.

180923 Application for the proposed conversion of loft space to create habitable accommodation, erection of part single, part two storey rear extension following the demolition of existing conservatory, first floor side extension to dwelling plus conversion of existing garage to create habitable accommodation at 99 Beech Lane

In considering this application, Councillors noted that the proposed rear dormer is large and dominating with a Juliet balcony facing into the rear garden.

They requested that the application be refused as it is contrary to WBC Design Guild R18 overshadowing of a neighbouring property, R23 poor relationship with 97 Beech Lane, the dormer does not relate to the roof form projecting above the hip, nor does it relate to the details of the existing house.

181148 Application to remove condition 7 of planning consent 180474 (09/04/2018) for proposed erection of two storey rear and side extension to dwelling following the demolition of existing detached garage and shed. Condition 7 relates to the dining area window in the north west elevation at 6 Oldfield Close

Councillors requested that this application be refused as removal of Condition 7 means there would be nothing to prevent removal of the fence at a later date, adversely impacting the amenity of adjoining land.

181185 Application for the proposed erection of part single storey side, part two storey side/rear extension to dwelling following the demolition of existing detached garage plus extension of existing loft space following the demolition of existing rear dormer at 11 Ramsbury Drive

In considering the proposal, Councillors requested that it be refused as they considered it would be contrary to WBC Design Guide Code R18 overshadowing of neighbouring property and also highlighted inadequate parking.

181258 Application for the proposed rebuilding of part of outbuilding including increase in slope of pitched roof with changes to doors, windows and roof lights at 28 Reeds Avenue

If Planning Officers are mindful to approve this application, Councillors request a condition be added prohibiting the separate residential use of the studio, other than incidental to the main house.

181259 Application for the proposed erection of single storey side extension to dwelling at 65 Measham Way

Councillors noted the presence of existing mature trees and requested refusal of the application supported by:

TB21 Managing Development Delivery Local Plan to retain or enhance the condition, character and features that contribute to the landscape.

Also, the Borough Design Guide, supported by Policy CP3 of the Core Strategy:

R12 - boundary treatments should respond positively to the character of the area and quality of the public realm;

R23 - to retain existing mature landscape;

Councillors considered that the proposal would impact the character and appearance of host dwelling contrary to CP1 and CP3 of the Adopted Core Strategy (2010), the MDD Local Plan (2014), the Borough Design Guide (SPD) 2012.

181260                      Application for the proposed erection of a two storey side and rear extension to dwelling at 114 Elm Road

Councillors considered that windows within the proposal constituted overlooking of the neighbour at 2 Wychwood Crescent and should be removed, and requested a condition be added to this effect.

181262                      Application for the proposed erection of two storey rear extension, single storey entrance porch and garage conversion at 13 Kennedy Gardens

Councillors considered that windows within the proposal constituted overlooking of the neighbour at 11 Kennedy Gardens and should be removed, and requested a condition be added to this effect.

181375                      Application for the conversion of existing garage to habitable accommodation (retrospective) at 11 Moorhen Drive

If Planning Officers are minded to approve this application, Councillors requested a condition be imposed requiring the submission and approval of two parking spaces.

181461                      Application for the proposed erection of first floor rear extension to dwelling at 4 Stowmarket Close

Councillors expressed concern with the Juliette balcony included in the design and requested that if Planning Officers are minded to approve the application, a condition be attached for its removal.

181462                      Application for the proposed erection of single storey side and rear extension to dwelling following the demolition of the existing shed, single storey front to form porch plus relocation of the existing fence and gate at 33 Rosedale Crescent

Councillors requested that a condition be added requiring the fence line to remain in its original position to maintain the amenity buffer to footpath.

181474                      Application for the proposed erection of first floor rear extension to dwelling at 93 Elm Road

Councillors expressed concern with the Juliette balcony included in the design and requested that if Planning Officers are minded to approve the application, a condition be attached to replace it with a window. This would have the effect of preventing the use of the roof as a walk-out balcony.

181525                      Application for the proposed erection of a part single, part two storey rear extension following the part conversion of the existing garage, plus single storey front to form porch at 24 Moorhen Drive

Councillors expressed concern that the bedrooms identified in the proposal were below the nationally prescribed space standards.

They also noted that parking as shown was oversubscribed and that there was a lack of nearby on-street parking.

It was requested that if Planning Officers are minded to approve the application, conditions be imposed to ensure adequate parking availability, to prevent the property being used for multiple occupancy in the future and also that windows in the flank wall be obscure glazed.

181526                      Application for the proposed erection of part single, part two storey rear extension plus conversion of the existing garage to create habitable accommodation at 31 Privet Close

Councillors expressed concern that the bedrooms identified in the proposal were below the nationally prescribed space standards.

They also noted that the parking spaces shown were on the approach to the adjoining property and unachievable.

Councillors considered the proposal to be overdevelopment and requested that if Planning Officers are minded to approve the application conditions be imposed to ensure adequate parking availability and to prevent the property being used for multiple occupancy in the future.

## 15.2 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:

181377                      Application for the prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 5.50m for which the maximum height would be 2.95m and the height of the eaves 2.95m at 6 Wyatt Crescent

181414                      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 6m for which the maximum height would be 3.4m and the height of the eaves 3.7m at 45 The Crescent

181487                      Application for the prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4m, for which the maximum height would be 3.7m, and the height of the eaves 2.1m at 26 Watersfield Close

## 15.3 Planning Applications Withdrawn

Councillors noted that the following planning applications had been withdrawn by the applicant:

180434                      Application for the proposed erection of single storey side/rear extension following the demolition of the existing conservatory and store, raising the roof to create first floor extension plus conversion of existing shed to create garage at 28a The Crescent

180803                      Application for the proposed erection of first floor side extension to dwelling at 4 Somerton Gardens

## 16. ADJOINING PARISH CONSULTATIONS

### 16.1 181478 - Fire Station, Wokingham Road, Reading, RG6 1JU

Councillors considered the application for the replacement of 1no. existing flagpole antenna to top of fire training tower with 1no. new tri-sector antenna. Installation of 1no. equipment cabinet within the existing cabin plus associated ancillary development.

16.2 180693 - 44 Falcon Avenue, Shinfield, RG2 8EL

Councillors considered the application for the proposed erection of part single, part two storey rear extension to dwelling.

17. **BUS SHELTERS**

Councillors noted that some of Earley's 'old style' bus shelters still show previous telephone contact details for the Town Council.

**RESOLVED**

1. That old telephone contact details for Earley Town Council be removed.
2. Information and contact details for Earley Town Council in respect of Bus Shelters be added to the website.

18. **LIST OF DEVELOPMENTS OF CONCERN**

Councillors considered the compilation of a register of properties of concern, to be kept in the office for reference. The purpose of the register would be to record those properties where Councillors believe there could be future contraventions of planning consents.

**RESOLVED**

Information on the application's ward and any concerns be recorded and kept in the office and emailed to Planning Committee Members regularly.

19. **CONTROLLED LOCALITY (RURALITY) DETERMINATION OF READING AS PER NHS PHARMACEUTICAL REGULATIONS**

Councillors noted that further to Minute 123, NHS England had undertaken a controlled locality determination and have determined that the area identified is within a Non-Controlled locality (Urban), details previously attached.

20. **HOUSING NEEDS ANALYSIS**

Councillors noted that Wokingham Borough Council had written to Town and Parish Councils with information on the Housing Strategy which ran from 2015 to 2018 and that work was to start on the new strategy which would run from 2019. A survey had been attached for completion.

**RESOLVED**

1. The Deputy Town Clerk contact Wokingham Borough Council to request an Officer to attend the next Planning Committee Meeting to provide further detail on the strategy
2. The Deputy Town Clerk request an extension of the deadline until after the next Planning Meeting
3. The survey be circulated to all Members of the Planning Committee for completion and return to the Deputy Town Clerk by 2<sup>nd</sup> July 2018 for collation. The information to be included on the next Planning Committee Agenda.

**21. TREE PRESERVATION ORDERS**

21.1 TPO.1653/2018 – Trees Located at Play Area Conygree Close

Councillors noted that the Borough Council had made this Tree Preservation Order (TPO) in response to a notification of works which would be detrimental to the tree and the current amenity it provided and that the Order would take effect on 29<sup>th</sup> May 2018 on a provisional basis. The tree covered is an Oak tree.

21.2 TPO 1610/2017 – Land to the front of 145 Hilmanton Drive

Councillors noted that this emergency Tree Preservation Order was made in response to a TPO request and a notification of tree works which could be detrimental to the tree's health and amenity value. Following an inspection, it has been deemed that, although the tree currently provided amenity value within the street scene, the location of the tree meant the tree would not be sustainable in the long-term. Therefore, the TPO was not confirmed, lapsed on 13<sup>th</sup> May 2018 and is no longer valid.

21.3 TPO 1618/2018 – Land at 97 and 95 Mill Lane, & 1 and 2 Marfleet Close

Councillors noted that on 14<sup>th</sup> December 2017, the Borough Council made this TPO in response to a notification of works to veteran trees. On 5<sup>th</sup> June 2018 the Borough Council confirmed the Order with location description modifications. Two Oak trees are covered by this Order.

**22. LISTED PLANNING APPLICATIONS**

22.1 Application 172048 - Land between Thames Valley Park Business Park and Napier Road, Reading, to the South of the River Thames, and North of the Great Western, Main Line Railway

Members consider nominating a representative to speak on behalf of Earley Town Council at the Wokingham Borough Council Planning Meeting (once it has been confirmed) on the above listed application.

**RESOLVED**

Councillor W Luck speak on behalf of Earley Town Council at the Planning Meeting once confirmed.

**23. SIBLEY HALL DEVELOPMENT**

Members noted the outstanding planning issues at Sibley Hall Development.

**24. PUBLICATIONS**

At the date of the meeting the following publications had been received:

Wokingham Borough Council:	Major Applications & Infrastructure Update (Confidential Report for Members Only) – May 2018 Neighbourhood CIL Proportion Report – April 2018
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**25. PRESS RELEASES**

No press releases were requested.

**26. TERMINATION OF MEETING**

The meeting was declared closed by the Chairman at 9.16pm