



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 June 2019 which commenced at 7.30pm.

Present:

Chair – Councillor G Littler

Councillors A Bassett, R Cook, D Ireland, A Mickleburgh, R Sangster, C Smith and M Shaw

In attendance J Shaw (Deputy Town Clerk), D Humphreys (Senior Office Administrator), W Luck (Advisor to Planning Committee), Councillors D Chopping and R Houlbrooke. Eight members of the public were present.

The first twenty minutes of the meeting were set aside for members of the public to pose questions to the Council. There were no questions.

15. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors D Hare and A Neal.

16. DECLARATIONS OF INTEREST

There were no declarations of interest.

17. APPOINTMENT OF SUB-COMMITTEES AND WORKING PARTIES

17.1 Bus Services Working Party

It was:

RESOLVED that Councillors A Mickleburgh, R Cook and M Shaw be appointed as the Town Council's representatives on the Bus Services Working Party.

17.2 Any Other Sub-Committees & Working Groups

No other sub-committees or working groups were requested.

17.3 SULV Joint Working Party

It was:

RESOLVED to add Councillor M Shaw as a substitute member of the SULV Joint Working Party.

18. MINUTES OF PREVIOUS MEETING

The Minutes of the meeting of the Planning Committee held on 21st May 2019 were confirmed as a true record and signed by the Chairman.

19. PLANNING APPLICATION 191090

Members agreed to bring this item forward for discussion.

191090 Planning application for the use of existing side extension as an independent dwelling (retrospective) at 30 Hilltop Road.

A representative of ACER spoke against the retrospective application to change the Granny Annexe into a separate dwelling and explained that the application was to regularise breaches of planning control. He described the absence of vegetation on the joint frontage to the properties and the bricks which were considered dissimilar to those of the original dwelling. ACER considered that a number of planning breaches had occurred and that neighbours had not been fully informed by the Borough council on the work that had taken place.

A resident from Hilltop Road also spoke against the retrospective application and described the large number of cars associated with the property, the lack of vegetation on the paved frontage, and that as the property was not numbered there were difficulties with post and other deliveries.

RESOLVED that the observation and comment below be sent to the local Planning Authority in respect of the above application:

Councillors requested that this application be refused but that, if Borough Planning Officers were minded to approve the application, it was requested that conditions be attached requiring the submission and approval of the details of at least two parking spaces to each of the new dwellings, to be provided before the first occupation as separate dwellings.

They also requested a condition that each property have separate access from the highway to their parking to prevent one property controlling the parking to the other. Councillors further requested that soft landscaping to the front of the property be added in accordance with R14 of the Borough Design Guide.

20. TRAFFIC REGULATION ORDERS

Members agreed to bring this item forward for discussion.

A previous Town Councillor explained to Members how the parking in Pepper Lane had been displaced following the installation of Reading Borough Council parking meters which charged up to £10 per day and were rarely used. He considered that if the rate were to be reduced this may help alleviate the current parking problems at Harcourt Drive and Falstaff Avenue. He had written to the Chief Executive of Reading Borough to suggest this course of action but whilst the correspondence was acknowledged no response had been received. HE acknowledged that whilst the proposed yellow lines would be an improved safety measure at the junction, it would push parking further into the estate.

Pauline Jorgensen, the Wokingham Borough Member for Transport reported that she also believed the parking issues at Harcourt Drive were caused by the installation of the parking meters on Pepper Lane and reported that she had started a petition to reduce Pepper Lane parking charges and requested support for this course of action.

A resident of Harcourt Drive spoke in support of the proposed TRO (Traffic Regulation Order) and welcomed the yellow lines to protect the junction but accepted that this would push the parking problems further down the road. She reported that much of the parking was associated with the building works at the University of Reading and that weekend parking was greatly reduced.

Councillors noted the Borough proposals to install waiting restrictions at various locations to prevent parking and improve road safety. Changes had been proposed to aid traffic flows and improve congested roads at peak times. Changes to restrictions were proposed in relation to new developments and new roads. There were also works relating to removal of restrictions due to the installation of new controlled crossing locations.

In Earley, measures affecting the following roads were identified:

- Silverdale Road
- Kenton Road
- Falstaff Avenue / Harcourt Drive
- Broken Brow (Thames Valley Park and Ride access road).

Additionally, Schedule 3 had updated resident permit zones, restrictions on permit issue, and permit charges at Station Road, Earley.

RESOLVED that Members support the measures identified.

21. HARCOURT DRIVE / FALSTAFF AVENUE / ROWLAND WAY

Councillors noted that the residents of Harcourt Drive and Falstaff Avenue have become increasingly concerned with the high number of vehicles using these roads as a short-cut, and that potentially in excess of 100 cars pass through each day, some at excessive speed. Councillors discussed the option of 'access only' signs being placed at Elm Road and Pepper Lane entrances that may alleviate the problems.

Following discussion, Councillors noted that both the implementation of parking meters by Reading Borough Council on Pepper Lane, and the building work currently undertaken by the University of Reading had exacerbated parking in the vicinity and also the use of the roads as a short-cut. Councillors agreed that 'Residents only Access' signs and further appropriate parking restrictions could be measures to be pursued in the future.

22. APPLICATIONS FOR PLANNING PERMISSION

22.1 Decision Notices Issued by the Local Planning Authority

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

22.2 Planning Applications Received since the Last Meeting of this Committee

22.2.1 No Objection Notifications

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

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| 190689 | Application for the proposed erection of hip to gable roof extension including 1 front roof light and rear dormer roof extension plus single storey rear extension including 1 off roof light to create habitable accommodation at 68 Harcourt Drive. |
| 190704 | Application for the proposed erection of a first floor side extension and single storey rear extension to dwelling at 11 Litlington Close. |
| 190977 | Application for the proposed erection of a single storey side extension to dwelling with 1no. roof light, following removal |

of existing conservatory at 9 St Martins Close.

- 191146 Application for the proposed erection of single storey rear extension including the insertion of 2no. roof lights, plus garage conversion to create habitable accommodation (part retrospective) at 58 Paddick Drive.
- 191163 Application for the proposed conversion of existing double garage into habitable accommodation, changes to fenestration, insertion of 3no. roof lights and internal alterations to dwelling at 1 Wickham Road.
- 191220 Application for the proposed single storey rear entrance canopy and single storey rear extension following demolition of existing, also changes to western elevation and fenestration front/rear also installation of rooftop plant compound at Atlas House, Thames Valley Business Park.
- 191243 Planning application for the proposed alterations to the side wide landscaping including amendments to the car parking provision, erection of cycle parking store, provision of electric charging points plus bin store and other associated works at TVP Building 1, Thames Valley Park Drive.
- 191257 Application for the proposed erection of a single storey side/rear extension to existing dwelling following the demolition of existing garage plus internal alterations and the insertion of 1no. roof light to the rear of the property at 101 Collins Drive.

Councillors considered that the Party Wall Act may apply due to the proximity of the proposed extension with the neighbouring properties

- 191271 Application for proposed erection of single storey rear/side extension and conversion of existing garage to provide habitable accommodation at 42 Bridport Close.

Councillors considered that the Party Wall Act may apply due to the relationship of the side wall to the extension and the neighbouring property.

- 191319 Application for the proposed erection of a single storey side/rear extension following demolition of existing conservatory at 46 Lakeside.

Councillors considered that the Party Wall Act may apply as the rear extension is shown abutting the property title boundary.

22.2.2 Conditional Approval Recommendations

RESOLVED that the conditional approval recommendations as listed below be sent to the local Planning Authority in respect of the following applications:

- 190866 Application for a proposed erection of a two storey side and rear extension and a single storey front extension to create a porch, incorporating 4no. rooflights, and garage conversion to create habitable accommodation at 12 Andrews Road.

190911 Application for change of use, erection of 2no. dwellings and landscaping including 6no. parking spaces, new access from highways and dropped kerbs at 5 Cutbush Close.

191167 Application for the proposed raising of the roof to create habitable accommodation plus rear dormer and the insertion of 4no. roof lights to the front at 5 Hillside Road.

22.2.3 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:

190815 Application for the proposed erection of a rear dormer to form Juliet balcony also hip to gable conversion of main roof at 75 Mill Lane.

In considering this application Councillors noted that the dormer extension appears to sit on top of the neighbours' wall/party wall and is not set back from the roof, it also runs from party wall to gable wall contrary to R23 of the Borough Design Guide. Councillors also noted the large Juliette balcony which would enable overlooking of neighbouring gardens contrary to R15 of the Design Guide. For these reasons, it was requested that the application be refused.

191200 Application for the proposed two storey rear extension plus internal alterations and changes to fenestration to existing dwelling at 23 Allonby Close.

Councillors requested that this application be refused due to overlooking of the neighbouring garden with the resultant loss of privacy and amenity, contrary to Policies R2 and R15; and the over-shading of neighbouring windows, contrary to R23.

191329 Application for the proposed two storey extension to rear, first floor side extension, conversion off roof space (from hip to gable) to create habitable accommodation following demolition of chimney stack plus erection of 1no. dormer to front of existing dwelling plus internal alterations to existing dwelling at 52 Elm Road.

In considering this application, Councillors noted the proposed brick flank walls, which were considered large and overbearing contrary to R23 of the Borough Design Guide. They also noted the flank elevation may be contrary to Policy R11 of the Design Guide as it does not create coherent character or relate well to, or enhance, the existing street scene.

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

22.2.4 Tree Work Applications

The following application was noted:

191397 Application for works to protected trees – TPO1109/2006, T2 T1, Oak – Previous works have not been duly completed. 20% reduction all round; lift the crown by 2-3 feet all round; reduce the crown height by 2-3 feet; remove all dead wood. (I would be happy to gain permission as per previous application in 2013 to thin the canopy by 20% and crown raise the outer canopy to

7 metres if deemed more appropriate) at 37 Loxwood

22.3 Permitted Development Rights

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

191465 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 4m, for which the maximum height would be 3.2m and the height of the eaves 2.7m at 89 Hilmanton

23. WOKINGHAM BOROUGH COUNCIL – PLANNING PROCEDURES

23.1 Councillors noted that the Town Council had been copied into correspondence sent on behalf of ACER (Association of Central Earley Residents) to Wokingham Borough Council entitled 'Failure by WBC to implement *the Neighbour Consultation Scheme* in respect of Permitted Development Applications'.

The letter outlined a number of cases in Whiteknights ward, of failures by the Borough Council to notify neighbours under the permitted development scheme rules. ACER points to strong local objections and also that planning enforcement action has subsequently been undertaken.

Councillors supported the contents of the correspondence and awaited further details from ACER on the Borough's response.

23.2 Adjoining Parish Consultations

Councillors noted that Wokingham Borough Council had clarified their criteria on identifying adjoining parish consultations, and that these are automatically triggered by their Civica mapping system. The system populates the constraints for each site and identifies sites located close to neighbouring parish boundaries. Their buffer zone is set to 20 metres and, in these instances, two parish names are displayed in the constraint of 'Borough Parish'. The Borough also clarified that, occasionally, they consult as an 'adjoining parish' when the distance is greater than 20 metres, at officer discretion.

RESOLVED that the Deputy Town Clerk contact Borough Councillors who are members of the Planning Committee and request they forward, to the Town Council, planning items likely to have a significant impact on Earley.

24. PLANNING APPEALS

24.1 Appeal Decision

24.1.1 173675 – Autotrader House and Hartman House, Danehill, Earley RG6 4UT

Councillors noted that the Appeal lodged against the Borough Council's refusal to allow redevelopment of the site to provide 76 residential dwelling houses (Use Class C3) in three buildings rising to three storeys in height, together with associated surface level and part lower ground floor car parking, open space, landscaping and infrastructure works had been allowed.

25. ADVISOR TO THE PLANNING COMMITTEE - AGREEMENT

Councillors noted that the agreement to use the services of an Advisor to the Planning Committee was signed and dated.

26. ADJOINING LOCAL AUTHORITY NOTIFICATION

26.1 191498 – Kenavon Drive, Reading

Councillors noted the application from Reading Borough Council to vary Condition 2 (Approved Plans) of planning permission 170509 (Demolition of two retail structures & the erection of a new buildings ranging between 2 & 11 storeys in height, providing 765 residential units (Class C3), 5 commercial units, various works to the public realm, including a new riverside square, landscaping, accesses, parking & associated works.

27. SULV JOINT WORKING GROUP

RESOLVED that Members of the SULV Joint Working Party provide possible dates for a meeting to the Deputy Town Clerk.

28. 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 2019 Neighbourhood CIL Proportion Report – March 2019
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29. PRESS RELEASES

No press releases were requested.

30. TERMINATION OF MEETING

The meeting was declared closed by the Chairman at 22.21pm.