



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 October 2019 which commenced at 7.30pm.

Present:

Chair – Councillor G Littler

Councillors A Bassett, R Cook, A Mickleburgh, A Neal, R Sangster, M Shaw and C Smith.

In attendance Jo Friend (Town Clerk), J Friend (Senior Operations Support Officer), D Humphreys (Senior Office Administrator), W Luck (Advisor to Planning Committee) and one member of the public.

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.

76. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors D Hare and D Ireland.

77. DECLARATIONS OF INTEREST

There were no declarations of interest.

78. MINUTES OF PREVIOUS MEETING

The Minutes of the meeting of the Planning Committee held on 10th September 2019 were confirmed as a true record and signed by the Chairman.

79. APPLICATIONS FOR PLANNING PERMISSION

79.1 Planning Applications Received since the Last Meeting of this Committee

Councillors agreed to bring forward discussions regarding planning applications 192498 and 192284.

79.1.1 Planning Application 192498 – 41 Eastcourt Avenue

192498	Application for the proposed two storey side extension, single storey rear extension plus 1no. roof lantern to rear and internal alterations to existing dwelling at 41 Eastcourt Avenue.
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A representative from the Association of Central Earley Residents (ACER) presented their objections to this application noting the potential for terracing effect due to the proposed extension not being inset from the boundary by the accepted standard and the roof being a vertical gable not a sloping hip end roof. The representative further noted that the addition of a fourth bedroom had the potential to increase the occupancy of the property to seven people which could contribute to parking difficulties within the area.

In considering the above report, Councillors requested that this application be recommended for refusal due to the terracing effect, contrary to Policy R23 (relationships with neighbouring properties). The terracing effect would have an undesirable impact on

the character of the area and would conflict with policies and statements in the NPPF 2019, Core Strategy 2010 and Borough Design Guide Supplementary Planning Document 2012.

79.1.2 Planning Application 192284 – 45 Anderson Avenue

192284 Application for the proposed erection of a two storey rear extension following demolition of existing conservatory and conversion of existing loft and erection of side dormers at 45 Anderson Avenue.

The ACER representative presented their concerns over this application noting that the dormers will assist in accommodating two additional bedrooms. An increase in the occupancy of the dwelling could contribute to on-street parking issues on Anderson Avenue.

After discussion, Councillors requested that, if Planning Officers are minded to approve this application, a condition be attached ensuring obscured glazing on the side windows of the dormers.

The representative from ACER left the meeting at 19:48.

79.2 Decision Notices Issued by the Local Planning Authority

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

79.3 No Objection Notifications

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

191768 Application for the proposed part single, part two storey side/rear extension including part garage conversion to create habitable accommodation (to form utility room), proposed single storey portico to rear and internal alterations to existing dwelling at 11 Skelmersdale Way.

192292 Application for the proposed two storey side extension following the removal of existing conservatory to existing dwelling at 242 Silverdale Road.

192324 Application for advertisement consent for 1no. illuminated welcome sign, 1no. illuminated directional sign, 2no. illuminated fascia signs, 4no. non-illuminated totem signs, 2no. non-illuminated fascia signs, 7no. non-illuminated pond signs and 4no. non-illuminated car park signs at Thames Valley Business Park. (*FOR INFORMATION ONLY*)

192398 Application for the proposed formation of extended access with additional hardstanding area to front of dwelling at 95 Silverdale Road.

192493 Application for the proposed erection of a single storey coffee shop (Use Class A1/A3) within the ground of TVP1 at TVP Building, 1 Thames Valley Park Drive.

- 192504 Application for the proposed single storey rear extension following the removal of existing conservatory to existing dwelling (retrospective) at 35 Westminster Way.
- 192530 Application for alterations to existing front elevation, proposed removal of existing dormers, proposed alterations to existing front eave heights to match rear of dwelling house and minor internal alterations to first floor at 52 Elm Road.
- 192619 Application for the proposed erection of a single storey rear extension plus changes to fenestration and internal alterations at 111 Pitts Lane.

79.4 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:

- 192000 Application for the proposed change of use of Erleigh House from research and development to clinical care and the net addition of 85 car parking spaces (part retrospective) at Erleigh House, Earley Gate, Whiteknights Road.

Councillors requested that if Planning Officers are minded to approve this application, a condition be attached ensuring the applicant produce a travel plan and WBC be satisfied that there is sufficient parking provision within the application.

- 192561 Application for the proposed erection of a part single storey side and part two storey side/rear extensions with changes to fenestration and 12off solar panels to the two storey roof and 1off rooflight at Earley Crescent Resource Centre, Warbler Drive.

Councillors raised no objection to this proposal but requested that, if Borough Officers are minded to approve this application, it be conditional upon the applicant producing a parking management plan to address parking issues, especially at peak times. The Council suggested that the applicant revisit the layout of the car park to see if any additional spaces can be provided.

79.5 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:

- 191990 Application for the proposed loft conversion to create habitable accommodation including the erection of 1no. dormer to front plus insertion of 3no. rooflights to front to existing dwelling at 76 Hilmanton.

Councillors requested that this application be refused on the basis that the application is contrary to policies CP3a (appropriate scale, mass and character); CP3f (integration with surroundings); R23 (relationship with neighbouring properties) and R15 (distances between neighbouring properties, this application leaves only 22m to the property at the rear not the 26m the policy requires).

192250 Application for the proposed part single storey part two storey side/rear extension following demolition of existing conservatory plus the insertion of 5no. rooflights. REVISED PLANS received increasing the depth of the single storey extension near shared boundary with no. 17 from 4m to 5.3m at 19 Byron Road.

Councillors requested that this application be refused due to the overbearing nature of the excessive mass and bulk of the extension on No. 17, contrary to Policy R23. In addition, the extension will cause shading to the neighbouring property.

79.6 Permitted Development Rights

It was noted that the Borough Council had received applications for prior approval as follows:

192303 Application for a certificate of lawful development for works to the internal garage at 124 Chilcombe Way. (*For Information Only*)

192425 Application for the prior approval of the erection of a single storey rear larger home extension, which would extend beyond the rear wall of the original house by 4.7m, for which the maximum height would be 3.6m and the height of the eaves 2.3m at 5 Merrifield Close. (*For Information Only*)

192588 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 3m and the height of the eaves 3m at 10 Ilfracombe Way.

80. APPLICATIONS – ADJOINING PARISH CONSULTATIONS

80.1 Application 192505 – 44 Falcon Avenue, Shinfield, RG2 8EL

Councillors noted this application for the erection of a two-storey dwelling adjacent to 44 Falcon Avenue, creating 2no. 2 bedroom flats with associated parking and rear gardens.

81. PARKING ISSUES – HARCOURT DRIVE/FALSTAFF AVENUE/COPPERDALE CLOSE

Further to the Planning Committee's request for traffic management measures to be considered for these locations, WBC had responded, detailing why it was currently unable to progress with the request. Following discussion, it was agreed that Councillor Mickleburgh would share the letter with concerned residents and he signalled that, as a Borough Councillor, he intended to follow up the matter with the Borough Council.

The Town Clerk agreed to forward the WBC response to all Councillors.

82. SULV UPDATES

Councillor Bassett provided a brief update noting that John Spurling has been commissioned by the SULV Joint Working Group to assess the relative merits of protection mechanisms and resources to ensure the future protection of the site and to provide relevant information for ETC to contribute to WBC's draft policy on open green space.

Councillors Bassett and Matthews had met with Earley Cricket Club who had expressed a wish to build a cricket pavilion on the SULV in order to be able to expand the club and provide cricket coaching to young players. Councillor Bassett pointed out that should permission ever be sought for such development, there remained major problems relating to vehicular access. Bill Luck, Advisor to the Planning Committee, informed Councillors that the current policies relating to the SULV would remain in place up until such time as the Local Plan is updated.

83. PARKING ISSUES – SILVERDALE ROAD

Councillor Mickleburgh reported to the Committee that WBC had responded to his suggestion that bollards be installed stating that the Borough would not object to the Town Council funding the installation and maintenance of timber post bollards. WBC has however expressed concerns that the provision of bollards on the verge here would relocate the antisocial parking behaviour elsewhere in the neighbourhood. Councillor Mickleburgh confirmed that he had not yet spoken to residents or the school to gauge opinion.

After discussion it was agreed that the response from WBC be forwarded to all Councillors and the matter be discussed at the next Full Council meeting.

84. NOTICEBOARDS

The Town Clerk presented a report prepared by the Facilities Manager regarding the Town Council noticeboards.

Councillors were informed that renovation work on the notice boards is carried out annually during the autumn/winter months. Two noticeboards at the Silverdale Centre have been temporarily removed, one of which will be refurbished, and the second will be replaced. The noticeboard at Paddick Drive is to be moved to a more visible location. The perspex of the most discoloured noticeboards is to be replaced over the upcoming weeks.

The Committee asked for their thanks to be passed on to the Facilities Manager and his team.

85. PLANNING ADVISOR

The Planning Advisor left the room whilst the committee discussed this item.

After discussion it was

RESOLVED that the recommendation for the Planning Advisor to be appointed for a further six months be submitted to the Policy & Resources Committee for approval. The Planning Committee requested an additional clause to the contract to state that any planning application comments submitted by the Planning Advisor in his personal capacity must be restricted to technical comments only and that these comments must be formally reported to the Planning Committee prior to the applications being discussed by the Committee.

The Planning Advisor re-joined the meeting.

The Planning Advisor confirmed that he would be agreeable to an extension of the contract. The Town Clerk to put the matter on the next Policy & Resources Committee agenda for formal approval.

86 **PUBLICATIONS**

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

Wokingham Borough Council:	Neighbourhood CIL Proportion Report – August 2019. Major Developments Monthly Report August – <i>confidential, for Parish Officers and Councillors only.</i>
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The Town Clerk provided the Committee with clarification over the contents of the CIL Proportion Report.

87. **PRESS RELEASES**

No press releases were requested.

88. **TERMINATION OF MEETING**

The meeting was declared closed by the Chairman at 9.12pm.