



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, 12th November 2019 which commenced at 7.30pm.

Present:

Chair – Councillor G Littler

Councillors A Bassett, R Cook, D Hare, 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 two members 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.

89. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor D Ireland.

90. DECLARATIONS OF INTEREST

There were no declarations of interest.

91. MINUTES OF PREVIOUS MEETING

The Minutes of the meeting of the Planning Committee held on 8th October 2019 were confirmed as a true record and signed by the Chairman.

92. APPLICATIONS FOR PLANNING PERMISSION

92.1 Planning Applications Received since the Last Meeting of this Committee

Councillors agreed to bring forward discussions regarding planning application 192412.

92.1.1 Planning Application 192412 – 1 Compton Close

192412	Application for the proposed erection of a two storey rear extension, two storey and single storey side extensions following demolition of existing chimneys plus alterations to fenestration, internal alterations and conversion of the building into 6no. one bedroom flats at 1 Compton Close.
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Two members of the public presented their objections over this application noting that due to the proximity to Earley train station, Compton Close and Station Road experience high traffic flow during rush hour periods with cars parked on either side leading to the road becoming single track. With only one narrow footpath along Station Road, it is not uncommon for pedestrians to walk in the road. A major concern with this planning application is the safety of pedestrians due to the introduction of a drop curb and parking encroaching on the already limited footpath.

After discussion, the Committee requested that this application be refused on the following basis, that the application is contrary to Policies CP1 (the bulk and mass of the proposed works not enhancing the quality of the environment); CP3a and CP3f, as supported by R15, R16 and R23 (not being of appropriate scale, mass or quality, being of detriment to the amenity of adjoining owners); CP5 (no provision of affordable housing); P2 and P3 (car parking does not create a high quality setting, with cars dominating the street scene; not compatible with local character). In addition, the Town Council is concerned that this proposal would have a detrimental effect on road safety and pedestrian safety in light of its position in relation to the railway station and are of the opinion that this proposal would be a further hazard to road safety. Councillors requested that the application be listed, the Chairman to contact the Borough Councillor in this regard.

The two members of the public left the meeting at 19:49.

92.2 Decision Notices Issued by the Local Planning Authority

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

92.3 No Objection Notifications

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

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| 192443 | Application for the proposed single storey side extension and insertion of 2no. rooflights to side following part demolition of existing extension plus conversion of existing garage to create habitable accommodation (to form storage and utility rooms), proposed single storey side extension to existing front porch, the replacement of existing patio with decking and 1.7m high fencing to rear/side, internal alterations and changes to fenestration to dwelling at 10 Andrews Road. |
| 192521 | Application for the proposed single storey rear extension following the part demolition of existing conservatory plus insertion of 3no. rooflights to rear to existing dwelling at 383a Wokingham Road. |
| 192533 | Application for the proposed part single two storey side/rear extension to include the insertion of 1no. rooflight to rear following the demolition of existing single storey side garage, internal alterations and changes to fenestration to existing dwelling at 209 Beech Lane. |
| 192621 | Application for the proposed erection of part single part two storey side extension and two storey rear extension, plus the insertion of 6no. rooflights at Paddock View, Gipsy Lane. |
| 192628 | Application to vary condition number 2 of planning consent 173162 for the proposed erection of 4no. bedroom detached dwelling, following demolition of existing garage. Condition 2 refers to the approved plans at 405 Wokingham Road. |
| 192642 | Application for proposed erection of a single storey side extension to existing dwelling at 89 Hilltop Road. |

- 192739 Application for the proposed conversion of the garage to habitable accommodation and relocation of the front door to form a new enclosed porch at 60 Ryhill Way.
- 192773 Application for the proposed part single part two storey side/rear extension to include single storey front extension to form porch, conversion of existing front/side garage plus insertion of 1no. Rooflight to side to create habitable accommodation (bike storage, gym, bath and utility rooms) with alteration to existing roof (flat to pitch), first floor rear/side extension plus the insertion of 2no. rooflights to rear, the insertion of 1no. roof lantern to rear/side following the part demolition of existing single storey rear/side extension, internal alterations and changes to fenestration at 12 Andrews Road.
- 192790 Application for the proposed erection of a part two storey part first floor side extension, plus internal alterations at 22 Wimblington Drive.
- 192836 Application for the proposed erection of a single storey rear extension, garage conversion to create habitable accommodation, plus internal alterations and changes to fenestration at 7 Finstock Close.
- 192828 Application for proposed erection of a single storey rear extension to existing dwelling, including the insertion of 1no. rooflight (retrospective) at 48 Finch Road.

92.4 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:

- 192544 Application for the proposed raising of roof to include first floor front/side extension following the conversion of existing loft space and creation of new loft space to create habitable accommodation to include insertion of 1no. Juliet balcony to rear plus 4no. rooflights, single storey front extensions, internal alterations to existing dwelling at 27 Sutcliffe Avenue.

Councillors raised no objection to this application but requested that if Planning Officers are minded to approve the application, conditions be attached ensuring all windows to flank wall at first floor being obscured glazing and no opening lights/windows below 1.7m.

- 192724 Application for the proposed single storey rear/side extension to include the insertion of 2no. roof lanterns and internal alterations to existing dwelling at 54 Ryhill Way.

Councillors requested that if Planning Officers are minded to approve this application it be conditional upon the submission and approval of details of any raised patio or decking area due to the potential impact on the privacy and amenity of the property behind, contrary to Policies CP3f, R23, R15 and R16.

- 192728 Application for the proposed single storey side/rear extension to include the insertion of 1no. rooflight to side and internal alterations following the removal of existing conservatory to existing dwelling at 5 Ryhill Way.

Councillors raised no objections to this application but requested that if Planning Officers are minded to approve the application it be conditional upon the submission and approval of details of any raised patio or decking for the protection of future amenity of the neighbouring property, pursuant to Policy CP3 and Design Policy R23.

192890 Householder application for the insertion of 3no. rooflights to front and 2no. rooflights to rear plus internal alteration on the first floor to existing dwelling at 76 Hilmanton.

Councillors requested that if Planning Officers are minded to approve this application it be conditional upon a requirement that the cill height of the proposed rooflights is maintained to a minimum of 1.8m.

92.5 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:

191879 Application for the proposed single storey side/rear extension including conversion of existing garage to additional habitable accommodation and insertion of 4no. rooflights, internal alterations and changes to fenestration.
REVISED PLANS have been received which remove the railings from the top of the roof and include a Juliet balcony instead at 31 Redhatch Drive.

This application had previously been considered by the Planning Committee on 10th September 2019, at which time refusal was recommended on five different grounds. This revised application has not addressed four of the five previous grounds for refusal. Councillors recommended that this application be refused for the following four reasons:

1. The proposed plans are not compliant with corner plot policy and does not enhance, contrary to Policy R8.
2. The application is not compliant with Policy R2, character, or R7, creating a place.
3. The proposal does not create a coherent street scheme, contrary to Policy R14, landscaping in frontage, R23, contributing positively to local character.
4. The application does not comply with Policy CP3a, appropriate mass, scale and character or Policy CP3f, integration with surroundings.

If Planning Officers are minded to approve the application it is recommended that the following conditions be applied:

1. Flat roof shall not be used as a balcony without prior approval of WBC, to protect the amenity of neighbouring properties as required by Policy CP3 and Design Policy R23.
2. No vehicular access to rear garden without prior approval of WBC to ensure adequate amenity space to the property as required by Design Policy R16.
3. Reinstatement of the fence alongside Wychwood Crescent and a requirement to maintain it thereafter.
4. Landscaping scheme for front garden to support attenuation of potential surface water runoff from the hard standing within the property onto the adjacent property.
5. Submission and approval by WBC of a hard and soft landscape scheme for the frontage of the property to ensure it is not dominated by hard surfacing and parked vehicles, to the detriment of the street scene and character of the area. As required by Policies CP3a, CP3f, CC03e and Design Policies R6, R11, R12, R14, P2 and P3.

6. Submission and approval of sustainable drainage scheme as part of the landscape scheme in accordance with Policy CC10.

192575 Application for the proposed part single part two storey side/rear plus insertion of 1no. rooflight to rear following the demolition of existing garage, internal alterations and changes to fenestration to existing dwelling at 12 Delamere Road.

Councillors requested that this application be refused due to the impact upon neighbouring amenity, the extension poses an unreasonable sense of enclosure and dominance to the rear garden of 14 Delamere Road, contrary to NPP 2019, Policies CP1 & CP3 and R16 & R23. Should Planning Officers be minded to approve the application then the Town Council request a condition be attached for a landscaping scheme to be submitted and approved for the front of the property to include a landscaped area in keeping with the character of the area, in accordance with Policies P3, R14 and R12.

192727 Application for the proposed part single two storey side/rear extension to include conversion of existing garage to create habitable accommodation (utility, w.c. and store rooms), single storey front extension to form porch the insertion of 2no. dormers to front, the insertion of 6no. rooflights to side/rear and 1no. roof lantern to rear following the removal of existing conservatory, internal alterations and changes to fenestration to existing dwelling at 1 Finbeck Way.

Councillors requested that this application be refused as the elevation to Maltby Way does not respond to the character of the existing house and the mass is inappropriate to the street scene (contrary to Policy CP3a); the elevation does not pay regard to its prominent corner location (contrary to Policy R8); there is no evidence of adequate on-curtilage car parking (contrary to Policy CC07). In the event that Planning Officers are minded to approve the application, it is recommended that it is conditional upon the submission and approval of a parking plan.

192787 Application for the proposed erection of a single storey rear extension, part garage conversion to create habitable accommodation and the insertion of 3no. roof lights following the demolition of existing kitchen, dining and lounge, raising of the roof to create first floor accommodation and to incorporate front and rear dormer windows, plus internal alterations at 5 The Crescent.

Councillors requested that this application be refused due to the dominant nature of the extension on No. 1; the potential for overshadowing; the terracing effect of the extension adjacent to No. 7, contrary to Policy CP3 and Design Policy R23.

192851 Application for the proposed first floor side extension, part conversion to existing garage to create habitable accommodation (to form utility room) plus the insertion of 1no. rooflight, part single part two storey rear extension, internal alterations to existing dwelling at 14 Hartsbourne Road.

Councillors requested that this application be refused due to the impact on neighbouring properties, contrary to Policy CP3f and Design Policy R23; due to the overshadowing of neighbouring windows by the rear extension and the terracing effect of the side elevation.

192924 Application for the proposed single storey side extension to existing dwelling at 2 Repton Road.

Councillors requested that this application be refused due to the extension resulting in inadequate amenity space being retained for the present and future owners of the property, contrary to Policy TB06b and CP3a and Design Policies R16 and R23; due to its overbearing nature on the garden of the adjacent dwelling.

92.6 Tree Works Applications

The following application was noted:

192717 Application for works to protected tree(s) TPO 622/1993, T4 T1, Silver Birch – Fell and replace with Birch of 10/12cm girth at Land adjacent to 6 Aldbourne Avenue.

92.7 Permitted Development Rights

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

192650 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 3.0m and the height of the eaves 2.4m at 279 Wokingham Road.

192839 Application for 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 3.8m and the height of the eaves 2.3m at 9 Pitts Lane.

92.8 Planning Applications Withdrawn

Councillors noted that the following application had been withdrawn by the applicant:

191739 Householder application for the proposed raising of ridge height and change of roof form of existing dwelling from a barn hipped roof to a front gable and half hipped roof to create additional habitable accommodation, insertion of 2no rooflights to side/rear, internal alterations and changes to fenestration to existing dwelling at 1B Pond Head Lane.

93. **TREE PRESERVATION ORDER**

Councillors noted the Tree Preservation Order made by Wokingham Borough Council (WBC) relating to an oak tree adjacent to the rear boundary of 79 Durand Road, Earley, in the grounds of Radstock Community Centre and School, Earley.

94. **PLANNING APPEALS**

Councillors noted the Planning Appeal decision in respect of Land to the north of the M4, Mill Lane, Earley RG41 5DD (APP/X0360/C/18/3217438). The appeal was dismissed.

95. LICENSING APPLICATIONS

Councillors noted the licensing application in relation to Aldi, Plot B, Suttons Park Avenue, Earley and had no comment to make.

96. ESTIMATES

Councillors were asked to consider whether there were any major projects which this Committee would wish to undertake in 2020/21. Councillors were reminded of the Planning Committee's Policy of requesting budget provision for the purchase of two replacement bus shelters each year. The Town Clerk confirmed that this year's budget had not been spent as the wait for the finalisation of bus timetables and routes had delayed the project. After discussion, the Committee

RECOMMENDED

1. The Bus Working Party conduct a condition survey of the existing bus shelters and identify those which required maintenance work and also any additional locations which could benefit from the installation of a bus shelter.
2. The unspent 2019/20 budget for replacement bus shelters be carried over to 2020/21
3. Additional provision be made in the 2020/21 budget for the installation of two further bus shelters.
4. Provision be made for the maintenance of street lighting and street furniture as per the 2019/20 budget.

97. NOTIFICATION OF PLANNING APPLICATIONS IN EARLEY

Councillors noted the response from WBC to the Planning Committee's complaint regarding a lack of consultation with residents on some planning applications and agreed to monitor the situation going forward. Councillor Littler advised the Committee that details of WBC's policy regarding neighbour notification were contained in WBC's Statement of Community Involvement, published in March 2019.

98. SULV UPDATES

Councillor Bassett presented the findings report prepared by JM Spurling Planning Consultants Limited as to whether it would be possible, and preferable, to have Bulmershe designated as Local Green Space (LGS) or whether the existing protection afforded by the policy relating to SULVs is sufficient.

The National Planning Policy Framework and National Planning Practice Guidance identify five key criteria which need to be satisfied for designation of land as LGS. Of these five criteria, the report advised that this area of land satisfies at least four of the criteria and there are strong arguments to be put in the case of the remaining criteria.

The recommendation of the Planning Consultant is for Earley and Woodley Town Councils to demonstrate why the existing SULV protection is insufficient, including detailing any losses of land experienced, and to request the support of WBC in designating the land as LGS. Councillor Matthews is trying to arrange for a meeting of the SULV Joint Working Group to take place before Christmas.

The Committee agreed that it would be beneficial for both Earley and Woodley Town Councils to write in support of the proposals of the Joint Working Group. Councillors agreed to

RECOMMEND to Full Council that authority to approve any submission to WBC be delegated to the Planning Committee to enable prompt submission.

99. BT TELEPHONE BOXES

Councillors considered communication from WBC regarding the fact that BT are looking to remove telephone boxes within the Borough. The following responses to the consultation:

1. The Parade, Silverdale Road, Earley RG6 7NZ
The Committee would be interested in adopting this red telephone box to transform it into a community asset, possibly as a book exchange or a location for a defibrillator.
2. Asda Mall, Lower Earley District Centre RG6 5TT
The Committee requested that BT retain this phone for public use.
3. Redhatch Drive, Wychwood Crescent, Earley RG6 5RA
The Committee would be interested in adopting this red telephone box to transform it into a community asset if it were able to be relocated to an area with greater footfall.

100. PUBLICATIONS

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

Wokingham Borough Council:	Neighbourhood CIL Proportion Report – September 2019. Major Developments Monthly Report September – confidential, for Parish Officers and Councillors only.
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101. PRESS RELEASES

No press releases were requested.

102. TERMINATION OF MEETING

The meeting was declared closed by the Chairman at 9.47pm.