



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, 14<sup>th</sup> January 2020 which commenced at 7.30pm.

Present:

Chair – Councillor A Mickleburgh

Councillors R Cook, D Hare, D Ireland, A Neal, R Sangster, M Shaw and C Smith

In attendance E Carroll (Deputy Town Clerk), R Fryer (Democratic Services Officer), D Humphreys (Senior Office Administrator) and W Luck (Advisor to Planning Committee)

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

*Councillor Mickleburgh welcomed Richard Fryer, the new Democratic Services Officer to the meeting.*

**112. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor G Littler and Councillor A Bassett.

**113. DECLARATIONS OF INTEREST**

There were no declarations of interest.

**114. MINUTES OF PREVIOUS MEETING**

The Minutes of the meeting of the Planning Committee held on 10<sup>th</sup> December 2019 were confirmed as a true record and signed by the Chairman.

**115. APPLICATIONS FOR PLANNING PERMISSION**

115.1 Decision Notices Issued by the Local Planning Authority

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

115.2 Planning Applications Received since the Last Meeting of this Committee

115.2.1 No Objection Notifications

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

192819      Application for the proposed erection of a part single storey part two storey rear extension following part demolition of existing rear extension, plus the insertion of 1no rooflight at 11 Shepherds Hill.

192958      This is a revision to original application for the proposed erection of a single storey rear extension following the removal of conservatory plus garage conversion to office, with internal alterations and changes to fenestration at

11 Thorney Close. Revised and additional plans nos P1117-01B, P1117-02B and P1117-03B to show the removal of the loft conversion, rear dormer extension and 2no rooflights from the original scheme.

- 193218 Application for proposed erection of single storey front extension to form a porch, plus conversion of existing garage into habitable accommodation at 6 Soham Close.
- 193221 Application for the proposed erection of a first floor side extension including changes to fenestration at 6 Chive Road.
- 193301 Application for the proposed erection of a single storey side and rear extension with 2no. rooflights, conversion of garage to create habitable accommodation at 4 Beauchief Close.
- 193343 Application for the proposed single storey rear extension following demolition of existing conservatory plus conversion of existing garage to create habitable accommodation at 31 Beauchief Close.
- 193361 Application for the proposed conversion of garage into habitable accommodation and single storey front extension to create porch at 16 Wispington Close.
- 193381 Application for the proposed erection of part single storey, part two storey rear extension to existing dwelling and single storey front extension to form porch at 21 Redhatch Drive.
- 193382 Application for the proposed single storey rear/side extension to existing dwelling at 53 Wilderness Road.
- 193423 Application for the proposed erection of first floor rear and side extension to existing dwelling, plus demolition of single storey front extension to reduce size of garage and changes to fenestration at 26 Jay Close.
- 200015 Application for the proposed erection of a single storey front extension to create porch following single storey side and rear extension at 652 Wokingham Road.
- 200016 Application for proposed erection of a single storey front extension to form a porch (retrospective) at 652 Wokingham Road.
- 200047 Application for the proposed erection of a two storey front extension plus single storey canopy roof and changes to fenestration at 57 Sibley Park Road.
- 200051 Application for the erection of a proposed single storey front extension to form a porch, a two storey rear extension, plus part garage conversion to create habitable accommodation and changes to fenestration at 7 Rhodes Close.
- 200052 Application for the proposed erection of a first floor side and rear extension at 21 Turnbridge Close.

#### 115.2.2 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:

- 193227 Application for the proposed erection of a single storey detached Garden room at 60 Chiltern Crescent.

Councillors raised no objection to this application but requested that if Planning Officers were minded to approve the application, conditions be attached ensuring that the garden room is not to be used as sleeping accommodation without prior approval of Wokingham Borough Council.

193289            Application for the proposed erection of a two storey side extension with garage at 1 Goddard Close.

Councillors raised no objection to this application but requested that if Planning Officers were minded to approve the application, conditions be attached ensuring all windows in the new western side elevation be of obscured glazing and no open light below 1.7m above floor level, also for the submission of an arboricultural report regarding the impact on the trees.

### 115.2.3 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:

193174            Application for the proposed erection of a two storey side extension following single storey rear extension including 3no roof lights. Also single storey front extension to create porch. Changes to fenestration at 72 Sutcliffe Avenue.

Councillors requested that this application be refused due to the overbearing nature of the extension when viewed from the street, having an adverse impact on the character and openness of the street and being in conflict with the general building line in the vicinity, contrary to Policy CP3 and Design Policies R7 and R23. If Planning Officers are minded to approve this application it is recommended that it is conditional, upon the submission of a scheme for the retention and enhancement of the existing landscaping to the Meadow Road frontage.

193249            Application for the proposed part garage conversion to create habitable accommodation, part single storey part two storey side/rear extension, loft conversion to create habitable accommodation, plus the insertion of 3no roof lights and internal alterations at 19 Salcombe Drive.

Councillors requested that this application be refused due to the inappropriate scale which impacts on the street scene and the character of the area, contrary to Policy CP3 and Design Policy R23.

193252            Application for the proposed erection of a single story front extension to form a porch, and a single storey rear extension to form a conservatory at 502 Wokingham Road.

Councillors requested that this application be refused due to the large size of the porch and lack of sympathy with character of the existing dwelling or the street scene as a whole, contrary to Policy CP3 and Design Policies R11 and R23.

193263            Application for the proposed erection of a new porch to replace existing porch, erection of a two storey side extension with garage following demolition of existing garage, erection of a single storey rear extension with 3no. roof lights at 9 Burniston Close.

Councillors requested that this application be refused due to the overbearing nature of the two storey extension on properties behind and the impact on their amenity, contrary to Policy CP3 and Design Policy R2, R15 and R16. The lack of adequate private amenity space, contrary to Design Policy R16 and also lack of adequate on curtilage parking, contrary to Design Policies P1, P2 and CP6. If Planning Officers are minded to approve this application it should be conditional, upon submission of a parking plan showing two spaces clear of the highway and obscured glazing to the first floor window in the rear elevation of the two storey extension.

200005 Application for proposed erection of a single storey side extension and a single storey rear extension including the insertion of 1no roof light at 43 Byron Road.

Councillors requested that this application be refused due to overshadowing and the impact on the amenity of the adjoining property contrary to Policy CP3a and Design Policy R23.

#### 115.2.4 Tree Works Applications

The following application was noted:

193179 Application for Works to Protected Tree(s) TPO 197/1980, T10 T1, Ash – Lift the crown to a height above ground level of 6m by removing secondary and tertiary growth only. Remove the branch damaged by the rope swing at source at 12 Kerris Way.

#### 115.3 Permitted Development Rights

It was noted that the Borough Council had received an application for prior approval as follows:-

200012 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 5m, for which the maximum height would be 3m and the height of the eaves 2.55m at 43 Byron Road. This type of application only requires consultation with adjoining neighbours

#### 115.4 Planning Applications Withdrawn

It was noted that no applications have been withdrawn

### **116. PLANNING APPEALS**

#### 116.1 Appeal Submitted

##### 116.1.1 190835 – 4 Merrifield Close, Earley, RG6 4BN

Councillors noted that an appeal has been made to the Secretary of State against the decision of Wokingham Borough Council to refuse planning permission for the change of use of land from public amenity to private residential use and the erection of 1.7m high close boarded fence (retrospective). This appeal will be determined on the basis of written representation. *Appeal no. APP/X0360/W/19/3238035*

Councillor Mickleburgh questioned if written submission was required, to which the Planning Advisor explained that as Earley Town Council's original comment was to refuse the application, this comment would form part of the Appeal, therefore written submission would not be required.

Councillor Ireland asked how the Appeal Process worked and was advised by the Planning Advisor that after an application has been refused by Wokingham Borough Council, the applicant can appeal against the decision to the Planning Inspectorate, which is Government Agency, who carry out an independent review and make the final decision on the application.

### **117. REMOVAL OF TPO TREE**

The Deputy Town Clerk reported that Wokingham Borough Council has refused application 192854, to fell a significant tree adjacent to 65 Measham Way and referred to the 16 page decision letter.

*Councillor Hare exited the meeting.*

The Planning Advisor suggested it would be beneficial for applications relating to TPO trees to be put on the weekly application list for information, to which the Deputy Town Clerk agreed.

*Councillor Hare returned to the meeting.*

**118. SULV UPDATES**

In the absence of Councillor Bassett, Councillors received and noted the meeting notes of the SULV Working Party meeting held on 19<sup>th</sup> December 2019.

The Deputy Town Clerk reported that an email had also been received from Councillor Matthews advising that the Bulmershe site has been included in Wokingham Borough Council's Local Plan Update Draft Plan. The Deputy Town Clerk also advised that she had been on Wokingham Borough Council's website and approval to carry out the consultation on the Local Plan Update will be sought at Wokingham Borough Council's Executive Meeting on 15<sup>th</sup> January 2020, with the proposed consultation period being 3<sup>rd</sup> February to 20<sup>th</sup> March 2020. The link to the Local Plan Update Draft Plan provided by Councillor Matthews will be emailed to all Councillors.

The Committee requested that Councillor Bassett and Councillor Matthews be asked to review the Local Plan Update Draft Plan and consider any recommendations or endorsements for when the plan goes to consultation and report their suggestions to the Planning Committee.

**119. BUS WORKING PARTY**

Councillor Mickleburgh thanked Councillor Long and the Town Clerk for their input into the drafting of the Terms of Reference for the Bus Working Party. Councillor Mickleburgh reported that the Bus Working Party will be meeting on 21<sup>st</sup> January 2020.

**RESOLVED** that the Terms of Reference for the Bus Working Party be adopted by the Planning Committee.

**120. PUBLICATIONS**

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

Wokingham Borough Council	Neighbourhood CIL Proportion Report November 2019 Major Developments Monthly Report November – confidential, for Parish Officers and Councillors only.
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**121. PRESS RELEASES**

No press releases were requested.

**122. TERMINATION OF MEETING**

The meeting was declared closed by the Chairman at 9.02pm.

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Chair, Planning