



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, 10th March 2020 which commenced at 7.30pm.

Present:

Chair – Councillor G Littler

Councillors A Bassett, D Hare, A Mickleburgh A Neal, R Sangster, M Shaw and C Smith

In attendance E Carroll (Deputy Town Clerk), D Humphreys (Senior Office Administrator), Councillor C Jones, Councillor S Matthews and W Luck (Advisor to Planning Committee)

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.

135. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors R Cook and D Ireland.

136. DECLARATIONS OF INTEREST

There were no declarations of interest.

137. MINUTES OF PREVIOUS MEETING

The Minutes of the meeting of the Planning Committee held on 11th February 2020 were confirmed as a true record and signed by the Chairman.

It was:

AGREED to bring forward discussions on Item 12 of the agenda - Local Plan Update.

138. LOCAL PLAN UPDATE

Councillors discussed and reviewed the draft response to Wokingham Borough Council's Draft Local Plan Update consultation, which was provided under separate cover following the Local Plan Update Working Party meeting held on 2nd March 2020. All amendments and additions were finalised and it was:

AGREED that the updated version of the response would be sent to Councillor Littler and Councillor Mickleburgh to finalise for submission to Wokingham Borough Council.

Councillor Hare, Councillor Jones and Councillor Matthews exited the meeting

139. APPLICATIONS FOR PLANNING PERMISSION

139.1 Decision Notices Issued by the Local Planning Authority

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

Councillor Hare re-entered the meeting

139.2 Planning Applications Received since the Last Meeting of this Committee

139.2.1 No Objection Notifications

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

- 200329 Application for proposed conversion of existing garage/store to create habitable accommodation, plus changes to fenestration at 22 Beauchief Close.

Councillor Matthews re-entered the meeting

Councillor Matthews exited the meeting

- 200343 Application for proposed erection of single storey front porch canopy, single storey rear extension including the insertion of 3no. rooflights, plus changes to fenestration at 78 Redhatch Drive.

- 200520 Application for the proposed single storey rear extension to dwelling following demolition of existing side conservatory, part single storey, part two storey front extension to dwelling, plus conversion of existing garage to create habitable accommodation and internal alterations at 80 Reeds Avenue.

- 200536 Application for the proposed erection of a single storey rear extension including 3no. roof lights following demolition of existing conservatory and changes to fenestration at 7 Mill Lane.

- 200551 Application for proposed erection of a front roof dormer extension to first floor at 40 Measham Way.

139.2.2 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:

- 193329 Application for the proposed erection of a single storey side/rear extension including 6no. rooflights and front/side single storey extension to build carport following demolition of existing garage. Also hip to gable roof extension and rear dormer to facilitate loft conversion including 2no. rooflights to front of dwelling at 8 Hartsbourne Road.

Councillors raised no objection to this application but requested that if Planning Officers were minded to approve the application, conditions be attached that there is a submission of the eaves detail on the party wall line to demonstrate that the eaves and associated guttering will not intrude upon the neighbouring property.

- 200003 Application for the proposed erection of a front/side single storey extension and conversion of garage to create habitable accommodation. Also two storey side extension following a single storey side extension and erection of new conservatory at rear of dwelling after demolition of existing conservatory and a single storey rear/side extension. Changes to fenestration at 6 Yoreham Close.

Councillors raised no objection to this application but requested that if Planning Officers were minded to approve the application, conditions be attached that no part of the dwelling as extended to be used as a separate dwelling, unless by members of the family or non-paying guests, without prior approval from the Local Planning Authority and to ensure adequate car parking is maintained, as required by Policies CC7 and CP6.

200356 Application for the proposed erection of a single storey side and rear extension to dwelling, following demolition of existing garage at 22 Beech Lane.

Councillors raised no objection to this application but requested that if Planning Officers were minded to approve the application, conditions be attached that the windows to the south-east elevation of the extension, facing 24 Beech Lane, being obscured glass, to protect the amenity of that property and the dwelling as extended shall not be sub-divided to form separate residential units of accommodation without prior approval of WBC and to ensure that appropriate amenity and parking is maintained.

200553 Application for the proposed erection of a single storey front extension, loft conversion to create habitable accommodation, new gable roof with rear dormer, plus the insertion of 3no. rooflights at 39 Kenton Road.

Councillors raised no objection to this application but requested that if Planning Officers were minded to approve the application, conditions be attached that the property is not used as a sui generis HMO without permission, to ensure adequate car parking is provided to protect the amenity of neighbouring properties in accordance with Design Policies R23 and P1, P2 and P3, as supported by Policy CP3.

139.2.3 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:

193307 Application for the proposed erection of two storey side extension, erection of single storey rear extension, single storey front extension to form porch, following the demolition of existing porch at 13 Stanton Close.

Councillors requested that this application be refused due to the impact on the amenity of adjoining owners, overshadowing of neighbouring windows and inadequate garden length to maintain a sense of privacy to the property behind, contrary to Design Policies R16, which requires an 11m garden length, and R23, impact on amenity, supported by Policy CP3. Also overdevelopment, contrary to R23.

200395 Application for the proposed erection of a single storey side extension with garage conversion to create habitable accommodation, single storey rear extension with 2no. roof lights following the demolition of existing conservatory, first floor side extension plus internal alterations and changes to fenestration at 45 Adwell Drive.

Councillors requested that this application be refused due to parking not being sufficiently accommodated and not being wholly contained within the curtilage, contrary to Design Policies P1, P2 and P3 as supported by Policy CP3.

200401 Application for the proposed erection of a part single storey, part two storey, side/rear extension, following demolition of existing side and rear extension, including garage at 19 Salcombe Drive.

Councillors requested that this application be refused due to the cramped nature of the design in relation to the boundary, failing to maintain an adequate separation from adjacent buildings, leading to a terracing effect, contrary to Design Policies R2 and R23, as supported by Policy CP3.

200407 Application for the proposed erection of a two storey side/rear extension, single storey rear extension with the insertion of 1no. roof light, plus demolition of existing garage at 6 Oldfield Close.

Councillors requested that this application be refused due to inadequate parking provision, with the proposed parking partially obstructing the public amenity of the footway and not being

wholly contained within the curtilage, contrary to Design Policies P1, P2 and P3 as supported by Policy CP3. If WBC are minded to approve this application it is recommended that two conditions be requested, as follows: 1: The submission and approval of surface water drainage details, to ensure there are no adverse impacts on the amenity of the adjoining property, as supported by Policy CP3. 2: That no part of the dwelling as extended shall be used as a separate dwelling without prior approval from the Local Planning Authority.

200484 Application for the proposed erection of a single storey front extension to form porch, first floor extension with 1no. dormer, garage conversion to form habitable accommodation, plus part single part two storey rear extension with 2no. rooflights following demolition of existing conservatory, plus internal alterations and changes to fenestration at 1 Finbeck Way.

Councillors requested that this application be refused based on the previous reason for refusal. The proposal, by virtue of its design and combined increase in scale, bulk and mass would not appear as a subservient addition to the host dwelling and would result in overdevelopment of the plot, causing significant harm to the external appearance of the dwelling and the character of the area. The proposal is contrary to the National Planning Policy Framework, Policies CP1 and CP3 of the Wokingham Core Strategy and Section 4 of the Supplementary Planning Document - Wokingham Borough Design Guide.

139.2.4 Tree Works Applications

The following application was noted:

200426 Application for works to protected tree(s) TPO 654/1994, Area 1 T1, Oak – Remove all deadwood at 99 Redhatch Drive.

139.3 Permitted Development Rights

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

200307 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 3.09m, for which the maximum height would be 2.86m and the height of the eaves 2.44m at 3 Chelwood Road.

200379 Application for advertisement consent for the proposed 2no. internally illuminated fascia signs, 4no. non-illuminated fascia signs and 1no. internally illuminated projecting roundel with re-painted external timer panelling at high level at The Square, Chalfont Way.

139.4 Planning Applications Withdrawn

It was noted that the below applications had been withdrawn.

200005 Householder application for proposed erection of a single storey side extension and a single storey rear extension including the insertion of 1no. rooflight at 43 Byron Road.

200012 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 5m, for which the maximum height would be 3m and the height of the eaves 2.55m at 43 Byron Road.

Councillor Hare exited the meeting

140. ADJOINING PARISH CONSULTATION

140.1 Applications Submitted

140.1.1 200313 – 44 Falcon Avenue, Shinfield, RG2 8EL

Full Planning application for the proposed part single storey, part two storey side and rear extensions, plus loft conversion, to create two 1no. bed flats, two 2no. bed flats and 1no. studio flat with associated parking, garden and dropped kerb.

Councillors requested that comment be made raising concerns regarding the inadequate parking, due to WBC's current parking standards, particularly with regards to the location of the property to the highway and its impact on the amenity of neighbouring properties, contrary to Design Policies R11, P1, P2 and P3, as supported by Policy CP3.

141. PLANNING APPEALS

141.1 Appeal Submitted

141.1.1 192544 – 27 Sutcliffe Avenue, Earley, RG6 7JW

Councillors noted that an appeal had been made to the Secretary of State against the decision of Wokingham Borough Council to refuse planning permission 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. This appeal will proceed under the Householder Appeals Service, therefore there is no opportunity to comment.

Appeal ref: APP/X0360/D/20/3246121

142. PLANNING ENFORCEMENT STATISTICS

Councillors noted the Planning Enforcement Statistics for Earley received from Wokingham Borough Council, on 25th February 2020, as per Appendix B. Full details were sent to Councillors under separate cover. Councillor Littler requested that Wokingham Borough Council be asked for an update on the cases in relation to their current status.

Councillor Hare re-entered the meeting

143. ROYAL MAIL POST BOX, WOKINGHAM ROAD

Councillors noted that Royal Mail has advised Wokingham Borough Council they are proposing to remove the post box located on private land outside 343 Wokingham Road, Earley. Councillor Neal reported that there is another post box available approximately 300 yards away.

144. CENTRAL AND EASTERN BERKSHIRE AUTHORITIES – JOINT MINERALS AND WASTE PLAN FOCUSED REGULATION 18 CONSULTATION: SAND & GRAVEL PROVISION AND OPERATOR PERFORMANCE

Councillors noted that Bracknell Forest Council, Reading Borough Council, the Royal Borough of Windsor and Maidenhead and Wokingham Borough Council (collectively referred to as the Central and Eastern Berkshire Authorities) are working in partnership to produce a Joint Minerals and Waste Plan which will guide minerals and waste decision making in the Plan area. A drop in session in view of the land west of Basingstoke Road is being held at Swallowfield Village Hall, on 11th March 2020, between 5pm and 7pm and the closing date of the consultation is 20th March 2020. Consultation documentation can be found at www.hants.gov.uk/berksconsult

145. WOKINGHAM WATERSIDE CENTRE REPORT

Councillors considered the concerns raised by a representative of the Wokingham Waterside Centre in a report provided to Councillors, at Full Council meeting held on 19th February 2020. Councillor Littler reported that the Manager of the Wokingham Waterside Centre had provided dates when she will be available for Councillors to visit and that the visit would be a fact-finding exercise in relation to the report. Councillor Hare and Councillor Mickleburgh both expressed an interest to visit. It was:

AGREED that Councillors G Littler, D Hare and A Mickleburgh will visit the Wokingham Waterside Centre on Wednesday 8th April 2020 at 10am.

146. BROKEN BROW PARK & RIDE, THAMES VALLEY PARK

Councillors noted the response from Wokingham Borough Council to Earley Town Council's Letter dated 23rd August 2019, regarding drainage, lighting, ecology, landscaping, security and electric vehicle charging points, in relation to the Broken Brow Park & Ride construction. It was:

AGREED that Councillor Mickleburgh and Councillor Neal will review the response, follow up to Wokingham Borough Council and report back to the Planning Committee.

147. PUBLICATIONS

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

Wokingham Borough Council	Neighbourhood CIL Proportion Report January 2020 Major Developments Monthly Report January – confidential, for Parish Officers and Councillors only.
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148. PRESS RELEASES

No press releases were requested.

149. TERMINATION OF MEETING

The meeting was declared closed by the Chairman at 9.30 pm.

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Chair, Planning