



PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held remotely on Tuesday, 8th September 2020 which commenced at 7.30pm.

Present:

Chair – Councillor G Littler

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

In attendance: E Carroll (Deputy Town Clerk), D Humphreys (Senior Office Administrator), Richard Fryer (Democratic Services Officer), W Luck (Advisor to Planning Committee) and Councillor S Matthews.

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 raised from members of the public.

17. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors R Cook, D Hare and A Mickleburgh.

18. DECLARATIONS OF INTEREST

There were no declarations of interest.

19. MINUTES OF PREVIOUS MEETING

The Minutes of the meeting of the Planning Committee held on 11th August 2020 were confirmed as a true record and signed by the Chairman (Minutes 1-16).

Councillors R Sangster and M Shaw entered the meeting.

20. APPLICATIONS FOR PLANNING PERMISSION

20.1 Decision Notices Issued by the Local Planning Authority

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

20.2 Planning Applications Received since the Last Meeting of this Committee

20.2.1 No Objection Notifications

AGREED that no objection be made to the Local Planning Authority in respect of the following applications:

201846 Householder application for the proposed erection of a single storey front extension, part single storey, part two storey rear extension including the insertion of 1 no. roof light, following demolition of existing conservatory, garage conversion to create habitable accommodation, plus changes to fenestration at 1 Finbeck Way.

- 201972 Full application for the proposed installation of 2 no. electric vehicle charging bays plus associated works including installation of new service bay, power infrastructure, fencing and 2 no. floodlights. (Retrospective) at 709 London Road, Sonning Cutting Filling Station, Woodley.
- 202062 Householder application for the proposed erection of a single storey front and side extension to create a garage at 11 Sutcliffe Avenue.
- 202108 Householder application for proposed single storey rear extension with roof lantern following demolition of existing conservatory at 56 Pitts Lane.
- 202153 Householder application for conversion of existing garage into additional living space and utility room at 33 Reeds Avenue.
- 202191 Householder application for the proposed garage conversion to create habitable accommodation at 8 Blackley Close.
- 202208 Householder application for the proposed erection of a single storey side extension with 1 no. roof light and conversion of the garage to habitable accommodation, plus changes to fenestration at 22 Kensington Close.
- 202222 Householder application for the proposed erection of a part single storey, part two storey rear extension, changes to fenestration, plus replacement of existing rear flat roof at 8 Shepherds Avenue.

20.2.2 Conditional Approval Recommendations

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

- 202038 Householder application for the proposed changes to fenestration at 16 Springdale.

Councillors raised no objection to this application but requested that if Planning Officers were minded to approve the application, conditions be attached that details of the proposed parking be submitted and approved, and that the approved parking be implemented prior to the completion of the new window.

- 202042 Householder application for the proposed erection of a single storey side extension, single storey rear extension, first floor side/rear extension, plus the insertion of 5 no. roof lights at 20 Launcestone Close.

Councillors raised no objection to this application but requested that if Planning Officers were minded to approve the application, conditions be attached that the proposed first floor windows in the side elevation, facing 19 Launcestone Close, be obscured glazing at all times, unless otherwise agreed by Wokingham Borough Council.

- 202051 Householder application for the proposed single and two storey rear extensions, front porch extensions and internal alterations to provide annexe at 3 Wilderness 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 annexe is only used by members of the family occupying the host dwelling or by non-fee paying guests.

20.2.3 Applications Requiring a Committee Decision

AGREED that the observations and comments as listed below be sent to the Local Planning Authority in respect of the following application:

201683 Householder application for the erection of two side boundary walls to the front of the property. (Retrospective) at 63 Silverdale Road.

Councillors requested that this application be refused as the walls do not contribute to the character of the area, contrary to Design Policy R12; they are not of an appropriate form and character, nor do they contribute to a sense of place, contrary to Policy CP3; nor do they maintain the quality of the existing environment, contrary to Policy CP1.

201753 Householder application for the proposed erection of a first floor front and side extension, part single storey, part two storey rear extension, garage conversion to create habitable accommodation, plus alterations to existing roof including the removal of front dormers at 52 Elm Road.

Councillors requested that this application be refused as the proposals create a large plain, unarticulated elevation to the street, reducing the visual separation with the adjoining property at 50 Elm Road. The side extension is not subservient to the host dwelling, and the resultant large mass is out of keeping with the general character of smaller built form interspersed with visual separation. The proposals are of an inappropriate scale, mass, built form and character when viewed against the surrounding area, and do not create a sense of space, contrary to Policy CP3. They also do not maintain or enhance the quality of the environment, contrary to Policy CP1. The design of the extended dwelling is poor and does not create a high quality building as defined by NPPF paragraph 124 and should be refused as indicated in NPPF paragraph 130. In addition, as the proposals fall outside the parameters set out in the WBC Car Parking Standards, the application should be refused on the grounds of inadequate parking for a 7 bedroom dwelling, contrary to Policy CC07 and Design Policies P1 and P2, as there would be inadequate parking for the accommodation proposed and the location is inappropriate for on-street parking. In addition parking should reflect the aims of NPPF paragraphs 105 and 106.

If WBC are minded to approve this application the following conditions are requested:

1: Details of a suitably surfaced parking area, to provide adequate parking for the proposed changes, as required by Policy CC07 and Design Policies P1 and P2 and paragraph 1.12.6 in the WBC Car Parking Standards, are to be submitted and approved by WBC and to be completed prior to first use of the extended dwelling. 2: No sub-division of the extended dwelling to form separate units of non-familial accommodation unless approved by WBC prior to any such change.

202032 Householder application for the proposed erection an outbuilding to the rear of existing dwelling at 8 Mill Lane.

Councillors requested that this application be refused on the basis that the height and mass of the proposals would dominate neighbouring gardens and the windows in the side elevation would impact on the privacy and amenity of those neighbouring gardens, contrary to Policy CP3 and Design Policies R15 and R23.

202045 Full application for the proposed change of use from existing 6-bed House in Multiple Occupancy (HMO) (Use Class C4) to 7-bed HMO (Sui Generis) including conversion of the existing garage to habitable accommodation and changes to fenestration at 3 Bridges Grove.

Councillors requested that this application be refused due to the inadequate parking being proposed, contrary to Policy CC07, which also indicates that the generation of on-street parking should avoid unacceptable levels of impact on the street. It is suggested that the appropriate standard is that applicable to Use Class C1, Hotels, as applied previously to sui generis HMOs.

There is insufficient space to accommodate the number of cars anticipated for an HMO in this suburban location, Other examples of HMOs in Earley suggest at least one car per bedroom would be generated. Parking cannot be accommodated satisfactorily, failing to create a high quality environment, and would not create a high quality setting, contrary to , Design Policies P1, P2 and P3. Also, as indicated in the notes to the adopted WBC parking standards, the surrounding street is not designed for significant on-street parking and the proposed parking from this property would compete with the level of parking already generated by the existing uses. The amount of car parking associated with this property already impacts on the amenity of neighbouring properties, and the additional vehicles would add to the detriment to the amenities of adjoining land users, contrary to Policy CP3. Also, the parking associated with the use will fail to enhance the quality of the environment, contrary to Policy CP1. In addition the applicant's reference to the RBC standards for HMOs is inappropriate in that there is significantly more control of on-street parking in that Borough. As there is no parking standard for sui generis HMOs it falls to the WBC development control engineer and planning officer to determine an appropriate standard, which would not be that attributed to Class C3. In this case Earley Town Council proposes that the standard for C1, hotels, would be the most relevant standard to apply, requiring one space per bedroom. This standard has been applied by WBC to at least one sui generis HMO in the Town. If the applicant cannot achieve this standard than the application for a sui generis HMO should be refused

202082 Householder application for the proposed raising of the roof with 3 no. dormers, plus erection of two storey front and side extensions and a single storey rear extension, and addition of 6 no. roof lights, following demolition of existing single storey side/rear extensions, chimney and rear conservatory at 28a The Crescent.

Councillors requested that this application be refused as this application appears unchanged from 201507. The reasons for refusal are those given for the prior refusal, due to the proposals failing to maintain or enhance the quality of the street scene; the impact on the street scene, closing the visual gap to No. 30, with the potential for creating a terracing effect; an inappropriate mass and built form; and being overbearing and dominant to the neighbouring property shading the amenity space of that property. Contrary to Policies CP1 and CP3 and as more fully described by Design Policies R1, R11, R17 and R23.

202135 Householder application for the proposed erection of a first floor side extension, single storey rear extension including the insertion of 3 no. roof lights at rear elevation at 1 Waring Close.

Councillors requested that this application be refused due to the reason for refusal of application 201375 - The proposed 1st floor master bedroom window by virtue of its close proximity to the boundary would have an unacceptable overlooking impact on neighbours to the detriment of their residential amenities and contrary to the National Planning Policy Framework, Core Strategy policies CP1 and CP3, Policy CC03 of the adopted Managing Development Delivery Local Plan, and the advice contained in section 4 of the Borough Design Guide.

202186 Householder application for the proposed erection of a single storey front extension to form a porch, a two storey side and single storey rear extension, conversion of the loft, plus addition of 4 no. roof lights and a boundary wall/fence at 72 Sutcliffe Avenue.

Councillors requested that this application be refused as the proposals fail to respond to the prominent corner location, nor do they contribute to the street scene, contrary to Design Policies R8 and R11; nor does the proposed wall, with fencing inserts respond to the provisions of Design Policy R12, not contributing positively to the character of the area, indeed detracting from it, nor does the proposed wall address Design Policies R12 and R13 by not retaining existing landscaping, nor does it make a positive contribution to the street. As a result the proposals do not enhance the quality of the area, contrary to Policy CP1; nor are they on an appropriate built form or character, nor do they contribute to a sense of place, contrary to Policy CP3.

20.2.4 Tree Works Applications

The following applications were noted:

- 202072 Application for Works to Protected Tree(s) TPO 205/1981 Group 3 G1, various species – Crown lift overhang to approximately 4m from ground level at 42 and 44 Kerris Way.
- 202089 Application for Works to Protected Tree(s) TPO 205/1981, T11, T12 and Group 2
T1, Sycamore (TPO T11) – Remove rubbing branches that have not fused naturally. Selectively prune to give a minimum clearance of 2m to the neighbouring property at 50 Kerris Way
T2, Sycamore (TPO T12) – Remove rubbing branches that have not fused naturally.
T3, Variegated Sycamore – Remove rubbing branches that have not naturally fused.
T4, Variegated Sycamore – Remove rubbing branches that have not naturally fused. Reduce two over-extended branches back in line with the upper canopy at 50 Kerris Way.
- 202102 Application for Works to Protected Tree(s) TPO 21423/2012, T12, Oak – Remove (fell) to near ground level. Owner to physically remove any regrowth (no chemical treatment due to translocation risk) at Land Adjacent to 3 Somerton Gardens.
- 202167 Application for Works to Protected Tree(s) TPO T1, Oak – Reduce all round by 1.5 – 2 metres, cutting back to suitable growth, leaving a flowing canopy line.
T2, Ash – Fell
T3, Ash – No works required
At Land rear of Tiggall Close, off Pond Head Lane.
- 202248 Application for Works to Protected Tree(s) TPO 672/1994, T5 T5, Ash - Major basal decay and rounding following catastrophic failure of co dominant trunk. Reduce to approximately 6-8 metre monolith and retain for habitat value. Retain younger Ash in southwest corner of property to replace the tree under the TPO at 65 Hilmanton.
- 202284 Application for Works to Protected Tree(s) TPO 1153/2006, Group 1 G4, 4 no. Oaks – Reduce back the western side of the canopy by 2 metres (at the far end of car park and away from the building) and crown raise to 5.5 metres from ground level at 22 Pitts Lane. A comment to be submitted to Wokingham Borough Council asking for assurance that the SULV will not be contravened.

20.3 Permitted Development Rights

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

- 202158 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 3.71m and the height of the eaves 2.55m at 1 Wychwood Close.

21. **PLANNING APPEALS**

Councillors noted that no planning appeals had been submitted since the last Planning Committee meeting held on 8th September 2020.

22. **PLANNING APPLICATION NOTIFICATIONS**

Councillors noted that an informal email had been sent to Wokingham Borough Council asking them to consider the sending of notifications to Earley Town Council in relation to planning application which impact land within the SULV. The chair reminded Members of a discussion on a similar issue at the Planning Committee meeting 11th June 2019 (Minute 23.2). The Committee were of the opinion that Earley Town Council would expect to be consulted on any issue affecting the SULV and that this will be communication to Wokingham Borough Council.

23. **PLANNING ENFORCEMENT STATISTICS**

The Committee noted the Planning Enforcement statistics for July 2020 provided by Wokingham Borough Council.

24. **STREET NAMING & NUMBERING**

Members noted that Wokingham Borough Council had advised Earley Town Council of the numbering of three new dwellings in Hitch Hill Close, Earley.

25. **ENGLAND TREE STRATEGY CONSULTATION**

Councillors considered the draft response produced by Councillor R Cook to the England Tree Strategy consultation. Members also considered the comments provided by the Senior Park Ranger. It was

AGREED that the draft response would be amended in line with the Senior Park Ranger's comments. The Deputy Town Clerk to submit the response before the deadline of 11th September 2020.

26. **PARKING ISSUES – HARCOURT DRIVE/FALSTAFF/COPPERDALE CLOSE**

The Deputy Town Clerk updated the Committee on her communication with the Assistant Director of Highways & Transport at Wokingham Borough Council, and said that Councillor A Mickleburgh would be speaking further to the Assistant Director.

27. **BROKEN BROW PARK & RIDE, THAMES VALLEY PARK**

The Committee noted that a thank you letter to Wokingham Borough Council had been sent on 14th August 2020 for the response provided to Earley Town Council's questions on the Broken Brow Park & Ride.

28. **READING BOROUGH COUNCIL'S LOCAL CYCLING AND WALKING INFRASTRUCTURE PLAN (LCWIP) 2020-30**

Members thanked Councillor A Neal for his work in producing a response to Reading Borough Council's Transport Strategy 2036 Statutory Consultation, submitted on 26th August 2020.

29. **PAVEMENT PARKING**

The chair recommended that the Committee formally consider Earley Town Council's response to the Department for Transport's open consultation at the Planning Committee

meeting on 6th October 2020 and that all Councillors to be asked for their comments. Details of the consultation will be promoted on the Town Council website, so that residents can respond directly to the consultation

30. PLANNING FOR THE FUTURE WHITE PAPER AUGUST 2020

Councillors considered the Ministry for Housing, Communities and Local Government's Planning for the Future consultation. Consideration was given to providing a joint response with other Parish and Town Councils in the Borough. Members will consider the setting up of a Working Party at the Planning Committee meeting on 6th October 2020 to finalise a response by Earley Town Council. Councillor C Smith will collate Councillor responses and all Councillors will be asked to comment. Details of the consultation will be promoted on the Town Council website.

31. PUBLICATIONS

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

Wokingham Borough Council	Neighbourhood CIL Proportion Reports July 2020 Major Developments Monthly Reports July 2020 confidential, for Parish Officers and Councillors only
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32. PRESS RELEASES

No press releases were requested.

33. TERMINATION OF MEETING

The meeting was declared closed by the Chairman at 9.03pm

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Chair, Planning