



PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held remotely on Tuesday, 6th October 2020 which commenced at 7.30pm.

Present:

Chair – Councillor G Littler

Councillors R Cook, A Mickleburgh, 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 J Lissaman (Waterside Management Committee representative).

The first twenty minutes of the meeting were set aside for members of the public to pose questions to the Council.

34. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors A Bassett and D Hare.

35. DECLARATIONS OF INTEREST

There were no declarations of interest.

36. MINUTES OF PREVIOUS MEETING

The Minutes of the meeting of the Planning Committee held on 8th September 2020 were confirmed as a true record and signed by the Chairman (Minutes 17-33).

It was:

AGREED to bring forward discussions on Item 13 of the agenda – Wokingham Waterside Centre.

37. WOKINGHAM WATERSIDE CENTRE

The Committee received a verbal report from Councillor Mickleburgh on the visit of Councillors Hare, Littler and Mickleburgh to the Waterside Centre on 24th September 2020. As a result of the visit, a letter had been drafted to raise Councillors concerns with Wokingham Borough Council over fencing between the Park & Ride and the campsite at the Waterside Centre and toilet provision.

J Lissaman updated Members on the difficulties she had encountered with the Park & Ride project, and notified the Committee of a meeting she had scheduled with WBC on the 15th October 2020 to discuss toilet provision.

Councillors agreed that the letter drafted would be re-drafted by the Deputy Town Clerk in relation to just the fencing and circulated to the Committee before being sent to Wokingham Borough Council.

38. APPLICATIONS FOR PLANNING PERMISSION

38.1 Decision Notices Issued by the Local Planning Authority

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

38.2 Planning Applications Received since the Last Meeting of this Committee

38.2.1 No Objection Notifications

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

- 202068 Application for the proposed part conversion of existing garage into habitable accommodation, plus changes to fenestration at 58 Loxwood.
- 202088 Application for the proposed two storey side and single storey rear extensions following demolition of existing detached single garage at 4 Hartsbourne Road.
- 202276 Application for the proposed erection of a two storey rear extension following demolition of existing conservatory at 15 Clevedon Drive.
- 202280 Application for proposed erection of a single storey front extension at 7 Shepherds Avenue.
- 202301 Householder application for the proposed erection of a single storey front extension to create porch and single storey side and rear extensions at 15 Kenton Road.
- 202413 Application to vary conditions 2, 4 and 7 of planning consent 191011 for the proposed erection of 1 no. 4 Bedroom detached house and 2 no. 3 Bedroom semi-detached houses with associated parking, access and landscaping. Condition 2 refers to the approved documents, condition 4 to landscaping details and condition 7 to a landscape management plan. The variation is to allow substitution of new plans with updated landscaping details relating to the amenity land east of Plot 3 and changes to the wording of conditions 4 and 7 to be in accordance with these plans and details at 30 Pitts Lane.
- 202434 Application for the proposed erection of a single storey front extension including conversion of garage to create habitable accommodation, single storey side extension following demolition of existing conservatory, plus conversion of loft to create habitable accommodation with 5 no. roof lights and rear dormer at 16 Courts Road.
- 202468 Application for the proposed erection of a single storey side/rear extension, first floor front extension including 2no. roof lights, plus changes to fenestration at 4 Laniver Close.
- 202479 Application for the proposed erection of a single storey front extension to form a porch at 10 Pimento Drive.
- 202565 Application for the proposed single storey side extension to existing garage following demolition of a sub-standard gable end to the front of existing garage at 1 Gypsy Lane.

38.2.2 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:

202178 Application for the proposed erection of a single storey front extension, garage conversion to create habitable accommodation, single storey side/rear extension following demolition of existing conservatory, first floor side extension, loft conversion to create habitable accommodation, plus the insertion of 10 no. rooflights at 24 Luckmore Drive.

Councillors raised no objection to this application but requested that if Planning Officers were minded to approve the application, conditions be attached for the submission and approval of a vehicle manoeuvring plan to demonstrate that cars can access the three spaces indicated as drawn. To ensure that the proposed parking is achievable and does not result in cars having to park in the street, as indicated by Design Policy P1.

202488 Application for the proposed erection of a single storey side extension, loft conversion to create habitable accommodation, including 1 no. rear dormer, 5 no. rooflights and changes to fenestration at 12 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 first and second floor windows in the flank wall facing No.14 being obscured glazing unless otherwise approved by WBC.

202546 Application for the proposed erection of a single storey front extension to create porch, first floor front extension, part single storey, part two storey rear extension, including 1 no. rooflight, plus garage conversion to create habitable accommodation at 13 Lancaster Gardens.

Councillors raised no objection to this application but requested that if Planning Officers were minded to approve the application, conditions be attached for the submission and approval of details for the proposed hardstanding that are made of porous materials, or provision is made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwelling house.

38.2.3 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:

202234 Application for the proposed conversion of existing loft to create habitable accommodation with rear dormer extension, plus insertion of 5 no. rooflights at 81 Collins Drive.

Councillors requested that this application be refused due to the mass and scale of the proposed dormer, which is visible from the semi-public parking court, and the fact it is not sympathetic in design to the character of the host dwelling, and fails to enhance the character of the area, contrary to NPPF Paragraphs 127 and 130, Policy CP1(i) and CP3(a)(f), and Design Policy R23. Also the proposed additional parking space within the access to the parking area could adversely impact on the amenity of other users of this space, contrary to Design Policies P1, P2 and P3.

In granting the original permission for this development, WBC obviously felt the width of the access to this parking area was the minimum required to serve this space. If WBC were to grant a permission which allowed parking within the access way it would set a precedent for all the other owners to seek permission for parking such that access would be compromised. The developer's option for dealing with the ownership of these communal spaces is no indication of its suitability

of parking on this access way and it is no different to any other shared access drive way that can be found throughout Earley.

202267 Application for the proposed first storey side extension raising the roof to create habitable accommodation & changes to fenestration. Ground floor pitched roof extended to rear to include 5 no. rooflights also a brick front porch at 30 Allendale Road.

Councillors requested that this application be refused due to inaccurate scaling of the drawings such that it is difficult to get an accurate indication of the relationship of the property to its surroundings and an inaccurate impression of the car parking achievable, contrary to Design Policies P1 and P2. The extension is not subservient to the host dwelling and produces a dominant projection in the street scene, not being of an appropriate scale, built form, to the detriment to the amenities and character of the area with the possibility of creating a terracing effect, contrary to Policies CP3(a)(f) and Design Policies R23.

202272 Application for the proposed part single storey part two storey side/rear extension with 2 no rear Dormers. 1 no additional rooflight to the front main roof and 1 no sun dome to the rear along with changes to fenestration following demolition of existing conservatory at 59 The Crescent.

Councillors requested that this application be due to the overlooking of the neighbouring property, resulting in the loss of amenity to the occupiers of that property, and an adverse impact on the quality of the environment, contrary to Policies CP(1) and CP3(a); and failure to relate well to neighbouring properties, and failure to maintain adequate privacy, contrary to Design Policies R15, R16 and R23. Also, the impact of the foundations on the existing trees on the rear boundary. If WBC are minded to approve the application a condition is requested requiring all first floor windows in the side elevations to be obscured glazing, with no openings below 1700mm above floor level.

202392 Application for proposed part conversion of existing garage to create habitable accommodation, first floor side extension, single storey rear extension, plus changes to fenestration at 4 Stonea Close.

Councillors requested that this application be refused due to the overbearing and shading affect the proposed side extension would have on the amenity of the garden to 3 Stonea Close, contrary to Policy CP3(a) and Design Policies R15, R18 and R23. In addition, because of the limited opportunity for on-street parking, there is inadequate parking on curtilage to compensate for the loss of the garage and three space should be provided on-curtilage to address WBC's parking standard, as required by CC07 and Design Policies P1, P2 and P3.

202453 Application for the proposed erection of a part single storey, part two storey rear extension, first floor side extension, erection of front canopy, alterations to existing roof, instillation of new entrance gates and removal of 1 no. chimney at 11 Wilderness Road.

Councillors requested that this application be refused due to the discordant nature of the proposed wall, railings and gates, being out of character with the area and not contributing to the sense of place of the surroundings, contrary to Policy CP3(a)(f) and Design Policies R12 and R23, as they do not contribute positively to the character of the area nor to the quality of the public realm. If WBC are minded to approve the application a condition is requested requiring all first floor windows in the elevations facing No.9 and No.13 Wilderness Road to be obscured glazing, with no openings below 1700mm above first floor level. In addition a condition requiring the submission and approval of details for the gates to demonstrate how vehicles waiting to enter the property will not obstruct the highway or footway.

38.2.4 Tree Works Applications

The following applications were noted:

- 202361 Application for works to protected tree/s TPO 205/1981, T16 AND GROUP 5
T1, Oak - Selectively prune to give 2m clearance to the neighbours roof.
T2, Oak - Reduce indicated damaged branch back to its first suitable growth point.
T3, Weeping Ash (TPO T16) - Remove to ground level and replace at Squirrels Leap, Elm Lane.
- 202436 Application for works to protected tree/s TPO 559/1992, T1
T1, Ash - Cut back the branches overhanging the boundary of 14 Ledran Close back to the fence line at 12 Ledran Close.
- 202489 Application for works to protected tree(s) TPO 314/1986, T15, T15, Oak - Reduce back to previous reduction points, remove major deadwood and crown lift the epicormic growth on the stem to approximately 4 meters from ground level at 9 Driftway.
- 202547 Regulation 14(2) Notification for Works to TPO 197/1980, Area 4, T1, Dead tree - Fell to ground level at the land at rear of 16 Stockbury Close.

38.3 Permitted Development Rights

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

- 202177 Application for advertisement consent for the installation of 2 no. internally illuminated fascia signs, 1 no. internally illuminated projecting sign, and 1 no. set of internally illuminated lettering on the east side elevation of the building at The Square, Unit 5a, Chalfont Way.
- 202333 Application for a certificate of existing lawful development for the conversion of the integral garage at the property was converted to a living room. Retrospective Reference RGS/2014/00360 at 24 Chilcombe Way.
- 202401 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 2.8m at 23 Stanton Close.
- 202462 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 6.0m, for which the maximum height would be 3.0m and the height of the eaves 3.0m at 34 Aldbourne Avenue.
- 202527 Application for advertisement consent for the installation of an internally illuminated 6 metre high double-sided totem sign. (Retrospective) at Asda Lower Earley District Centre, Chalfont Way.

39. ADJOINING LOCAL AUTHORITY CONSULTATION

39.1 Applications Submitted

39.1.1 202281 – Station Hill North, Reading, RG1 1NB

Members noted the consultation from Reading Borough Council for the following proposal: Hybrid application comprising (i) application for Full Planning Permission for

Phase 2 (Plot G and public realm) including demolition of existing structures, erection of an eighteen storey building containing office use (Class B1) and flexible retail, non-residential institution and assembly and leisure uses (Class A1, A2, A3, A4, A5, D1 and D2). Provision of podium deck, vehicular access and parking. New public opens pace and landscaping. Bridge link over Garrard St and (ii) Application for Outline Planning Permission for Phase 3 (all Matters reserved) for four building plots (A, B, C and D). Demolition of existing buildings and structures. Mixed-use redevelopment comprising residential dwellings (Class C3), hotel (Class C1), residential institutions (Class C2), office use (Class B1). Flexible Retail, financial and professional services, restaurants and cafes, drinking establishments, hot food takeaways, non-residential institutions and assembly and leisure (Class A1, A2, A3, A4, A5, D1 and D2). Provision of podium deck and basement storey running beneath Phase 2 and 3. Formation of pedestrian and vehicular access. Means of access and circulation and car parking within the site. Provision of new public open space and landscaping

40. PLANNING APPEALS

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

41. PLANNING ENFORCEMENT APPEALS

41.1 Appeals Submitted

41.1.1 201478 – 40 Erleigh Court Gardens, Earley, Wokingham, RG6 1EH

Councillors noted that an Appeal had been made to the Secretary of State against the decision of Wokingham Borough Council to issue an enforcement notice for the breach alleged without planning permission the material change of use of land and buildings from dwelling house, associated residential land and outbuilding to a mixed use of dwelling house, associated residential land and outbuilding for educational purposes. (Linked appeal 3254135 / 200230) *Appeal ref: - APP/X0360/C/20/3254137*

42. PLANNING ENFORCEMENT STATISTICS

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

43. STREET NAMING & NUMBERING

Members noted that a building on the Whiteknights Campus, Reading University has been addressed as University of Reading, Chaplaincy, Park House Lodge, Pepper Lane Whiteknights, Reading, RG6 6EY.

44. CENTRAL AND EASTERN BERKSHIRE JOINT MINERALS AND WASTE PLAN – PROPOSED SUBMISSION

Councillors noted that Reading Borough Council, together with Bracknell Forest Council, Wokingham Borough Council, and the Royal Borough of Windsor and Maidenhead were consulting on the next stage of a Joint Minerals and Waste Plan, the Proposed Submission stage, which is the final consultation draft before the document is submitted to the Secretary of State and subject to public examination.

45. ENGLAND TREE STRATEGY CONSULTATION

The Committee were pleased to note that a response to the England Tree Strategy was submitted on 9th September 2020.

46. PARKING ISSUES – HARCOURT DRIVE/FALSTAFF/COPPERDALE CLOSE

Councillor Mickleburgh updated the Committee and Members were pleased to note that yellow lines had been installed, but that progress on the access only signage and pedestrian crossing were still awaiting progress by Wokingham Borough Council. WBC has not yet taken up the offer by Balfour Beatty to fund the cost of the traffic survey.

47. PAVEMENT PARKING

The Committee considered Earley Town Council’s response to the Department for Transport’s open consultation on Pavement Parking. A draft submission had been prepared by Councillor Mickleburgh for circulation amongst members for comment. The Committee were also minded to consider the views of ACER and MERA and would finalise a response at the next Planning Committee Meeting on 10th November 2020.

48. PLANNING FOR THE FUTURE CONSULTATION WHITE PAPER 2020

48.1 Changes to the Current Planning System Consultation

Councillors noted that a joint response with other Wokingham Borough Town and Parish Councils had been submitted to the ‘Changes to the Current Planning System’ consultation.

48.2 Planning for the Future Consultation

Members considered Earley Town Council’s individual response to Government’s Planning for the Future Consultation. Councillors were minded of the length and complexity of the consultation and were of the opinion that a Working Party would be best placed to formulate a response. Councillors G Littler, A Mickleburgh, M Shaw and C Smith agreed to serve on the Working Party and draft a response which would be sent to all Councillors for comment before submission and on submission of the response, a press release would be issued.

49. PUBLICATIONS

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

Wokingham Borough Council	Neighbourhood CIL Proportion Reports August 2020 Major Developments Monthly Reports August 2020 - confidential, for Parish Officers and Councillors only
---------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------

50. PRESS RELEASES

No press releases were requested.

51. TERMINATION OF MEETING

The meeting was declared closed by the Chairman at 9.22pm

.....

Chair, Planning