



PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held remotely on Tuesday, 12th January 2021 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, C Smith and M Smith.

In attendance: E Carroll (Deputy Town Clerk), D Humphreys (Senior Office Administrator), R Fryer (Democratic Services Officer), W Luck (Advisor to Planning Committee), J Lissaman (Waterside Management Committee representative), a member of the public and a representative for ACER.

87. APOLOGIES FOR ABSENCE

No apologies for absence were received.

88. DECLARATIONS OF INTEREST

There were no declarations of interest.

89. PUBLIC FORUM

The ACER representative presented their objections to planning application 203164 - 75 Pitts Lane. They considered the mass to still be excessive and overbearing, and were of the opinion that there was insufficient parking provision.

The member of the public presented their objections to planning application 203275 – 17 Byron Road. They raised concerns about light levels and shadowing, and noted the lack of notification received from Wokingham Borough Council. Whilst they supported their neighbours desire to extend, they consider the plans to be excessive.

The ACER representative also commented on planning application 203275 – 17 Byron Road. They were of the opinion that the extension was excessive, and would impact light levels for neighbours.

The chair noted that the lack of notice to neighbours had been communicated to Wokingham Borough Council before, and that the Planning Committee would raise the issue with WBC again.

90. MINUTES OF PREVIOUS MEETING

The Minutes of the meeting of the Planning Committee held on 8th December 2020 were confirmed as a true record and signed by the Chairman (Minutes 71-86).

91. APPLICATIONS FOR PLANNING PERMISSION

91.1 Decision Notices Issued by the Local Planning Authority

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

91.2 Planning Applications Received since the Last Meeting of this Committee

91.2.1 No Objection Notifications

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

- 203354 Application for proposed erection of a single storey front extension to form porch and a single storey rear/side extension including the insertion of 1no. rooflight, plus internal alterations at 44 Repton Road.
- 203398 Application for the proposed erection of a single storey side extension at 36 Squirrels Way.
- 203446 Application for the proposed erection of a single storey side extension, single storey rear extension, first floor side/rear extension, plus the insertion of 5no. rooflights at 20 Launcestone Close.
- 203469 Application for proposed erection of a single storey front extension to form a porch at 13 Fowler Close.
- 203473 Application for the proposed erection of a front canopy to form porch, part single storey, part two storey side/rear extension following demolition of existing garage and rear extension, plus alterations to existing roof and the insertion of 10no. rooflights at 6 Rowland Way.
- 203530 Application for proposed part conversion of existing double garage to create habitable accommodation, single storey front extensions including an open porch entrance, plus changes to fenestration at 83 Durand Road.

91.2.2 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:

- 202955 Application for the proposed erection of a single storey rear extension including 3no. rooflights, following demolition of existing conservatory at 79 Durand Road.

Councillors raised no objection to this application conditional upon:

1. Compliance with the arboricultural method statement contained in the Greenwood Arboricultural Impact Assessment, reference 1025, dated 2nd December 2020, to protect the existing tree in accordance with Policies CP3 and CC03 and Design Policy R13.
2. Any windows in the northwest elevation of the proposed extension are obscured glazing and have no opening lights below 1.7m above floor level, to protect the amenity of adjoining occupiers in accordance with Policy CP3 and Design Policy R23.

- 203277 Application for the proposed erection of a single storey side and rear extension. Conversion of garage into habitable accommodation and changes to fenestration at 16 Beaconsfield Way.

Councillors raised no objection to this application but requested that if Planning Officers were minded to approve the application, a condition be attached that the extension as approved shall only be used incidental to the host dwelling, it shall not be used as separate residential accommodation for fee paying occupants nor as a business premises, without prior approval of WBC, to ensure adequate parking is available at all times, as required by Policy CC07.

203291 Application for the proposed erection of a part single, part two storey rear extension at 234-234a London Road.

Councillors raised no objection to this application conditional upon the submission, approval and implementation of a parking plan to ensure adequate parking is provided, given the potential loss of parking spaces under these proposals, to ensure compliance with Policy CC07 and Design Policy P1.

203351 Application for the proposed erection of a single storey front extension following demolition of existing front extension, part single storey, part two storey side/rear extension following demolition of existing dining room and garage, plus the insertion of 3no. rooflights and Juliet balcony at 44 Meadow Road.

Councillors raised no objection to this application but requested that if Planning Officers were minded to approve the application, a condition be attached that provision of two parking spaces on curtilage be provided to ensure adequate parking is available and to avoid on-street parking from causing obstruction in this fairly busy cut-through, as required by Policy CC07 and Design Policies P1 and P3.

203476 Application for proposed erection of a single storey rear extension including the insertion of 4no. rooflights, following the demolition of existing conservatory at 10 Maiden Erlegh Drive.

Councillors raised no objection to this application but requested that if Planning Officers were minded to approve the application, conditions be attached that:

1. The new window in the southern elevation be obscured glazed and have no opening lights below 1.7m above the floor level in perpetuity, or unless as approved by WBC.
2. Due to the elevated finished floor level in the extension, details are required to be submitted and approved of screening to protect the amenity of adjacent properties, as required by Policy CP3 and Design Policies R15 and R23.

203505 Application for the proposed erection of a single storey rear extension, following demolition of existing conservatory, first floor side/rear extension, plus the insertion of 1no. rooflight at 4 Regent Close.

Councillors raised no objection to this application but requested that if Planning Officers were minded to approve the application, a condition be attached that the existing garage be retained for the use of storing a motor vehicle, unless otherwise approved by WBC, to ensure adequate parking is retained at all times as required by Policy CC07 and Design Policies P1 and P3.

203523 Application for the proposed raising and modification of the main roof to create first floor living accommodation, plus part conversion of the garage and erection of a part first floor part two storey side extension and a single storey rear extension with roof terrace, following demolition of existing rear pergola and conservatory at 10 Sturbridge Close.

Councillors raised no objection to this application but requested that if Planning Officers were minded to approve the application, a condition be attached that details of appropriate screening to the sides of the proposed balcony should be submitted, approved and installed prior to first occupation of the extended dwelling, to protect the amenity of adjoining properties in accordance with Policy CP3 and Design Policies R15 and R23.

91.2.3 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:

203164 Application for the proposed erection of a two storey side extension and single storey front extension to form a porch, internal alterations and changes to

fenestration, plus widening of existing dropped kerb to allow for more parking spaces, following demolition of existing garage at 75 Pitts Lane.

Councillors requested that this application be refused due to the overbearing nature of the extended dwelling on this prominent corner plot, contrary to policy CP3 and Design Policy R8. It was also detrimental to the environment and amenity of neighbours, due to their relationship of windows to the rear boundary, contrary to Policy CP1 and Design Policies R15 and R23.

If WBC is minded to approve the application, Councillors requested that the following conditions be attached:

1. The rear first floor, westerly facing, window is to be of obscured glazing, unless otherwise agreed by WBC, as it is close to the boundary with the neighbouring property and may affect the amenity thereof, as directed by Policy CP3 and Design Policies R15 and R23.
2. The building so extended shall not be sub-divided as a HMO, unless otherwise agreed by WBC, to ensure that adequate parking is provided on-curtilage at all times in accordance with Policy CC07 and Design Policy P1.
3. That part of the extension designated on the drawings as being for disabled guests shall be constructed in accordance with details in compliance with Building Regulation M4(2) which are to be approved by WBC prior to construction.
4. The submission to, and approval by, WBC of a landscaping scheme to screen the frontage of the property, prior to first occupation, as supported by Policies CP3, CC03 and Design Policy R12 and R14.

203275 Application for the proposed erection of a single storey front/side extension, a two storey side and part two storey part single storey rear extension with 1no. rooflight, following demolition of existing detached garage at 17 Byron Road.

Councillors requested that this application be refused due to the overshadowing effect of the proposed first floor extension on the adjoining property contrary to Policy R3 and Design Policies R18 and R23, also the inconsistency in terms of the projection of the first floor rear extension in relation to that recently approved on No.19. If WBC is minded to approve the application, Councillors requested a condition be attached that, because of the limited opportunity for on street parking to achieve WBC's parking standard for this property, details of a scheme to achieve three parking spaces on curtilage is to be submitted and approved prior to the commencement, with the provision of the approved parking prior to first occupation of the extension, as supported by Policies CP3 and CC07, and Design Policies R23 and P1 and P2.

The member of public and ACER representative left the meeting.

203283 Application to vary condition 2 of planning consent 173736 which was to vary conditions 2 and 12 of planning consent 172406 for the erection of a replacement dwelling, to allow the erection of flat roof dormer extensions to front and rear elevations (condition 2) and the reduction in width of a ground floor window and its glass changed to clear glass (condition 12). Condition 2 refers to approved documents and the variation is to allow amendments including a height reduction, increase in patio area, changes to boundary treatment and fenestration, and addition of solar panels at 26 Maiden Erlegh Drive.

Councillors requested that this application be refused due to the applications failure to address the reason for screening the patio that is the unapproved height thereof. This is to protect the amenity of adjoining occupiers, as supported by Policy CP3 and Design Policy R23. In addition the applicant appears to be seeking to rectify the levels issue by adding a note that the patio is at FFL. Further the applicant is seeking to extend the patio thereby increasing the area that could give rise to further overlooking. In addition the applicant appears not to have submitted revised wording for condition 2, including all the drawing numbers proposed, if the application is approved by WBC, adding confusion to the approval, resulting in inadequate information as required by the relevant legislation.

- 203397 Application for proposed erection of part single storey part two storey side and rear extensions and single storey front extension to form a porch at 31 Pitts Lane.

Councillors requested that this application be refused due to the large and overbearing character of the proposed extension and its impact on the amenity of neighbouring properties contrary to Policy CP3 and Design Policy R23. If WBC is minded to approve this application the following conditions are suggested. 1: The submission and approval of a parking plan that demonstrates that cars can access the parking spaces, as required by Policy CC07 and Design Policies P1 and P3. 2: All new first floor flank windows are to be obscured glazing and with no opening light below 1.7m above floor level, unless otherwise agreed by WBC, as required by Policy CP3 and Design Policies R15 and R23, to protect the amenity of neighbouring properties.

It was **AGREED** to bring forward Item 10 – Wokingham Waterside Centre of the agenda.

92. **WOKINGHAM WATERSIDE CENTRE**

Councillors noted that a response from Wokingham Borough Council had been received to the enquiry as to why Earley Town Council had not been consulted on the variation to the original planning condition in relation to the fencing. J Lissaman reported on her communications with the Borough. The Committee were of the opinion that a site meeting with WBC was still necessary to satisfactorily resolve the issues which had been raised about the inadequate screening and requested the Deputy Town Clerk to follow this up.

J Lissaman left the meeting.

93 **APPLICATIONS FOR PLANNING PERMISSION**

93.1 **Tree Works Applications**

The following applications were noted:

- 203075 Application for works to protected tree(s) TPO 654/1994, Area 1 T1, Crack Willow – Remove the section of the canopy which had collapsed, indicated in annotated photo at Land to rear of 6 Hartsbourne Road.
- 203474 Application for works to protected tree(s) TPO 383/1989, Area 1 T1, Oak – Fell to ground level at Land to Rear of 29 Sweptstone Close.
- 203589 Application for works to protected tree(s) TPO 1350/2010 - T5. T5 Ash - Crown clean and crown-lift to give 4m clearance above ground level for lower limb on northeast side of canopy and 5m canopy clearance above ground level for the remaining canopy to nearest suitable reduction points. Canopy reduction of branch tips by 1-2m on the northern stem, 2-3m on the southern stem selectively reducing and thinning the branch tips. Pruning cuts will not exceed 100mm. at 45 Jay Close.

Members agreed that a letter would to be sent to Wokingham Borough Council expressing the Town Council's regret to application 230474 – TPO 383/1989 and the removal of the tree.

93.2 **Permitted Development Rights**

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

- 203237 Application for a Certificate of existing lawful development for a lean to garden room at 24 Chilcombe Way.

203374 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 2.85m and the height of the eaves 2.85m at 18 Erleigh Court Drive.

203525 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 6.8m, for which the maximum height would be 3m and the height of the eaves 2.45m at 14 Lancaster Gardens.

94. PLANNING APPEALS

94.1 Appeals Submitted

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

94.2 Appeals Dismissed

Councillors noted that the following planning appeal had been dismissed since the last Planning Committee meeting held on 8th December 2020.

94.2.1 1 Waring Close, Earley RG6 4JE

Members noted that the Planning Appeal made to the Secretary of State had been dismissed for the proposed erection of a first floor side extension with a Juliet balcony at rear elevation, single storey rear extension including the insertion of 3no. rooflights, plus insertion of 3no. rooflights at rear elevation.

Appeal Ref: APP/X0360/D/20/3257749

95. PLANNING ENFORCEMENT STATISTICS

The Committee noted the Planning Enforcement statistics for November and December 2020 provided by Wokingham Borough Council.

W Luck left the meeting.

96. STREET NAMING & NUMBERING

It was noted that Wokingham Borough Council had advised that new dwelling (Planning ref 153231) would be addressed as 40A Skelmerdale Way, Earley, Reading, RG6 7YB.

97. PARKING ISSUES – HARCOURT DRIVE / FALSTAFF AVENUE / COPPERDALE CLOSE

The Committee noted that Wokingham Borough Council had advised Earley Town Council that they were aware of the Traffic Survey offer from Balfour Beatty, but had not yet received any payment. It was further noted that WBC would not be carrying out any traffic surveys until traffic patterns had returned to normal following the Covid-19 pandemic.

98. PROPOSED TRAFFIC REGULATION ORDERS

It was noted that Wokingham Borough Council had clarified that TRO consultation P008-20 which affected various roads in Earley is at the informal consultation stage and that the supporting documentation would be provided. The documentation had not yet been received.

99. TREE PRESERVATION ORDER – 1763/2020 RELATING TO LAND SOUTH OF CHATTERIS WAY, EARLEY

Councillor Mickleburgh reported to Members on the background to this item, and Councillors discussed a request to Wokingham Borough Council asking that TPO 1763/2020 remain in place.

It was **AGREED** that Earley Town Council would write to WBC requesting that TPO 1763/2020 remain in place beyond the current 6 month expiry and to highlight that the site had been identified in the Town Council's submission to WBC's Draft Local Plan Update Consultation - Local Green Space designation, which was still to be determined.

100. PUBLICATIONS

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

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

There were no requests for any press releases.

102. EXCLUSION OF PUBLIC AND PRESS

There were no members of the public or press present. It was agreed that the remaining items on the Agenda be taken under Part II.

PART II

103. MINUTES OF PREVIOUS MEETING

104. TERMINATION OF MEETING

The meeting was declared closed by the Chair at 9.29pm.

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Chair, Planning