



**PLANNING COMMITTEE**

Minutes of a meeting of the Planning Committee held remotely on Tuesday, 13<sup>th</sup> April 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), W Luck (Advisor to Planning Committee), a representative for ACER and a member of the public.

---

To mark the death of His Royal Highness, The Duke of Edinburgh on 9<sup>th</sup> April 2021, the Chair held a one minute silence.

**136. APOLOGIES FOR ABSENCE**

No apologies for absence were received.

**137. DECLARATIONS OF INTEREST**

There were no declarations of interest.

**138. PUBLIC FORUM**

The ACER representative presented their objections to planning application 210739 – 34 Church Road. The concerns raised were that there would be an increase in the number of vehicles needing to park and that parking would be forced onto nearby roads.

The ACER representative also raised an objection to 210894 – 75 Pitts Lane and that the proposed dormer would be set back further from the frontage and that the proposed boiler house extension is not in keeping. Also there is no landscape condition. The representative commented that there have been enforcement issues at the site along with Health & Safety issues. The member of the public added that work is being undertaken at the site all the time and believes that some of the work has not been approved. Also parked cars make it difficult to pass.

The ACER representative commented on planning application 211014 – 60 Culver Lane and that the ground at the rear steeps upwards, so by siting the wood cabin at the proposed location will result in approximately 3.4m of wood cabin being visible and suggested that the location of the cabin should be moved further inwards, so less visible.

In a personal capacity, the ACER representative expressed their support for prior approval application 210966 - the proposed installation of the telecommunication mast at land south of Anderson Avenue. They commented that it would have minimal visual impact on the area and would provide better communication coverage to nearby residents.

### **139. MINUTES OF PREVIOUS MEETING**

The Chair requested that an amendment be made on page 2 to show that application ref 210448 – 57 Chiltern Crescent had been discussed in item 125.2.1 – No Objection Notifications and that the decision would remain recorded in item 125.2.3

The Minutes of the meeting of the Planning Committee held on 9<sup>th</sup> March 2020 with the amendment were confirmed as a true record and signed by the Chairman (Minutes 121-135).

### **140. APPLICATIONS FOR PLANNING PERMISSION**

#### **140.1 Decision Notices Issued by the Local Planning Authority**

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

#### **140.2 Planning Applications Received since the Last Meeting of this Committee**

##### **140.2.1 No Objection Notifications**

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

- 210410 Application for the proposed erection of a part single, part two storey rear extension with the insertion of 5no. rooflights, the conversion of existing garage to form a study plus changes to fenestration at 26 Chiltern Crescent.
- 210455 Application for proposed conversion of existing garage to create habitable accommodation and erection of a first floor side extension at 6 Betchworth Avenue.
- 210528 Application for the proposed conversion of existing garage to create habitable accommodation and a part first floor part two storey side extension at 40 Ratby Close.
- 210573 Application for the proposed part single storey, part two storey rear extension, including the insertion of 2no. rooflights, plus part garage conversion to create habitable accommodation at 121 Wilderness Road.
- 210621 Application for the proposed erection of a double storey side extension, single storey front extension and part single and part double storey rear extension following demolition of existing conservatory and outbuilding to create habitable space with 6no. rooflights with internal alterations at 536 Wokingham road.
- 210695 Application for the proposed erection of a single storey rear extension with the insertion of 2no. rooflights following demolition of existing conservatory, the proposed conversion of existing garage into an office, a single storey front extension to form a porch, plus changes to fenestration at 11 Thorney Close.
- 210698 Application for the proposed erection of a single storey front extension to form a porch, a single storey rear extension with the insertion of 3no. rooflights following demolition of existing conservatory, a single storey side extension, a first floor side extension, changes to fenestration to facilitate the insertion of 1no. balcony and the proposed conversion of existing garage into a study at 386 London Road.
- 210709 Application for the proposed change to front canopy roof, from felted flat roof to tiled mono pitch at 6 Dennose Close.

- 210870 Application for proposed conversion of the loft to create habitable accommodation, 1no. rear facing dormer with Juliette balcony and 2no. rooflights to the front elevation as well as changes to fenestration at 30 Hillside Road.
- 210888 Application for the proposed erection of a first floor rear extension at 2 Ebborn Square.
- 210894 Application at 75 Pitts Lane. This application was discussed and the decision can be found in item 140.2.2.
- 210927 Application for the proposed extension and relocation of barriers and erection of a pre-fabricated security cabin, plus associated groundworks and landscaping RE&F Building 2.1 Microsoft Campus, Thames Valley Park.
- 210969 Application for the proposed erection of a single storey front extension, single storey rear extension, plus garage conversion to create habitable accommodation at 8 Lidstone Close.
- 211021 Application for the proposed erection of a two storey side extension with changes to fenestration at 28 Gipsy Lane.
- 211040 Application for the proposed erection of a single storey rear extension following demolition of existing garden room, a loft conversion to create habitable space facilitated by the insertion of 1no. dormer to the rear, the insertion of 3no. rooflights and the conversion of existing garage into a cycle store, W.C and a utility room at 3 Repton Road.
- 211058 Application for proposed erection of a first floor rear extension, removal of existing chimney, plus changes to fenestration at 13 Andrews Road.
- 211126 Application for the proposed front extension to existing garage and a single storey rear extension to existing dwelling and garage with 3no. rooflights at 2 Goddard Close.

*Member of the public left the meeting*

#### 140.2.2 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:

- 210614 Application for the proposed single storey rear and single storey side extensions following demolition of existing side extension at 13 Aldbourne Avenue.

Councillors raised no objection to this application conditional upon the submission and approval by WBC of a parking plan demonstrating compliance with WBC's parking standards and the construction thereof prior to first occupation of the extension.

- 210814 Application for the proposed erection of a single storey front extension and two storey side and rear extensions with 3no. rooflights with internal alterations to existing dwelling following demolition of existing garage and conservatory at 45 Harcourt Drive.

Councillors raised no objection to this application conditional upon, as the garage shown on the drawings is not large enough to accommodate a car, and the three parking spaces shown on the application drawings are not physically accessible, that the applicant shall submit a scheme for approval by WBC to show how three spaces can be accessed from the highway allowing for

vehicle turning circles. Such an approved scheme shall be implemented prior to the occupation of the extension.

2102845 Application for proposed part conversion of existing garage to create habitable accommodation at 63 Hilmanton.

Councillors raised no objection to this application conditional upon the submission of a scheme for retaining landscaping to the frontage once the two parking spaces are constructed.

210881 Application for the proposed first floor side extension to existing dwelling and internal alterations at 32 Wickham Road.

Councillors raised no objection to this application conditional upon the first floor windows to the side elevation of the extension to remain as obscured glazing with no opening lights below 1.75m above floor level unless otherwise agreed by WBC.

210883 Application for the proposed erection of a single storey front extension, a part single/part two storey sides/rear extension with the insertion of 1no. rooflight, following demolition of existing outbuilding, the removal of 2no. chimneys, and the conversion of existing loft to create habitable accommodation facilitated by the insertion of 2no. roof dormers and alterations to existing roof height(200mm) at 21 & 23 Stanton Close.

Councillors raised no objection to this application conditional upon any windows to the flank of No.23 shall be obscured glazed, and at first floor to have no opening lights below 1.7m above floor level, unless otherwise approved by WBC.

210894 Application for the erection of a single storey front extension to form new porch, plus 1no. front dormer and the widening of existing dropped kerb (part retrospective) at 75 Pitts Lane.

Councillors raised no objection to this application conditional upon that this approval relates only to the porch and dormer defined in the description of development and no other changes to the original building shown on the submitted drawings. A landscape scheme for the front garden of the property shall be submitted to and approved by WBC, prior to commencement of the works hereby approved, and implemented prior to completion of the works. ETC would also raise concerns about work currently being undertaken at the property that does not appear to possibly correspond with previous permissions granted.

210899 Application for the proposed erection of a single storey front extension, and first floor side extensions at 1 Marefield.

Councillors raised no objection to this application conditional upon that during construction of the works no materials or plant shall be stored within the sight line of the Marefield junction with Rushey Way, to maintain highway safety as required by Policy CP3.

210964 Application for the proposed installation of 2no. additional roller shutter vehicle doors with extension of hard standing slope to roller shutter entrance to rear elevations of warehouse units at Units 11 & 12 Suttons business Park, Suttons Park Avenue.

Councillors raised no objection to this application conditional upon the existing parking for cars being retained and clearly defined, to ensure adequate parking is available at all times in accordance with Policy CC07.

211060 Application for the proposed part single part 2 storey side rear extension following demolition of the existing garage to include 2no. rooflights and changes to fenestration at 31 Nutmeg Close.

Councillors raised no objection to this application conditional upon that the three parking spaces identified on the approved drawings are to be completed and available before use of the extended dwelling, to ensure adequate parking is available as required by Policy CC07.

#### 140.2.3 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:

210439            Application for conversion of existing garage to form a study and WC, facilitated by changes to fenestration (retrospective) at 5 Harrington Close.

Councillors requested that this application be refused due to the layout not complying with the WBC standards for vehicle parking and this could result in on-street parking on Harrington Close which is detrimental to highway safety and the convenience of other road users. As such it is contrary to Policy CP6 of the Core Strategy, in that it does not enhance road safety nor provide appropriate vehicular parking and may cause highway problems; contrary to Policy CC07 of the WBC MDDD in that the scheme does not retain an adequate level of off-street parking thereby not meeting the adopted WBC parking standards; also contrary to Design Policies P1, P2 and P3, as supported by Policy CC07, in that the parking is not accommodated satisfactorily, the proposed parking is not compatible with the local character, does not function well nor does it create a high quality environment, also the parking is not well positioned nor designed with care, obstructing pedestrian access to the property and potentially obstructing the highway with overhanging vehicles contrary to the safety of the public realm.

210735            Application for the proposed erection of a first floor side / rear extension at 7 Kingsdown Close.

Councillors requested that this application be refused due to the rear first floor extension only being 8.5m from the boundary, impacting the future amenity of neighbouring properties, contrary to Policies CP1 and CP3; and Design Policies R15 and R23, in terms of impact on amenity and failing to relate well with neighbouring properties.

210739            Application for the change of use from dwelling house to 7 person HMO (retrospective) at 34 Church Road.

Councillors requested that this application be refused due to the use being contrary to the character of the area, impacting the amenity of neighbouring properties, contrary to Policies CP1 and CP3; and also inadequate car parking contrary to Policy CC07 and Design Policies P1, P2 and P3, which require the provision of adequate parking, parking to be close to the dwelling, compatible with the local character, not compromising highway safety. This last issue is particularly of concern as Church Road is not ideally suited to on-street parking. Whilst there is no parking standard for sui generis HMOs, ETC consider that, based on experience of other HMOs in Earley, the minimum standard that would be applicable is that for Use Class C1, Hotels, which would require at least one parking space per bedroom, which is considered the absolute minimum as the bedrooms sizes could accommodate up to 15 people. If WBC were minded to approve this application the following condition is requested: approval be limited to the use of this property as an HMO for seven persons only, to ensure that adequate parking is provided, as required by Policy CC07, to protect the amenity of neighbouring properties, as required by Policy CP3 and to maintain highway safety.

210877            Application for the proposed erection of 1no. detached single storey 2 bed dwelling at The Willows, 9 Station Road.

Councillors requested that this application be refused due to the impact of activity accessing the property and on the character of the area, contrary to Policy CP3; back-land development contrary to Design Policy R22; and inadequate parking, particularly as there is no control over car ownership in this tightly constrained parking environment, and no robust justification for not providing parking, contrary to Policy CC07 and Design Policies P1, P2 and P3.

- 211014 Application for erection of an outbuilding and veranda to the rear of existing dwelling (part retrospective) at 60 Culver Lane.

Councillors requested that this application be refused due to the overlooking arising from the elevated position of the garden room resulting in the loss of amenity and privacy to neighbouring gardens, contrary to Policy CP3. ETC recommends this building would be better erected on a reduced ground level utilising retaining structures to support the adjacent ground or alternatively relocate the structure to a lower part of the garden.

- 211082 Application for the proposed erection of a single storey front extension, a part single part two storey side/rear extension following demolition of existing garage and conservatory, the proposed conversion of existing loft to create habitable space facilitated by the insertion of 1no. dormer, the proposed installation of a dropped kerb, plus the insertion of 10no. rooflights and 1no. Juliet balcony at 250 Silverdale Road.

Councillors requested that this application be refused due to the impact on the character of the area caused by the inappropriate mass and scale of the extension, contrary to Policy CP3 and Design Policy R23. In addition the extension fails to relate well to the adjacent dwelling, being overbearing and causing shading of the garden to that property, by virtue of a lack of separation to the boundary at first floor, and with windows facing into the garden, all contributing to a loss of amenity and overshadowing, to the detriment of the enjoyment of that garden, and a failure to integrate with the surroundings, contrary to Policy CP3 and Design Policy R23. If WBC were minded to approve this application the following conditions are requested: 1: The windows proposed in the flank wall at first floor, directly on the boundary with No.252, should be obscured glazed and permanently fixed shut, unless otherwise agreed by WBC, to protect the amenity of the neighbouring property as required by Policy CP3. 2: The submission of a revised parking and landscaping plan for the front garden to ensure that the street is not overly dominated by hard standing and that landscaping is provided in accordance with Policy CP3 and Design Policy R14.

#### 140.2.4 Tree Works Applications

The following application was noted:

- 211117 Application for works to protected tree(s) TPO 860/1997, T6 T2 Oak (TPO T6) – Potential root severance during the installation of a piled foundation to extension at 38 Clevedon Drive.

Members **AGREED** that a letter be sent to WBC raising concerns about the wider issues at this location and surrounding area, as there had been several applications to fell trees and that this was a continuous issue.

#### 140.3 Permitted Development Rights

The following applications were noted:

- 210530 Application for a Certificate of existing lawful development for a House of Multiple Occupancy at 1 Harcourt Drive.

Councillors requested that concerns be raised in relation to this application regarding the potential impact from associated parking on the immediate environment.

- 210857 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 5.11m, for which the maximum height would be 2.58m and the height of the eaves 2.10m at 2 Newmarket Close.

210876 Application for Listed Building Consent for the proposed replacement of 8no. wooden windows at the front of the dwelling at 1 Radstock Farm Cottages, Radstock Lane.

#### 140.4 Adjoining Parish Application

The following application was noted:

210922 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 4.3m, for which the maximum height would be 2.96m and the height of the eaves 2.83m at 8 Fair Lawn Green, Shinfield.

### 141. **PLANNING APPEALS**

#### 141.1 Appeals Submitted

Councillors noted that no appeals had been submitted since the last meeting.

#### 141.2 Appeals Dismissed

##### 141.2.1 201903 – 2 Radstock Lane, Earley, RG6 5QL

Members noted that the planning appeal made to the Secretary of State had been dismissed for the full application for the erection of a 3 storey 5 bedroom dwelling following the demolition of the existing dwelling and garage.

*Appeal Ref: APP/X0360/W/20/3261511*

##### 141.2.2 201753 – 52 Elm Road, Earley, RG6 5TR

Members noted that the planning appeal made to the Secretary of State had been dismissed 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.

*Appeal ref: APP/X0360/D/20/3265982*

### 142. **PLANNING ENFORCEMENT STATISTICS**

The Committee noted the Planning Enforcement statistics for March 2021 provided by Wokingham Borough Council.

### 143. **PRIOR APPROVAL – TELECOMMUNICATIONS MAST LAND SOUTH OF ANDERSON AVENUE**

Councillors discussed application 210966 – prior approval for the installation of 1no. 20m Phase 5 Streetworks pole with 2no. shrouded antennas situated within the pole, 3no. ground-based equipment cabinets and ancillary development thereto at land to the south of Anderson Avenue, Earley, Wokingham, RG6 1HA. It was

**AGREED** that ETC would support the application, as Councillors considered that there would be minimal visual impact and that it would enhance communication coverage for local residents.

*ACER representative left the meeting.*

**144. STREET NAMING & NUMBERING**

Members noted that Wokingham Borough Council had advised ETC of a postcode change for Foxhill Lodge, Whiteknights Road, Earley, Reading, RG6 7BA, which was originally postcoded as Upper Redlands Road.

**145. NEIGHBOURING TOWN/PARISH PLANNING APPLICATIONS**

Councillors noted that ETC had not been consulted on various applications relating to Shinfield Film Studios – Thames Valley Science Park and it was **AGREED** that ETC write to Wokingham Borough Council asking why, as a neighbouring Town Council, ETC had not been consulted and request that ETC be consulted on future applications.

**146. DISPLAYING OF PLANNING SITE NOTICES**

Councillor Neal gave a verbal report on the displaying of planning notices for March to the present date. He had observed that out of 63 applications, only 23 site notices were displayed. The Planning Advisor commented that there was no legal obligation to put up site notices at certain site. It was **AGREED** that ETC write to WBC raising concerns that residents are not being made aware of planning applications and that WBC need to do more to encourage applicants and their agents to display notices.

Councillor Neal also agreed to raise the matter at the next Borough Parish Liaison Forum.

*W Luck left the meeting.*

**147. WOKINGHAM WATERSIDE CENTRE**

The Committee noted that ETC had been advised that a WBC Planning Officer would be carrying out a lone site visit during the week of 22<sup>nd</sup> March 2021 and that no communication had been received as to the outcome of the visit.

**148. WOKINGHAM BOROUGH COUNCIL'S PROPOSED TRAFFIC REGULATION ORDER P008-20**

148.1 It was noted the Working Group had met on 19<sup>th</sup> March 2021 and their recommendations had been circulated to the Committee prior to the meeting.

148.2 Members considered the recommendations of the Working group and it was

**RESOLVED** that the recommendations be submitted to WBC.

**149. WOKINGHAM BOROUGH COUNCIL'S SPEED LIMIT REVIEW**

Members noted that a letter had been sent to WBC's Executive Member for Highways & Transport to request a response to ETC's submission to the Speed Review.

**150. WOKINGHAM BOROUGH COUNCIL'S TREE STRATEGY**

Councillors discussed WBC's proposed Borough-wide Tree Strategy which appears may be developed without any input or consultation. It was

**RESOLVED** that ETC write to WBC to request that Town and Parish Councils be invited to participate in the development of the strategy.



**151. LOCAL GREEN SPACE NOMINATIONS**

- 151.1 Members noted that WBC had written to ETC in relation to areas of green space which had been nominated for potential designation as Local Green Space, as part of the Local Plan review.
- 151.2 The Chair confirmed that ETC Officer's would respond to the communication confirming the extent of ETC ownership and that ETC are pleased to see that these areas had been nominated.

**152. PUBLICATIONS**

Members noted that the following publications had been received:

|                           |   |
|---------------------------|---|
| Wokingham Borough Council | Neighbourhood CIL Proportion Reports February 2021<br><br>Major Developments Monthly Reports February 2021 - confidential, for Parish Officers and Councillors only |
|---------------------------|---|

**153. PRESS RELEASES**

There were no requests for any press releases.

**154. TERMINATION OF MEETING**

The meeting was declared closed by the Chair at 9.26pm.

.....  
Chair, Planning