



PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held remotely on Tuesday, 4th May 2021 which commenced at 7.30pm.

Present:

Chair – Councillor G Littler

Councillors A Bassett, 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), Councillor T Maher, W Luck (Advisor to Planning Committee), and a representative for ACER.

1. APOLOGIES FOR ABSENCE

No apologies for absence were received.

2. DECLARATIONS OF INTEREST

There were no declarations of interest.

3. PUBLIC FORUM

The ACER representative presented their comments on 211112 - 74 Culver Lane. The concern raised was in relation to the first floor windows at the front of the property being of different proportions to that of the existing window.

The ACER representative went on to comment on 211278 – 78 Pitts Lane. The main concern raised was in relation to retaining adequate greenery and maintaining the character of the area. ACER would like to see a landscape proposal submitted.

Councillor M Shaw entered the meeting

4. MINUTES OF PREVIOUS MEETING

The Deputy Town Clerk referred to page 7 of the Minutes and advised that the numbering for the sub items in 141.2 should read as 141.2.1 and 141.2.2.

The Minutes of the meeting of the Planning Committee held on 13th April 2021 with the above amendment were confirmed as a true record and signed by the Chairman (Minutes 136-154).

Councillor T Maher entered the meeting

5. APPLICATIONS FOR PLANNING PERMISSION

5.1 Decision Notices Issued by the Local Planning Authority

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

5.2 Planning Applications Received since the Last Meeting of this Committee

5.2.1 No Objection Notifications

AGREED that no objection be made 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.
- 211088 Application for the proposed conversion of existing garage to habitable space and the erection of a single storey front and rear extension with 5no. rooflights to existing property with internal alterations at 12 Allonby Close.
- 211112 Application for the proposed erection of a part two storey, part first floor side extension including changes to the fenestration at 74 Culver Lane.
- 211246 Application for the proposed erection of a single storey rear extension with 2no. rooflights at 32 Chilcombe Way.
- 211267 Application for the proposed part conversion of existing garage and conversion of existing loft to create habitable space, facilitated by associated roof alterations, the insertion of 1no. Juliet Balcony and 3no. rooflights, plus changes to fenestration at 2 Redhatch Drive.
- 211299 Application for the erection of a single storey rear extension with 3no. rooflights to existing dwelling following demolition of existing conservatory and internal changes at 41 Eastcourt Avenue.
- 211379 Application for the proposed relocation of existing fence at 12 Limefield Close.
- 211383 Application for the proposed erection of a front extension to form porch to existing dwelling and a proposed garage conversion to create habitable space with 1no. rooflight with internal alterations at 32 Conygree Close.
- 211384 Application for the proposed part single storey rear extension with 1no. rooflight to existing dwelling and part garage conversion to form habitable space with changes to fenestration and internal alterations at 11 Andrews Road.
- 211392 Application for the proposed erection of a front porch at 32 Measham Way.

5.2.2 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:

- 211266 Application for proposed erection of a single storey side/rear extension including 3no. rooflights, following the demolition of existing conservatory, plus re-roofing of the garage at 2 Lakeside.

Councillors raised no objection to this application conditional upon the submission and approval of a parking scheme for two cars on curtilage.

- 211278 Application for the proposed erection of a part single and part two storey side/rear extension following demolition of existing conservatory and glasshouse, plus changes to fenestration at 40 Pitts Lane.

Councillors raised no objection to this application conditional upon any new first floor windows in the side elevations facing neighbouring properties to be of obscured glazing and have no opening lights below 1.7m above finished floor level, to protect the amenity and privacy of neighbouring properties, as required by Policy CP3 and Design Policy R23.

5.2.3 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:

- 211123 Application for the proposed erection of a part single part two storey rear extension and front porch modification following demolition of existing conservatory and front chimney at 86 Elm Road.

Councillors requested that this application be refused due to the proposed French doors opening onto the single storey roof over the proposed kitchen providing the facility for a balcony overlooking the neighbouring properties. In particular No.88, and said overlooking adversely impacting the amenities of those properties contrary to Policy CP3; and not relating well to neighbouring properties contrary to Design Policy R23. If WBC are minded to approve this application the following condition is requested that the doors shown as giving access to the single storey roof over the proposed kitchen will be permanently fixed closed, unless otherwise agreed by WBC, to prevent access to the roof forming a raised balcony adversely impacting the amenity of neighbouring properties, contrary to Policy CP3.

- 211156 Full planning application for the proposed change of use from amenity land to residential, plus relocation of wall and fencing at 69 Paddick Drive.

Councillors requested that this application be refused due to the tunnelling effect of the boundary relocation, the loss of landscaping, and the impact on the character of the area and on the amenity of pedestrians using the footpath, contrary to Policy CP3 and Design Policies R12, R13, R14 and R23.

- 211279 Application for the proposed erection of a single storey rear extension to existing dwelling with a roof terrace and 2no. rooflights at 86 Egremont Drive.

Councillors requested that this application be refused due to the proposed "terrace" providing the opportunity for the overlooking of neighbouring gardens to the rear, and the proposed inadequate screening to properties at the side, adversely impacting the privacy and amenity of those properties, contrary to Policy CP3 and Design Policies R16 and R23. If WBC are minded to approve this application the following condition is requested for the submission and approval of details of an opaque and durable screen at least 1.8m high to each side of the roof terrace, to be implemented before first use of the terrace, to protect the amenity and privacy of adjacent dwellings as required by Policy CP3 and Design Policies R16 and R23.

- 211403 Application for the proposed two storey side extension, plus single storey front and rear extensions with 2no. rooflights with changes to fenestration and internal alterations at 41 Radstock Lane.

Councillors requested that this application be refused due to the mass and form of the proposed side extension; not being subservient to the host dwelling, closing the visual gaps between dwellings at first floor, with the risk of a future terracing effect; not relating well to neighbouring properties in the street scene; contrary to Policy CP3 and Design Policy R23. If WBC are minded to approve this application the following condition is requested for the submission and approval prior to commencement, of a parking and landscaping scheme for the frontage to demonstrate that three parking spaces can be accommodated along with soft landscaping in accordance with Design Policies R12 and R14 as supported by Policy CP3. The approved scheme to be implemented within 12 months of commencement.

5.2.4 Tree Works Applications

The following application was noted:

- 211003 Application for works to protected tree/s TPO 1054/2003, T1, T1, Grey Poplar - Cut back furthest extending branches on the west side overhanging 19B Erleigh Court Drive by 4 metres at 23 Erleigh Court Drive.

5.3 Permitted Development Rights

It was noted that no applications had been received.

6. **PLANNING APPEALS**

6.1 Appeals Submitted

6.1.1 203208 – 21 Redhatch Drive, Earley, RG6 5QS

Members 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 erection of a wall to the front of the dwelling with steel railings and automated entrance gate (Retrospective) *Appeal Ref: APP/X0360/D/21/3267585*

6.2 Enforcement Appeal Submitted

6.2.1 210509 – 21 Redhatch Drive, Earley, RG6 5QS

Members 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 erection of a brick wall, including pillars and railings, above 1 metre in height, adjacent to the highway.

Linked to Appeal 3267585/203208

7. **PLANNING ENFORCEMENT STATISTICS**

The Committee noted the Planning Enforcement statistics for April 2021 had not yet been provided by WBC.

Councillor R Sangster left the meeting

8. **PLANNING PRESENTATION FROM ACER**

Councillors received a short presentation from ACER, which had also been presented to Wokingham Borough Council, on recent planning application examples in the Whitegates ward, which contradict the Local Design Guide, such as bungalows developed into much larger buildings, the widening of driveways resulting in the removal of front gardens and extensions not matching existing properties.

Councillors thanked ACER for the presentation and agreed that ACER's concerns would be discussed at the next Planning meeting on 8th June 2021. ACER will provide Councillors with a copy of the presentation.

W Luck left the meeting

9. **WOKINGHAM WATERSIDE CENTRE**

The Deputy Town Clerk reported that a response had been received from the Planning Officer at Wokingham Borough Council who carried out a site visit on 30th April 2021.

The Planning Officer will compare the approved plans with what is present on site and respond to ETC. The Deputy Town Clerk to update J Lissaman.

10. WOKINGHAM BOROUGH COUNCIL'S TREE STRATEGY

Councillors discussed the response which had been received from WBC and agreed that a further letter be sent to WBC asking that Town/Parish Councils be included at an earlier stage of the process. Councillors also agreed that the involvement of the Earley Environmental Group to also be suggested to WBC.

11. WOKINGHAM BOROUGH COUNCIL'S SPEED LIMIT REVIEW

The Committee noted that no communication had yet been received from WBC to ETC's letter requesting a response to ETC's Speed Limit Review submission, and that the Deputy Town Clerk had again requested a response.

12. DELEGATION OF POWERS

Councillors noted that the matter of delegation of powers had been discussed at the Annual Meeting held on 4th May 2021, prior to the Planning meeting. The decisions taken by the Council can be found in the Annual Meeting minutes item 7.

13. PUBLICATIONS

It was noted that no publications had been received.

14. PRESS RELEASES

There were no requests for any press releases.

Representative from ACER left the meeting

15. 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

16. ADVISOR TO THE PLANNING COMMITTEE AGREEMENT 2020/21

17. TERMINATION OF MEETING

The meeting was declared closed by the Chair at 8.45pm.

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Chair, Planning