



**PLANNING COMMITTEE**

Minutes of a meeting of the Planning Committee held in the Council Chamber at the Council Offices, Radstock Lane, Earley on Tuesday, 7<sup>th</sup> September 2021 which commenced at 7.30pm.

**Present:**

Chair – Councillor G Littler

Councillors A Bassett, A Mickleburgh, T Maher, A Neal, R Sangster, C Smith and M Smith.

In attendance E Carroll (Deputy Town Clerk), D Humphreys (Senior Office Administrator), W Luck (Advisor to Planning Committee), Councillor D Chopping and one member of the public.

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**70. APOLOGIES FOR ABSENCE**

Apologies of absence were received from Councillors R Cook and M Shaw.

**71. DECLARATIONS OF INTEREST**

Councillor Mickleburgh declared an interest in planning application 212675 – 14 Finch Road, as he has been in discussion with residents.

**72. PUBLIC FORUM**

*Councillor Chopping entered the meeting*

The member of the public present raised concerns about application 212675 – 14 Finch Road in that the porch will be in front of the building line affecting the general street scene and will not enhance the look of the area.

**73. MINUTES OF PREVIOUS MEETING**

The Minutes of the meeting for the Members of the Planning Committee held on 3<sup>rd</sup> August 2021 were agreed as a true record and signed by the Chair (Minutes 57-69).

**74. APPLICATIONS FOR PLANNING PERMISSION**

**74.1 Decision Notices Issued by the Local Planning Authority**

*Councillor Maher entered the meeting*

On referring to Appendix A, the Chairman advised the committee that application number 212237 – 3 Burwell Close, should read 212337 and that the description should be ‘Application for the proposed erection of a single-storey side / rear extension to form a conservatory.’ With this amendment, the Decision Notices as reported to the meeting were noted.

**74.2 Planning Applications Received since the Last Meeting of this Committee**

**74.2.1 No Objection Notifications**

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

- 211207 Full application for the change of use of land for the operation of an outdoor market on Saturdays for a temporary period of 6 months. (Retrospective) at Unit 7, Cutbush Industrial Park, Danehill.
- 211905 Application to vary Condition 2, 4 and 6 of planning consent 203514 for the full planning application for the proposed conversion of bungalow to form two self-contained dwellings comprising 1 x 3 bed apartment at ground floor and 1 x 1 bed apartment at first floor. (Following recent construction of extensions permitted by application 191411) and installation of four rooflights (part retrospective). Condition 2 refers to approved details, Condition 4 refers to landscaping, Condition 6 refers to parking. The variation is to allow for parking layout and rear fencing separation, Landscaping in relation to parking layout and provision of scheme and revised parking arrangement at 34 Hilltop Road.
- 212516 Application for the proposed changes to fenestration at 26 Sturbridge Close.
- 212624 Application for the proposed garage conversion to create additional habitable accommodation, erection of a single-storey front extension to form porch, erection of a single-storey rear extension at 8 Lidstone Close.
- 212646 Full application for the proposed erection of a part single- part two-storey rear extension (amendment to application 203291) at 234-234a London Road.
- 212675 Application for 14 Finch Road. This application was discussed and the decision can be found in Minute item 74.2.3.
- Member of the public left the meeting*
- 212681 Application for the proposed erection of a single-storey rear extension with 4no. rooflights following demolition of existing conservatory at 3 Clove Close.
- 212689 Application for the proposed erection of a single-storey rear extension with 1no. rooflight, installation of flat roof with 1no. rooflight following demolition of existing conservatory roof and changes to fenestration at 20 Salcombe Drive.
- 212704 Application for 10 Moor Copse Close. This application was discussed and the decision can be found in Minute item 74.2.3.
- 212722 Application for the proposed single-storey side infill extension with 1no. new rooflight, plus changes to fenestration on rear elevation at 15 Laniver Close.
- 212751 Application for proposed conversion of garage to habitable space, erection of a single-storey rear extension with 3no. rooflights, a single-storey front extension, installation of side gate and changes to fenestration at 2 Paddick Drive.
- 212792 Application for the proposed erection of a single-storey front extension and construction of inclined ramp to enable access at 56 Chilcombe Way.
- 212806 Application for the proposed erection of a single-storey side / rear extension with 8no. rooflights following demolition of existing conservatory, outdoor toilet and storage room at 33 Byron Road.
- 212918 Application for 36 Allendale Road. This application was discussed and the decision can be found in Minute item 74.2.3.

#### 74.2.2 Conditional Approval Recommendations

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

- 212580            Application for proposed part conversion of garage to create habitable accommodation at 47 Faygate Way.

Councillors raised no objection to this application conditional upon the submission and approval of a hard surfaced parking plan demonstrating how 2no. parking spaces can be achieved, without blocking the principal access to the dwelling, and to be implemented prior to first occupation of the converted part of the dwelling, to ensure adequate car parking is available as required by Policy CC07 and Design Policies P1, P2 and P3.

- 212611            Application for the proposed erection of single-storey side/rear extension and demolition of existing garage at 22 Sutcliffe Avenue.

Councillors raised no objection to this application conditional upon the detached extension hereby approved shall be used as ancillary accommodation to the main dwelling house and the dwelling shall remain in use as a single dwelling house and not be used, sold or sub-let as separate dwellings. The reason is that a separate unit of accommodation of this nature may not be acceptable in this location in the interests of the amenities, character of the area and highway safety in accordance with Core Strategy Policies CP1, CP3, CP4, and Managing Development Delivery Local Plan Policies CC01, CC07, TB07, TB08; and Design Policies R22, and P1, P2 and P3.

- 212655            Application for the proposed erection of a two-storey side extension following the demolition of existing garage at 10 Graffham Close.

Councillors raised no objection to this application conditional upon: 1 - The submission and approval of details of hard paved parking for 2no. cars, to be implemented prior to first occupation of the extension to ensure adequate parking is provided in accordance with Policy CC07 and Design Policies P1, P2 and P3. 2 - The extension hereby approved shall be used as ancillary accommodation to the main dwelling house and the dwelling shall remain in use as a single dwelling house and not be used, sold or sub-let as separate dwellings. The reason is that a separate unit of accommodation of this nature may not be acceptable in this location in the interests of the amenities, character of the area and highway safety in accordance with Core Strategy Policies CP1, CP3, CP4, and Managing Development Delivery Local Plan Policies CC01, CC07, TB07, TB08; and Design Policies R22, and P1, P2 and P3.

- 212659            Application for the proposed single-storey part side and rear extension, garage conversion, installation of 3no. rooflights and 1no. roof lantern at 250 Silverdale Road.

Councillors raised no objection to this application conditional upon the submission and approval of a car parking layout that retains some landscaping to the street frontage immediately behind the footway, and its implementation prior to first occupation of the extension, as supported by Policies CP3 and CC07 and Design Policies R14 and P1, P2 and P3.

- 212752            Application for 21 Silverdale Road. This application was discussed and the decision can be found in Minute item 74.2.3.

- 212836            Application for the proposed erection of a single-storey rear extension with 1no. rooflight following demolition of existing single-storey rear extension, erection of a single-storey front extension to form porch at 8 Sutcliffe Avenue.

Councillors raised no objection to this application conditional upon the following informative that this approval in no way provides rights to carry out works on third party land, the permission of the owners of such land should be sought before construction commences.

212881 Application for the proposed erection of a single-storey front/side extension with 2no. rooflights, conversion of the existing garage to create additional habitable accommodation, erection of a single-storey rear extension with 1no. rooflight, plus insertion of 1no. rooflight to the front elevation at 16 Hillside Road.

Councillors raised no objection to this application conditional upon the submission and approval of a scheme for 3no. parking spaces on curtilage, and their construction prior to the occupation of the new bedroom. It is considered that the location of the property on a crossroad is not conducive to on-street parking and its impacts on highway safety, contrary to Policy CP3 and Design Policies P1 and P3, requiring parking to be accommodated satisfactorily and safely, and to minimise the impact of parking on the safety of the public realm.

212938 Application for the proposed erection of a single-storey side extension, the proposed conversion of garage and conversion of loft into habitable space, facilitated by the addition of 1no. flat roof dormer to the rear, 2no. rooflights and changes to fenestration at 2 Pavenham Close.

Councillors raised no objection to this application on the condition that the existing ridge height shall not be changed without prior approval by WBC. The reason is that there is limited headroom available in the loft space and the applicant has not demonstrated that the proposal is achievable within Building Regulations.

212962 Application for 21 Silverdale Road. This application was discussed and the decision can be found in Minute item 74.2.3.

#### 74.2.3 Applications Requiring a Committee Decision

**RESOLVED** that the observations and comments as listed below be sent to the Local Planning Authority in respect of the following applications:

212675 Application to vary Condition 2 of planning consent 210586 for the householder application for the proposed raising of roof to create first-floor habitable accommodation plus erection of a single-storey rear extension following demolition of existing conservatory. Condition 2 refers to approved details and the variation is to improve the entrance hallway at 14 Finch Road.

This application referred to in Minute 74.2.1. Councillors requested that this application be refused as it is considered the change from a bay to an entrance door is out of character with the area and impact adversely on the street scene, and would set a precedent, contrary to Policy CP3 and Design Policy R23.

212704 Application for the proposed erection of a single-storey outbuilding for home office use, following the demolition of existing garage at 10 Moor Copse Close.

This application referred to in Minute 74.2.1. Councillors requested that this application be refused as it is considered that the proposals dominating and overbearing on the boundary with the neighbouring property, contrary to Policy CP3 and Design Policy R23. If WBC are minded to approve this application the following condition is requested: The outbuilding hereby approved shall only be used as ancillary accommodation to the main dwelling house and not be used, sold or sub-let as a separate dwelling, without the prior approval of WBC. The reason, a separate unit of accommodation of this nature may not be acceptable in this location in the interests of the amenities, character of the area and highway safety in accordance with Core Strategy Policies CP1, CP3, CP4, and Managing Development Delivery Local Plan Policies CC01, CC07, TB07, TB08; and Design Policies R22, and P1, P2 and P3.

212752 Application for proposed garage conversion to habitable space and changes to fenestration at 21 Silverdale Road.

This application referred to in Minute 74.2.2. Councillors requested that this application be refused due to inadequate parking provision, as it is considered that the proximity of the Loddon School, and its associated on-street parking problems would cause highway safety issues if all the parking required by WBC's parking standards, in this case 3no. spaces, is not accommodated on curtilage, as supported by Policies CP3 and CC07 and Design Policies R14 and P1, P2 and P3. If WBC are minded to approve this application the following condition is requested: Due to the problems with on-street parking in the vicinity, the submission and approval of the details of a hard-surfaced car parking for 3no. cars and a landscaping scheme, to replace the landscaping lost, and the implementation of both prior to first occupation of the conversion, as supported by Policies CP3 and CC07 and Design Policies R14 and P1, P2 and P3.

212757 Application for the proposed erection of a single-storey front extension, single-storey rear extension, plus changes to fenestration and the insertion of 4no. dormers at 37 Beech Lane

Councillors requested that this application be refused as the proposed dormers in place of the existing high level rooflights will impact the amenity of neighbouring properties and is contrary to Condition 3 on planning permission F/2005/3741 which sought to protect the amenity of neighbouring properties by restricting the PD rights to alter windows. The proposed dormers would be contrary to policy CP3, being detrimental to the amenity of adjoining occupiers, and contrary to Design Policy R23, in that they do not relate well to neighbouring properties. If WBC are minded to approve the application the following condition is requested: That the approved dormers shall be obscured glazed, unless otherwise agreed by WBC and have no opening lights below 1.7m above floor level.

212918 Application for the proposed erection of a single-storey front extension to form porch, part single-storey, part two-storey side extension, plus single-storey rear extension including the insertion of 1no. rooflight at 36 Allendale Road.

This application referred to in Minute 74.2.1. Councillors requested that this application be refused as the hip to gable end roof conversion is out of keeping with the character of the area and tending to cause a terracing effect contrary to policy CP3 and Design Policy R23.

212924 Application for the proposed alterations to roof to extend existing loft space, plus the insertion of rear dormer and 2no. rooflights at 428 Wokingham Road.

Councillors requested that this application be refused as the hip to gable end roof conversion is out of keeping with the character of the area and tending to cause a terracing effect contrary to Policy CP3 and Design Policy R23.

212962 Application for the proposed conversion of existing garage to create additional habitable accommodation, erection of a two-storey front extension, erection of a single-storey front extension to form porch, plus changes to fenestration at 21 Silverdale Road.

This application referred to in Minute 74.2.2. Councillors requested that this application be refused due to inadequate parking provision, as it is considered that the proximity of the Loddon School, and its associated on-street parking problems, would cause highway safety issues if all the parking required by WBC's parking standards, in this case three spaces, is not accommodated on curtilage, as supported by Policies CP3 and CC07 and Design Policies R14 and P1, P2 and P3. If WBC are minded to approve this application the following conditions are requested:1: As the building as approved has two separate entrances, the building as approved shall not be sub divided into two or more tenures without prior approval of WBC, as the proposed parking provision would be inadequate, contrary to Policy CP3 and CC07 and Design Policies P1, P2 and P3. 2: The submission and approval of a hard surfaced parking plan demonstrating how 2no.

parking spaces can be achieved, and to be implemented prior to first occupation of the extension, to ensure adequate car parking is available as required by Policy CC07 and Design Policies P1, P2 and P3.

#### 74.2.4 Tree Works Applications

212308 Application for works to protected tree(s) TPO 0003-1951 T5, T7 Common lime - Prune to ensure statutory height clearances over the public highway (>25mm diameter cuts with pole-pruner) T8 Common lime - Pollard to secondary forks at a height of approximately 5 meters T16 Common Lime – Remove support post. T23 Whitebeam - Remove lowest branch restricted by cord. T24, T26, T32, T33 - Ornamental flowering cherry - Remove and carry out replacement planting. T29, T30, T31 English Oak - Reduce any dead branches over 75mm diameter and/or 1.5m long back to hold-fast deadwood. T36 Common Lime - Crown clean to remove all deadwood, broken, damaged, crossing, and diseased branches, and all other debris. T37 and T38 Himalayan birch - Crown clean to remove all deadwood, broken, damaged, crossing, and diseased branches, and all other debris. T42 Sweet Gum - Crown lift to 1.2m above ground level on all sides, removing small and secondary branches only. T47 Honey Locust - Reduce the length of the noted over-long branch from 9m back to 7m, at a suitable growth point. T51 Sycamore - Remove moderate-sized deadwood and hanger in crown. T52 Sycamore – Fell T53 Yew - Sever and remove ivy to leave a 400mm wide, clear gap all around the stem. T61 Sycamore - Sever and remove ivy to leave a 400mm wide, clear gap all around the stem T66 Common Holly – Fell. T111, T114 Evergreen Magnolia - Remove and carry out replacement planting. T113, T115, T130, T142, T143, T157, T161, T163, T165, T167, T168 T182, T183, G123 Silver Birch - Remove and carry out replacement planting. T124 Sweet Gum - Remove and carry out replacement planting. T126 Privet - Re-tie to secure rootball. T128 English Oak - Remove and carry out replacement planting. T151 Ash - Sever and remove ivy to leave a 400mm wide, clear gap all around the stem. G164 Mixed shelterbelt - Fell 3 dead stems W169 Mixed Woodland - Cut back heavily leaning poplar branch/stem (d. 100mm) opposite no. 18. Fell leaning birch stem (d.150mm) opposite no. 6. Either fell or monolith dead holm oak opposite no. 1 at Land at Woodlands Avenue, Woodley.

Councillors raised no objection to this application conditional upon the submission and approval of details of appropriate replacement trees, for any trees that are agreed by WBC to be felled, along with a suitable management regime for five years, including the replacement of any trees that die, to ensure their best chance of survival.

212949 Application for works to protected tree(s) TPO 1366/2010, AREA 2 T1, Ash – Fell at 399 Wokingham Road.

Councillors raised no objection to this application conditional upon the provision of a replacement tree that is a suitable alternative species.

#### 74.3 Permitted Development Rights

The following applications were noted:

212635 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 4.00m, for which the maximum height would be 2.85m and the height of the eaves 2.70m at 21 Fleetham Gardens. **(Information Only)**

212864 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 6.00m, for which the maximum height would be 3.00m and the height of the eaves 3.00m at 16 Compton Close. **(Information Only)**

The following application was discussed and Item 8 of the agenda was brought forward: -

212932 Prior approval submission for the proposed installation of a 15.0m Phase 8 Monopole C/W wrapround Cabinet at base and associated ancillary works at Land at Whiteknights Road. **(Information only)**

Councillors requested that concerns be raised about the possible impact on nearby trees from the works associated with this prior approval submission.

#### 74.4 Planning Applications Withdrawn

There were no planning applications withdrawn.

### 75. PLANNING APPEALS

#### 75.1 Appeals Submitted

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

#### 75.2 Appeal Dismissed

##### 75.2.1 202045 - 3 Bridges Grove, Earley, Reading RG6 1FG

Members noted that that the appeal made to the Secretary of State against the decision taken by Wokingham Borough Council to refuse planning permission 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 had been dismissed. The Planning Advisor referred to the Inspector's report in relation to the appeal in that she attributed significant weight to WBC's apparent experience of dealing with the parking to Houses in Multiple Occupation (HMO) properties, which from ETC's experience was not as broad as the Inspector indicated in the report.

The Planning Advisor suggested that the Committee may wish to lobby WBC in relation to their proposed review of parking standards, as part of the Local Plan Update for one space per room, on-curtilage, in a HMO and request that WBC seek Article 4 Directions, removing permitted development rights for small HMOs, for parts of suburbia, due to the impact on the amenity of residents with the high levels of parking associated with HMOs. Also, for WBC to ensure that the policy in the draft Local Plan Update, which proposes the future use of Article 4 Directions to limit HMOs, to be retained as a necessary element of the Article 4 Direction process.

Councillors discussed the Planning Advisor's suggestion and it was **AGREED** that Councillor Mickleburgh would draft a list of points based on the Planning Advisor's suggestions and forward to the committee before the next meeting.

### 76. PLANNING ENFORCEMENT STATISTICS

Councillors noted the Planning Enforcement statistics for July 2021 had been provided by Wokingham Borough Council.

**77. PROPOSED 5G TELECOMMUNICATIONS INSTALLATION – WHITEKNIGHTS ROAD**

This item was discussed in Minute item 74.3.

**78. ACER’S PLANNING PRESENTATION**

Councillors noted that a letter had been sent to Councillor Wayne Smith supporting ACER’s planning concerns and requesting a meeting.

**79. WOKINGHAM WATERSIDE CENTRE**

79.1 Members noted that Jenny Lissaman, Representative of the Waterside Management Committee, had reported that a WBC Planning Officer had advised her that there should be an ivy screen along the boundary between the park and ride and the camp site, and that this had been referred back to the original WBC Development Manager, Steve Palmer.

79.2 Councillors were pleased to note that, following a Waterside Centre Trustees meeting on 10<sup>th</sup> August 2021, new Trustee Councillor Parry Bath, who is also the WBC’s Executive Member for the Environment & Leisure, had volunteered to follow up the issue with WBC.

As the Waterside Centre was now actively engaged with WBC, ETC’s Planning Committee would continue to provide its support where appropriate.

**80. WOKINGHAM BOROUGH COUNCIL’S SPEED LIMIT REVIEW**

Councillors noted that a letter had been sent to Andy Glencross, Assistant Director for Highways & Transport, requesting an update on WBC’s Speed Review. The Deputy Town Clerk updated the committee on a response which had been received advising that it has taken longer to complete the review than hoped and that the review of the borough’s A and B roads had only just been completed, with a report due to be issued imminently. As for other submissions, they are being worked through in the order that they were submitted.

**81. PUBLICATIONS**

Members noted that the following publications had been received and were available for perusal from the Council Offices:

Wokingham Borough Council	Neighbourhood CIL Proportion Reports May, June & July 2021
	Major Developments Monthly Reports May, June & July 2021 – confidential, for Parish Officers and Councillors only

**82. PRESS RELEASES**

There were no requests for any press releases.

**83. TERMINATION OF MEETING**

The meeting was declared closed by the Chair at 9.50pm.

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Chair, Planning