



**PLANNING COMMITTEE**

Minutes of a meeting of the Planning Committee held in the Council Chamber at the Council Offices, Radstock Lane, Earley on Tuesday, 9<sup>th</sup> November 2021 which commenced at 7.30pm.

Present:

Chair – Councillor G Littler

Councillors A Bassett, R Cook, T Maher, A Mickleburgh, 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).

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**99. APOLOGIES FOR ABSENCE**

No apologies for absence were received.

**100. DECLARATIONS OF INTEREST**

Councillor Mickleburgh declared an interest in application 213457 – Land adjoining Liberty House as this is a major application which will be before Wokingham Borough Council’s Planning Committee where he would comment as a Borough Councillor.

**101. PUBLIC FORUM**

There were no members of the public present.

**102. MINUTES OF PREVIOUS MEETING**

The Minutes of the meeting for the Members of the Planning Committee held on 5<sup>th</sup> October 2021 were agreed as a true record and signed by the Chair (Minutes 84-98).

**103. APPLICATIONS FOR PLANNING PERMISSION**

103.1 Decision Notices Issued by the Local Planning Authority

The Decision Notices reported to the meeting were noted.

103.2 Planning Applications Received since the Last Meeting of this Committee

103.2.1 No Objection Notifications

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

213218      Application for the proposed erection of an outbuilding for use as a garden summerhouse at 141 Silverdale Road.

213307      Application for the proposed erection of a single-storey rear extension following demolition of existing outbuilding and removal of existing fence, plus the insertion of 3no. rooflights at 177 Church Road.

- 213332 Full application for the proposed erection of a single-storey rear extension (retrospective), plus changes to fenestration to the existing rear elevation at Shop at 394 London Road.
- 213363 Application for the proposed erection of a single-storey rear extension, including the insertion of 2no. rooflights at 37 Stanton Close.
- 213379 Application for the proposed erection of a single-storey front extension, part single- part two-storey side/rear extension, following demolition of existing garage at 2 Radstock Lane
- 213382 Application for the proposed erection of a single-storey side extension, including the insertion of 2no. rooflights, plus the erection of a first-floor rear extension at 6 Stockbury Close.
- 213383 Application for the proposed part demolition of existing side extension, erection of a single-storey side/ front extension with new porch, plus replacement of flat roof to remainder of existing single-storey side extension with pitched roof at 44 Eastcourt Avenue.
- 213394 Application for the proposed erection of a single-storey rear extension and 2m height timber fence on neighbouring boundary following demolition of existing single-storey rear extension, erection of a single-storey front extension to form porch at 8 Sutcliffe Avenue.
- 213406 Application for the proposed erection of a single-storey front extension, conversion of the existing garage to create additional habitable accommodation (retrospective) at 9 The Delph.
- 213419 Application for the proposed erection of a single-storey front extension to form porch, part single- part two-storey side extension, plus single-storey rear extension including the insertion of 1no. rooflight at 36 Allendale Road.
- 213443 Application for the proposed conversion of existing flat-roofed garage to pitched-roof habitable room with 3no. rooflights, construction of a single-storey lean-to side extension with 1no. rooflight, erection of a single-storey front extension to form porch at 14 Silverdale Road.
- 213444 Application for the proposed two-storey rear extension, Frosted side windows added to match adjacent properties at 2 Ramsey Close.
- 213450 Application for the proposed inclusion of a dormer extension following previous LDC application for Hip to gable Loft Conversion with roof windows at 2A Kenton Road.
- 213466 Application for the proposed garage conversion and conversion of sun lounge to dining room and internal alterations and creation of open sheltered porch at 24 Chilcombe Way.
- 213505 Application for 95 Redhatch Drive. This application was discussed and the decision can be found in Minute item 103.2.3.
- 213522 Application for the proposed erection of a single-storey rear extension with 2no. rooflights following demolition of existing conservatory, loft conversion to create habitable accommodation with insertion of rear dormer and 5no. rooflights at 298 London Road.

Councillors raised no objection to this application but requested the following informative -

The applicant's attention is drawn to the provisions of the Party Wall Act and is reminded that this planning approval in no way grants rights over neighbouring party structures. ETC are concerned that the applicant has shown the extensions straddling the party title boundary.

213562 Application to vary Condition 2 of planning consent 211058 for the proposed erection of a first-floor rear extension, removal of existing chimney, plus changes to fenestration. Condition 2 refers to the approved details and the variation is to allow removal of a chimney and alteration to heights shown on the elevations to match those on site (part-retrospective) at 13 Andrews Road.

#### 103.2.2 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:

213360 Application for the proposed part single- part two-storey side/rear extension, 1no. sun dome to the rear main roof and 1no. rooflight to the ground-floor rear roof along with changes to fenestration following demolition of existing conservatory at 59 The Crescent.

Councillors raised no objection to this application conditional upon those conditions that were attached to approval 202272.

213447 Application for the proposed erection of a part single- part two-storey rear extension with 1no. rooflight, conversion of the existing garage to create additional habitable accommodation, plus changes to fenestration at 28 Wispington Close.

Councillors raised no objection to this application conditional upon:

1: The new study approved as part of this approval shall not be used as a separate dwelling without prior approval of WBC, to ensure adequate parking is provided in accordance with Policy CC07. 2: The proposed first-floor rear windows are to remain as obscured glazing unless otherwise agreed by WBC, to protect the amenity of neighbouring properties.

#### 103.2.3 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:

213505 Application to vary Condition 3 of planning consent 203234 for the proposed erection of a part double- part single-storey rear and side extension after the demolition of the existing conservatory, garage, and store. With insertion of 2no. rooflights and changes to fenestration. Condition 3 relates to materials and the variation is to allow the use of grey fibre cement slate roof tiles on the existing roof and the new extension (retrospective) at 95 Redhatch Drive.

This application was referred to in Minute item 103.2.1. Councillors requested that this application be refused as the proposed change in roofing materials is out of character with the roofing materials widely used in the immediate vicinity, contrary to Policy CP3, and Design Policies R1and R23 in that the proposals do not relate well to neighbouring properties.

213323 Full application for the proposed erection of a part single- part two-storey side/rear extension, including the insertion of 4no. rooflights, proposed dropped kerb, plus changes to fenestration and the erection of a new boundary wall to create change of use of amenity land to residential at 10 Skelmerdale Way.

Councillors requested that this application be refused due to 1: The loss of amenity land and no prospect of substantial replacement planting due to the constraints of the sight line, contrary to Policy CP3 and Design Policies R12, R14 and R23 in that the proposals fail to contribute to the

character of the area and the detriment to the open space; the boundary treatment fails to contribute positively to the character of the area, as the proposed landscaping can only be low level; failure to provide space for and include well designed soft landscaping, of high quality, due to the constraints of building up to the sight line; and failure to contribute positively to the local character by the lack of a substantial landscape proposal to replace that lost as a result of the proposals. 2: The poor design of the flank of extension on this prominent plot is contrary to NPPF Paragraph 126; Policy CP3 and Design Policy R8, failure to address the built form and character of the area; and failure to respond to its prominent corner location.

213457 Full planning permission for the erection of 3no. two-storey buildings each comprising of six apartments (18 in total), together with associated ancillary development, hardstanding, landscaping and footpaths. Each block with walkway canopy to the ground-floor with 2no. rooflights at Land Adjoining Liberty House, Strand Way.

Councillors requested that this application be refused for the following reasons: -

1: The applicant has failed to submit a scheme for delivering a minimum 10% reduction in carbon emissions through renewable energy or low carbon technology, and its implementation prior to first occupation, as required by Policies CP1 and CC05.

2: The applicant has failed to submit a statement of how they intend to meet the requirements of Policy CC04, sustainable design and construction.

3: The applicant has failed to submit a scheme for ensuring that surface water is managed in a sustainable manner to address Policy CC10 as supported by Policy CP1.

4: The applicant has failed to clearly identify the extent of car parking to be provided, contrary to Policy CC07, there being discrepancies between the application form, the documentation and drawings as to how much parking is provided.

5: The applicant has not clearly defined the extent of affordable housing in the application in accordance with Policy TB05, there being a discrepancy between the application form mix of tenure, and the description in the draft Unilateral Undertaking, and the accompany documentation.

6: The scheme does not appear to be designed in accordance with the WBC space standards set out in Policy TB07, nor with the requirements in Policy TB06, nor the subsequent Nationally Described Space Standards in that the proposals fail to provide the widely recognised minimum space standards for the occupants.

7: Failure of the applicant to provide information with regards to the impact of the proposed development on existing trees and landscaping contrary to Policies CP1 and CCO3. The information submitted is for the adjoining Liberty House site.

If WBC was minded to approve this application the following conditions were requested:

1: The submission to, and approval by, WBC of a scheme for delivering a minimum 10% reduction in carbon emissions through renewable energy or low carbon technology, and its implementation prior to first occupation, as required by Policies CP1 and CC05.

2: The submission and approval of a statement of how the applicant intends to meet the requirements of Policy CC04, sustainable design and construction,

3: The applicant shall submit a scheme for ensuring that surface water is managed in a sustainable manner to address Policy CC10 as supported by Policy CP1. The approved scheme shall be implemented prior to first occupation.

213467 Application for the proposed front, side and rear extensions (part-retrospective) at 38 Huntington Close.

Councillors requested that this application be refused due to 1: The proposals result in the reduction in width of the existing garage, such that its use to store a car is no longer practical, therefore the applicant has failed to demonstrate how the existing level of car parking is maintained, contrary to Policy CC07. Particularly as the occupants appear to be already parking on the footway. 2: The character of the first-floor side extension is overbearing and fails to satisfactorily address its relationship with the host dwelling, in that it fails to be subservient, contrary to Design Policy R23, and Policy CP3, inappropriate scale mass and character. In

addition, the elevation fails to respond to the character of the host dwelling, with discordant fenestration, and being of inappropriate mass and character, contrary to Policy CP3. In addition, the proposals fail to respond to the emphasis on good design set out in Section 12 of the NPPF (2021).

If WBC was minded to approve this application the following condition was requested:  
The applicant to submit to WBC, for approval, a scheme for two parking spaces on the frontage, and such approved parking is to be implemented prior to first occupation of the extension.

213472            Application for the proposed erection of a part single- part two-storey rear extension with 2no. rooflights following the demolition of existing conservatory, extension to existing front porch at 2 Witcham Close.

Councillors requested that this application be refused as the applicant had failed to demonstrate the impacts of the first-floor extension on the windows on the adjacent property, No.1, contrary to Policy CP3 and Design Policies R18 and R23.

If WBC was minded to approve this application the following condition was requested:  
The applicant is to submit to WBC a scheme for a hard paved parking area for three cars, and once approved it is to be implemented prior to first occupation of the extension.

#### 103.2.4 Tree Works Applications

The following applications were noted:

213171            Application for works to protected tree(s) TPO 1824/2021 T1, Oak - crown reduction by 2.5 meters at 65 Marefield. **(Information Only)**

213305            Application for works to protected tree(s) TPO-0726-1995- A1 T1 Yew – Crown reduction by 15% (equating to 1.5m reduction) at 91 Elm Road. **(Information Only)**

#### 103.3 Permitted Development Rights

The following application was noted:

213367            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 2.90m at 18 Palmerstone Road.

#### 103.4 Planning Applications Withdrawn

There were no planning applications withdrawn.

#### 103.5 Adjoining Parish Consultations

##### 103.5.1 Application 213201 - 44 Falcon Avenue, Shinfield, Wokingham, RG2 8EL

Full application for the proposed erection of 2no. detached outbuildings to the rear of the site.

Councillors requested that this application be refused due to the proposals being out of keeping with the grain of development in the area, contrary to Policy CP3; they are depicted as providing living accommodation, which would be sub-standard as defined in Policy TB07, and the Nationally Described Space Standard; they are also deficient in car parking, no provision is indicated contrary to Policy CC07 and Design Policies P1, P2 and P3.

**104. PLANNING APPEALS**

104.1 Informal Hearing – 201478 – 40 Erleigh Court Gardens, Earley, RG6 1EH

Councillors noted that an informal hearing had been held on 2<sup>nd</sup> November 2021 in relation to 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*).

**105. PLANNING ENFORCEMENT APPEALS**

105.1 212994 – 1 Eastcourt Avenue, Earley, Wokingham, RG6 1HH

Councillors noted an appeal has been made to the Secretary of State against the decision of Wokingham Borough Council to issue an enforcement notice for the alleged breach without planning permission, the material change of use of existing single-storey side extension to a single dwelling house. *Appeal no: - APP/X0360/C/21/3278323*

**106. PLANNING ENFORCEMENT STATISTICS**

Councillors noted the Planning Enforcement statistics for September and October 2021 provided by Wokingham Borough Council.

**107. PLANNING APPLICATION 211686 – LAND OFF MELDRETH WAY**

Members received an update from Councillor Littler on ETC’s request to WBC for further information on the Policy Officer’s Report and Highway comments in relation to this application.

*Bill Luck left the meeting.*

**108. PLANNING BUDGET PROPOSAL**

The Committee noted the request to give consideration to the Planning budget 2022/2023 and the suggestion was made for the current budget for bus shelters to be increased

**109. PUBLICATIONS**

Members noted that the following publications had been received.

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

**110. PRESS RELEASES**

No press releases were requested.

**111. TERMINATION OF MEETING**

The meeting was declared closed by the Chair at 8.57pm.

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Chair, Planning