



PLANNING COMMITTEE

Minutes of a meeting for the members of the Planning Committee held remotely on Tuesday 11th January 2022 which commenced at 7.30pm.

Present:

Chair – Councillor G Littler

Councillors A Bassett, R Cook, T Maher, 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) and one member of the public

125. APOLOGIES FOR ABSENCE

No apologies for absence were received.

126. DECLARATIONS OF INTEREST

Councillor Mickleburgh declared an interest in application 214046 – Auto Trader House, 7 Hartman House, Danehill as the application may go before Wokingham Borough Council Planning Committee.

Councillor Cook declared an interest in application 214185 – 1 Richborough Close as the applicant is a neighbour.

127. PUBLIC FORUM

The member of the public present did not wish to speak in the public forum.

128. MINUTES OF PREVIOUS MEETING

The Minutes of the meeting for the Members of the Planning Committee held on 7th December 2021 were agreed as a true record and signed by the Chair (Minutes 112-124).

Councillor Maher entered the meeting

129. APPLICATIONS FOR PLANNING PERMISSION

129.1 Decision Notices Issued by the Local Planning Authority

The Decision Notices reported to the meeting were noted. The Committee requested that a letter be sent to WBC regarding some ETC comments to applications which were submitted on the 8th December 2021 which on publication of the Planning Officers Report, appear not to have been taken into account.

129.2 Planning Applications Received since the Last Meeting of this Committee

129.2.1 No Objection Notifications

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

- 213490 Full application for the proposed internal and external refurbishment works to include, removal of asbestos sheeted roof and replacement with insulated profiled roof cladding system, replacement of high-level vertical cladding to all elevations, replacement of high-level windows to warehouse area, blocking up of two windows, installation of canopy and new double doors to front entrance of units 51 and 52, installation of new entrance to site including wheelchair access ramp and landscaping, installation of EV chargers and palisade fencing/gates to rear car park, replacement of 2no. vehicle shutter doors to the rear, and repositioning of air handling units at Units 51 & 52 Suttons Business Park, Suttons Park Avenue.
- 213974 Application for the proposed development of a 5m rear ground-floor extension with 2no. rooflights following the demolition of existing conservatory, in addition to existing front porch at 2 Witcham Close.
- 213978 Application for the demolition of the existing conservatory, enabling a rear extension, upgrading of the roof to the extension and conversion of the garage into habitable accommodation at 71 Bridport Close.
- 213997 Full application for the installation of 14no. electrical car charging points within the current car parking area and substation with additional electrical services room at 410 Thames Valley Park Drive.
- 214000 Application for the proposed development of a front porch extension at 19 Wychwood Crescent.
- 214017 Application for the proposed development of an orangery at the rear at 79 Collins Drive.
- 214046 Full application for the proposed demolition of the existing office buildings (Class E(g)(i)) and the erection of 1no. building to form a single employment unit (Flexible Class E(g)(iii), B2 and B8 use(s)) with ancillary offices, including vehicular and pedestrian access, parking, landscaping, infrastructure and associated works at Auto Trader House 7 Hartman House, Danehill.
- 214104 Application for the proposed development of a single-storey rear extension with 3no. rooflights, conversion of garage into habitable accommodation and alteration to garage roof at 5 Lakeside.
- 214122 Application for the proposed erection of a single-storey rear extension, installation of 2no. rooflights, erection of a timber gate plus changes to fenestration following demolition of existing conservatory at 39 Loxwood.
- 214134 Application for the proposed garage conversion to create habitable accommodation at 19 Gosforth Close.
- 214150 Application for the proposed development of a single-storey front, rear extension and garage conversion at 9 Sibson.
- 214171 Application for the proposed development of a single-storey rear extension and amendments of roof alterations (retrospective) at 17 Beauchief Close.
- 214185 Application for the proposed development of a single-storey rear extension & garage conversion at 1 Richborough Close.

129.2.2 Conditional Approval Recommendations

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

214081 Application for the proposed development of a two-storey side and single-storey rear extension at 1 Witcham Close.

Councillors raised no objection to this application conditional upon the applicant submitting to WBC a scheme for a hard paved parking area for the 3no. cars shown on the application drawings, and once approved it is implemented prior to first occupation of the extension, to ensure adequate parking is provided in accordance with Policy CC07.

214083 Application for the proposed development of a ground and first-floor rear extension at 2 Radnor Road.

Councillors raised no objection to this application conditional upon the proposed windows to the extended hallway and ensuite shower room at first floor, facing towards 4 Radnor Road, to be obscured glazing, with no opening lights below 1.7m above finished floor level, unless otherwise agreed by WBC, to protect the amenity of the neighbouring property, as required by Policy CP3.

214160 Application for the proposed erection of a single-storey rear extension, new decking area and changes to fenestration at 6 Whitegates Lane.

Councillors raised no objection to this application conditional upon details of a suitable screening, to height of 2m above the proposed decking at the boundary with 43 Byron Road, and the boundary with 4 Whitegates Lane, to be submitted to WBC for approval, and such approved screening to be installed before first use of the approved decking.

Member of the public left the meeting.

220004 Application for the proposed erection of a first-floor extension, the erection of a single-storey side extension following demolition of existing garage and changes to fenestration at 74 Culver Lane.

Councillors raised no objection to this application conditional upon the applicant's attention being drawn to the fact that because of the relationship to the adjoining property, and the change in levels at the boundary, a Party Wall Notice will be required.

129.2.3 Applications Requiring a Committee Decision

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

213852 Full application for the proposed erection of 2no. dwellings following the demolition of the existing dwelling house at 5 Henley Wood Road.

Councillors requested that this application be refused due to the impact on 2no. existing prominent oak trees, due to the proposed mitigation measures being complex and difficult to monitor, with the potential risk to the vitality of the adjacent oak trees, contrary to Policy CP3, inappropriate scale and mass to the detriment of the adjoining street scene, by virtues of the potential impact on two existing and prominent street trees; Policy CC03, failure to protect and retain existing trees due to the potential impact the proposals will have on both the root protection area and the extent of the tree canopy. Also Design Policies S3, the importance of retaining tree cover in fighting climate change, and S14 which emphasises the importance of existing street trees. In addition, the applicants site plan does not show the proposed dwelling against the survey tree information to enable its relationship to be considered. ETC would also like to raise their concerns that these 2no. trees do not appear to have TPOs protecting them.

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

1: Compliance with the construction and site management measures contained within the approved Tree Report, as supported by Policy CC03.

2: The applicant is to submit for approval a scheme for the supervision of all works likely to impact the vitality of the adjacent trees, and to subsequently follow the approved methodology, to ensure compliance with the recommendations contained in the approved trees report (reference), as supported by Policy CC03.

214015 Full application for the proposed erection of a part single- part three-storey side extension to the existing care home to accommodate a secondary lift shaft at Rowan Court, Newquay Drive.

Councillors requested that this application be refused as the design of the lift shaft is very dominant when viewed from adjacent roads, being almost four storeys in height. It will be particularly prominent from Rushey Way where the ground level of the building is already elevated above the road level. In addition, it does not respond to the height and mass of the adjoining two-storey housing, which the existing building appears to have been designed to respond to. It is not designed in such a way as to reduce its visible dominance. The refusal is based on Policy CP3, being of an inappropriate scale, mass and built form, and is not of a high quality of design, to the detriment to adjoining land users, including the view from adjoining streets, and fails to integrate with the surroundings; and Design Policy R23, in that the proposal is poorly designed and does not respond positively to the host building, nor does it relate well to adjacent properties.

214084 Application for the proposed development for a single-storey mono pitched roof to lean on existing games room (retrospective) at 12 Culver Lane.

Councillors requested that this application be refused as the outbuilding which is the subject of this application is NOT contained within the red line and therefore the application is considered invalid. Also, ETC are concerned that there does not appear to be an approval for the outbuilding and would ask WBC enforcement to check the building against the permitted development provisions. In addition, ETC have received a representation that the drive is not compliant with Permitted Development requirements, particularly with regards to drainage, and would ask if WBC enforcement might investigate.

129.2.4 Tree Works Applications

There were no tree works applications.

129.3 Permitted Development Rights

The following applications were noted:

214079 Prior approval submission for the installation of inpost automated parcel machines at 203 Wokingham Road. **(Information Only)**

Whilst comments are not invited from ETC, the Town Council is concerned that this is a Prior Approval application for an existing installation, and, as a result question whether this application is valid.

214106 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 8.00m, for which the maximum height would be 3.00m and the height of the eaves 3.00m at 8 Culver Lane. **(Information Only)**

129.4 Planning Applications Withdrawn

The following applications were noted as withdrawn:

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.

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.

129.5 Adjoining Parish Consultations

There were no adjoining parish consultations.

130. PLANNING APPEALS

130.1 211156 – 69 Paddick Drive, Earley, RG6 4HF

It was noted that an appeal has been made to the Secretary of State against the decision of Wokingham Borough Council to refuse full planning permission for the proposed change of use from amenity land to residential, plus relocation of wall and fencing. *Appeal ref APP/X0360/W/21/3282513.*

131. PLANNING ENFORCEMENT APPEALS

131. 1 Eastcourt Avenue, Earley, RG6 1HH

Councillors noted that the appeals made to the Secretary of State against the enforcement action of Wokingham Borough Council for the alleged breach without planning permission, the material change of use of existing single-storey side extension to a single dwelling house have been dismissed and the enforcement notice upheld. *APP/X0360/C/21/3278323 & APP/X0360/C/21/3278324.*

132. PLANNING ENFORCEMENT STATISTICS

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

133. STREET NAMING & NUMBERING

Members noted new address details for two commercial buildings: - Exterior Interior plc Building 4, Microsoft Campus, Reading, RG6 1WA is now The Now Building, Thames Valley Park Drive, Reading, RG6 1RB and Building 5, Microsoft Campus, Reading is now The Here Building, Thames Valley Park Drive, Reading, RG6 1RB.

134. WOKINGHAM BOROUGH COUNCIL'S LOCAL PLAN UPDATE: REVISED GROWTH STRATEGY

Councillors discussed the Working Party's draft response to WBC's Local Plan Update: Revised Growth Strategy consultation and further suggestions were made. The Working Party were thanked for their work, and it was agreed that Councillor Shaw would join the Working Party. The draft response will now be finalised and sent to all ETC Councillors for comment.

135. PUBLICATIONS

Members noted that no publications had been received.

136. PRESS RELEASES

No press releases were requested.

137. TERMINATION OF MEETING

The meeting was declared closed by the Chair at 10.05pm

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Chair, Planning