



**PLANNING COMMITTEE**

Minutes of a meeting of the Planning Committee held in the Council Chamber at the Council Offices, Radstock Lane, Earley on Tuesday 10<sup>th</sup> May 2022 which commenced at 7.30pm.

**Present:**

Chair – Councillor G Littler

Councillors A Bassett, R Cook, A Mickleburgh, R Sangster, M Shaw, and C Smith.

In attendance: E Carroll (Deputy Town Clerk), D Humphreys (Senior Office Administrator), W Luck (Advisor to Planning Committee), one representative from Maiden Erlegh Preschool and three representatives from Aldrynton Primary School PTA.

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**167. APOLOGIES FOR ABSENCE**

Apologies were received from Councillors T Maher, A Neal, and M Smith

**168. DECLARATIONS OF INTEREST**

There were no declarations of interest.

**169. PUBLIC FORUM**

The representatives from Maiden Erlegh Preschool and Aldrynton Primary School PTA expressed their concerns about road safety in Silverdale Road following a recent collision involving a school pupil. The representatives explained that at school start and finish times the area is very busy with traffic, cyclists, parents and pupils and the main areas of concern are the entrance/exit for Maiden Erlegh Secondary School and Aldrynton Primary School and the entrance/exit for Tesco.

The PTA would like to see a ‘School Streets’ scheme in Silverdale Road, like the ones which have been successfully introduced in the Reading Borough. The Headteacher of Aldrynton Primary School also supports this concept and the PTA presented the committee with a letter from the Headteacher.

Members of the committee agreed to bring forward Item 12 – Highway User Safety on Silverdale Road.

**170. HIGHWAY USER SAFETY ON SILVERDALE ROAD**

170.1 Members discussed the concerns raised in the public forum and agreed that this was a complex matter which needed to be investigated by Wokingham Borough Council, as the Highway Authority, by officers who have expertise in road safety.

170.2 It was **AGREED** that a letter be sent to WBC expressing the committee’s concerns regarding the road safety issues in Silverdale Road and for a request to be made that an in-depth study be carried out at school start and finish times, to determine what safety measures can be taken to improve road safety. The committee would also request that a full public consultation be carried on any measures proposed giving residents, the schools, businesses, etc. the opportunity to express an opinion.

*The representative from Maiden Erlegh Preschool and representatives from Aldryngton Primary School left the meeting*

**171. MINUTES OF PREVIOUS MEETING**

171.1 The Minutes of the meeting held on 8<sup>th</sup> March 2022 were agreed as a true record and it was **RESOLVED** they be signed by the Chair (Minutes 154-166).

171.2 It was noted that the meeting scheduled for 5<sup>th</sup> April 2022 had been cancelled.

**172. APPLICATIONS FOR PLANNING PERMISSION**

172.1 Decision Notices Issued by the Local Planning Authority

The Decision Notices reported to the meeting were noted.

172.2 Planning Applications Received since the Last Meeting of this Committee

172.2.1 No Objection Notifications

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

220797 Application for the proposed erection of a single-storey front porch at 10 Basil Close.

220882 Application for the proposed erection of a single-storey side extension at 20 Reeds Avenue.

220908 Application for the proposed part single-storey, part two-storey sides and rear extension, and new front porch following demolition of existing garden store, conservatory, kitchen/diner, front porch and outbuildings, plus new lowered driveway at 35 Wychwood Crescent.

220943 Application for the proposed part single-storey front extension incorporating front porch following demolition of existing front porch, two-storey rear extension following demolition of existing sunroom plus changes to fenestration at 36 Huntingdon Close.

220950 Householder application for the proposed part single-storey rear extension retrospective at 82 Redhatch Drive.

221021 Application for the proposed erection of a single-storey rear extension, and alterations to existing garage roof at 10 Faygate Way.

221051 Application for the proposed erection of a single-storey side extension, plus changes to fenestration at 34 Wickham Road.

221097 Application for the proposed part single- part two-storey side/rear extension and installation of 2no. rooflights, following the demolition of existing detached garage at 10 Lakeside.

221110 Householder application for the proposed conversion of the garage to create habitable accommodation at 7 Knossington Close.

221129 Application for the proposed single-storey front extension to create porch, conversion of garage to create habitable accommodation. First-floor side extension with front facing dormer and changes to fenestration at 32 Ratby Close.

- 221130 Application for the proposed erection of a single-storey front extension and a part single- part two-storey side/rear extension at 15 Stanton Close.
- 221212 Application for the proposed conversion of the front porch and garage into habitable accommodation at 55 Hartsbourne Road.
- 221232 Householder application for the proposed partial conversion of garage into habitable space, repositioning of front door, other changes to fenestration and construction of new boundary fence to side of property at 15 Doddington Close.
- 221273 Application for the proposed erection of a single-storey rear extension, including internal alterations at 408C Wokingham Road.
- 221345 Householder application for the proposed single storey rear extension at 10 Plumtrees.

#### 172.2.2 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:

- 220914 Application for the proposed garage conversion to a habitable space at 48 Bridport Close.

Councillors raised no objection to this application conditional upon the submission to and approval by WBC, prior to commencement, of a parking plan demonstrating how two parking spaces can be provided on curtilage in this street where on-street parking is already heavily subscribed. The additional parking space is to be provided before first use of the converted garage, to ensure that adequate parking is provided at all times, as supported by Policy CC07.

#### 172.2.3 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:

- 220739 Application for the proposed double-storey front with Juliet balcony, two-storey side and two-storey rear extensions with part flat roof and 1no. rooflight and part pitched to existing single-storey, following demolition of existing garage and removal of front chimney stack to include changes to fenestration, also relocation of entrance from Stanton Close to Wokingham Road with 1.8m boundary fence and 2no sets of 1.8m high gates at 1 Stanton Close.

Councillors requested that this application be refused due to the applicant failing to demonstrate that the proposals would not have a significant and detrimental impact on the tree lined boundary to Wokingham Road, which is a significant feature in the street scene at this location, also the insertion of a 1.8m high wall and fence and gates to the highway boundary is out of keeping with the prevailing character of boundary treatments in the area, comprising low walls and hedges. Contrary to Policy CP1, in that it fails to maintain or enhance the quality of the environment; Policy CP3, being inappropriate by virtue of its mass and built form and potential impact to the detriment of the character of the area and its impact on important landscape features in Wokingham Road; Policy CC03 in that the applicant has failed to demonstrate that the proposals do not allow the retention of existing trees and hedge along Wokingham Road, Also Design Policies R11, R12 and R23, failure of the application to contribute positively to the local character, by not demonstrating the realistic retention of the existing trees to the Wokingham Road Boundary thereby failing to enhance the street scene. It was also considered that in failing to show how the retention of the existing tree lined character of this prominent corner plot that the applicant had failed to demonstrate how this development responds positively to its location with a high-quality building fitting the character of the area, as defined by Design Policy R8, as

supported by Policy CP3. In addition, the proposed insertion of a new vehicular access onto the classified Wokingham Road resulting in an increased risk of slow-moving traffic manoeuvring to enter the property, when the property already has a safe access in Stanton Close, resulting in unsafe development contrary to Policy CP1.

220901            Application for proposed part single- part two-storey extension into the garden, 2no. rooflights, new fencing to the front of the property, erection of single-storey outbuilding and associated fenestration. (Retrospective) at 80 Beech Lane.

Councillors requested that this application be refused due to the loss of landscape, which made a significant contribution to the street scene, the wall being an inappropriate built form and out of character to the area, to the detriment of the street scene, contrary to Policy CP3; and involves the loss of important landscaping contrary to Policy CC03 and Design Policy R6, R12, R13 and R14, and that the proposed replacement landscaping is within the highway beyond the applicant's control and outside of the application red line, and the ability of WBC to enforce compliance on the applicant. If WBC were minded to approve this application, the following condition was requested: The submission to and approval by WBC of an appropriate landscaping scheme for the replacement of the hedge lost due to this proposal, to be planted in the first planting season following approval, as supported by Policies CP3 and CC03, and for it to be maintained by the applicant, and their successors in title, in perpetuity, unless otherwise agreed by WBC.

221102            Application for the proposed single-storey front extension and part side extension at 31 Chatton Close.

Councillors requested that this application be refused due to the impact of the proposed location for parking on prominent boundary landscaping in the street scene, contrary to Policy CP1, failure to maintain the quality of the environment; Policy CP3, inappropriate built form, to the detriment of the local landscape character and the visual amenity of the area; Policy CC03 failure to protect existing prominent landscape features, and contrary to Design Policies R12, negative impact on boundary treatments, R13, failure to retain important landscape and R23, failure to respond to the local landscape character.

221217            Application for the proposed raising of the roof to create first-floor living space, a single-storey front extension to create porch and changes to fenestration at 215 Wokingham Road.

Councillors requested that this application be refused due to the excessive size and mass of the first-floor extension failing to maintain separation to the neighbouring properties such that the existing character of gaps between dwellings is not maintained; Contrary to Policies CP1, failing to maintain or enhance the quality of the environment, to the detriment of the street scene and adjoining owners; CP3, inappropriate scale, mass and built form failing to provide a high quality of design commensurate with the character of the area; and Design Policy R23, loss of views of a green back drop, and failure to contribute positively to the local character, not well designed; also Para 130 of the NPPF, design quality; and Part 2, Identity, in the National Design Guide.

221220            Application for the proposed hip to gable loft conversion and raising of the roof to create habitable first-floor space, erection of a front porch, installation of 2no. pitched roof dormers and 1no. rooflight, and changes to fenestration at 18 Finch Road.

Councillors requested that this application be refused as the proposed first-floor rear extension, by reason of its flat roof is out of keeping with the host dwelling, failing to protect and enhance the built environment of the prevailing character of the area. Contrary to Policies CP1 and CP3, and Design Policy R23: and Para 130 of the NPPF; and Part 2, Identity, in the National Design Guide.

221247            Application for the erection of a replacement fence to replace overgrown hedge and Heras fencing at 18 Mays Lane.

Councillors requested that this application be refused due to the overbearing character of the fencing, unrelieved by any landscaping, hard onto the highway boundary. The boundary treatment being out of character with the otherwise low fences and walls and hedging typical of this road, contrary to Policy CP1, failure to maintain or enhance the quality of the environment; Policy CP3, inappropriate height, materials and character to the area, to the detriment of the street scene, also, a failure to contribute to a sense of place by not integrating with the surroundings; Policy CC03, failing to integrate with the predominately landscape boundaries on the street scene, and failure to protect an existing laurel hedge; also contrary to Design Policies R6, failure to contribute to the attractiveness of the street; R12, the boundary treatment fails to contribute positively to the character and quality of the public realm, being of an homogenous industrial character; and R23, failing to respond positively to the local character.

#### 172.2.4 Tree Works Applications

There were no applications to be noted.

#### 172.3 Permitted Development Rights

The following applications were noted:

- 220966 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 4.5m, for which the maximum height would be 3m and the height of the eaves 2.14m at 6 The Crescent. **(Information Only)**
- 221044 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 4.0m, for which the maximum height would be 3.35m and the height of the eaves 2.35m at 41 Finch Road. **(Information Only)**
- 221111 Prior approval submission for the proposed installation of 390 no. roof mounted Solar Photovoltaic panels at 510 Thames Valley Park Drive. **(Information Only)**

#### 172.4 Planning Applications Withdrawn

The following applications were noted as withdrawn:

- 214043 Application for the proposed raising of the roof to create habitable accommodation, Juliet balcony insertion, changes to fenestration plus front porch extension, the insertion of 16no. rooflights on flat roof and 5no. rooflights to proposed raised roof following removal of existing chimney at 31 Silverdale Road.
- 220578 Application for the proposed erection of a two-storey rear and single-storey front extension at 70 The Delph.

#### 172.5 Adjoining Parish Consultations

There were no adjoining parish consultations.

### 173. PLANNING APPEALS

It was noted that no planning appeals had been received.

### 174. PLANNING ENFORCEMENT STATISTICS

Councillors noted the Planning Enforcement figures for March and April 2022 had been provided by Wokingham Borough Council.

**175. LICENCING**

175.1 Members noted a licence application for the variation of premises licence at Regal Garages, 658-660 Wokingham Road, Earley, Reading, RG6 7HN. *Application No: PR0138.*

175.2 Members noted a licence application for the full variation of premises licence at Student Union Building, Whiteknights Campus, Pepper Lane, Earley, Reading, RG6 6EH. *Application No: PR0232.*

**176. TREE PRESERVATION ORDERS**

176.1 Councillors noted that Tree Preservation Order 1824/2021 – Oak at 65 Marefield, Earley, RG6 3DZ was confirmed by Wokingham Borough Council on 30<sup>th</sup> March 2022.

176.2 Councillors noted that Tree Preservation Order 1828-2021 – Oak tree on the boundary of Cutbush Lane and 7 Strand Way, Earley, RG6 4BU was confirmed by Wokingham Borough Council on 13<sup>th</sup> April 2022.

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

The committee considered Councillor A Mickleburgh’s suggestion that an addition be made to ETC’s original submission, details of which had been sent to councillors prior to the meeting. It was

**RESOLVED** that the addition to ETC’s original submission would be sent to WBC.

**178. PETITION FOR A CONTROLLED CROSSING**

178.1 It was noted that a member of the public has submitted a petition to Wokingham Borough Council for a traffic-light controlled crossing on the Wokingham Road, in the vicinity of the Kenton Road and Station Road junctions.

178.2 The committee discussed general road safety at the location and the importance of people being able to walk and cycle to the station and footbridge, as WBC promotes walking and cycling across the borough as part of their Active Travel. It was

**AGREED** that a letter be sent to Wokingham Borough Council in support of the petition.

**179. PUBLICATIONS**

It was noted that the following publications had been received:

Wokingham Borough Council	Neighbourhood CIL Proportion Reports February and March 2022
	Major Developments Monthly Reports February and March 2022 – confidential, for Parish Officers and Councillors only

*Bill Luck left the meeting*

**180. PRESS RELEASES**

Members requested a press release in relation to the committee writing to Wokingham Borough Council about the road safety issues in Silverdale Road and request for an in-depth study to be carried out.

**181. 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**

**182. ADVISOR TO THE PLANNING COMMITTEE**

**183. TERMINATION OF MEETING**

The meeting was declared closed by the Chair at 9.41pm.

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Chair, Planning