



PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held in the Council Chamber at the Council Offices, Radstock Lane, Earley on Tuesday 7th June 2022 which commenced at 7.30pm.

Present:

Chair – Councillor G Littler

Councillors: 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), one representative from ACER and one member of the public.

1. APOLOGIES FOR ABSENCE

Apologies were received from Councillors R Cook, T Maher, A Mickleburgh and A Neal.

2. DECLARATIONS OF INTEREST

Councillor C Smith expressed an interest in application 221423 - 1 Selsey Way in a personal capacity.

3. PUBLIC FORUM

The representative from ACER expressed concern in relation to application 221204 – 1 Anderson Avenue, in that this is an outbuilding application which is out of keeping and will have an impact on the general garden scene of the neighbourhood.

The representative from ACER also expressed concern in relation to application 221453 – 25 Palmerstone Road, that this would have a visual impact on neighbouring properties and would create a parking issue. The member of the public present added that the application was overbearing and agreed with the ACER representative on the parking/highway issue.

The representative from ACER expressed further concern about application 221507 – 6 Delamere Road being another outbuilding application, in relation its height and that it would be visible to neighbouring residents. Also, the finish of the building had not been clearly defined.

4. MINUTES OF PREVIOUS MEETING

4.1 The Minutes of the meeting held on 10th May 2022 were agreed as a true record and it was **RESOLVED** they be signed by the Chair (Minutes 167-183).

4.2 In accordance to Standing Order 10a (vi), the committee **RESOLVED** that approval of the Confidential Minutes of the meeting held on 10th May 2022, would be dealt with in confidential session, after Item 14 on the agenda.

5. APPLICATIONS FOR PLANNING PERMISSION

5.1 Decision Notices Issued by the Local Planning Authority

The Decision Notices reported to the meeting were noted.

5.2 Planning Applications Received since the Last Meeting of this Committee

In accordance to Standing Order 10a (vi), the committee **RESOLVED** to bring forward item 5.2.3 on the agenda – Applications Requiring a Committee Decision.

5.2.1 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:

- 221453 Application for the proposed first-storey extension and raising of the roof to create a habitable first floor, single-storey rear extension and changes to fenestration at 25 Palmerstone Road.

Councillors requested that this application be refused due to the poor design of the first-floor extension, which fails to reflect the character of the street, nor the character of the host dwelling, contrary to Policy CP1, in that the design of the first-floor extension fails to maintain or enhance the quality of the environment, and Design Policy R23 in that the first-floor extension is poorly considered, fails to complement the host dwelling, neither adopting the style of the host dwelling, nor being a carefully considered contrast; Policy CP3 being of inappropriate built form, and materials, failing to deliver a high quality of design and out of character with the area, and failing to respond to the character of the host dwelling, being of a poor design. Paragraph 130 of the NPPF, the first-floor extension fails to add to the overall quality of the area, it is of poor architectural quality, making the building visually unattractive and not sympathetic to the character of the area; and, The National Design Guide Part 2: Identity, failing to draw upon the architectural precedence of the area, failing to create a positive and coherent identity that local residents can identify with, failing to adopt typical building forms and features of the area.

- 221465 Application for the proposed extension of the garage including separate changes to fenestration (rear) at 8 Fairview Avenue.

Councillors requested that this application be refused due to the loss of an existing parking space and the failure of the proposed structure to provide a suitable replacement parking, by virtue of its inadequate internal width in practical terms and failing to comply with the WBC minimum garage size, referred to in para 1.13.6 in the MDD Local Plan. This inadequate replacement effectively reduces the existing on-curtilage parking to one space contrary to Policy CC07 in that the proposal fails to retain an appropriate level of off-street parking.

- 221470 Application for proposed single-storey detached outbuilding to the rear at 24 Salcombe Drive.

Councillors requested that this application be refused due to inadequate information, with no site plan, as required by the National Information Requirements, it is not possible to assess the impact on the amenity of neighbouring properties.

- 221507 Application for the proposed erection of a detached outbuilding following demolition of existing shed at 6 Delamere Road.

Councillors requested that this application be refused due to the height of the proposed structure and its proximity to the boundary with neighbouring properties, particularly to the south where the structure will be a prominent feature above the boundary fence, intruding on the visual amenity of the neighbouring occupants, contrary to Policy CP3. In addition, the site plan is in conflict with the floor plan in terms of the orientation of the structure. If WBC were minded to approve this application the following condition is requested that the outbuilding as approved, shall only be used incidental to the host dwelling and shall not be used as a separate unit of

accommodation for fee paying occupants, unless otherwise agreed by WBC. The reason is to ensure that the amenity of neighbouring properties is not compromised, as defined by Policy CP3, and also Policy CC07, to ensure adequate car parking is provided at all times.

5.2.2 No Objection Notifications

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

- 221226 Application for the proposed single-storey side extension and first-floor extension above garage. Conversion of integrated garage to habitable accommodation and new 6ft fence to West boundary. Existing side extension was built in error believing it to be permitted development at 3 Soham Close.
- 221306 Application for the proposed erection of a single-storey side/rear extension to include 2no. rooflights following demolition of existing conservatory, outdoor toilet & storage room at 33 Byron Road.
- 221338 Application for the proposed part conversion of garage to create habitable accommodation, single-storey front extension, part single-storey part two-storey rear extension, loft conversion to create habitable accommodation, to include 1no. dormer, plus 6no. rooflights at 9 Pimento Drive.
- 221393 Application for the proposed erection of a single-storey rear and side extension, including associated internal alterations at 22 High Tree Drive.
- 221423 Application for the proposed single-storey rear extension following demolition of the existing conservatory at 1 Selsey Way
- 221433 Application for the proposed demolition of the existing side structure and construct new two-storey side extension at 18 Silverdale Road.
- 221443 Application for the proposed erection of a flat roof single-storey extension at the rear side of the existing semi-detached house at 6 The Crescent.
- 221470 Application for 24 Salcombe Drive was discussed and the decision can be found in Minute Item 5.2.1.
- 221496 Full application for the proposed additional external condenser to the rear ground floor of the building. Changes to fenestration on the second floor at University of Reading, JJ Thompson Building, Shinfield Road.
- 221603 Application for the proposed conversion of existing garage to habitable accommodation, plus erection of a single-storey side/rear extension to dwelling, with rear decking at 108 Chilcombe Way.

5.2.3 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:

- 221204 Application for the demolition of existing outbuilding and erection of single-storey outbuilding to create habitable space. (Retrospective) at 1 Anderson Avenue.

Councillors raised no objection to this application conditional upon the outbuilding as approved only being used incidental to the host dwelling and shall not be used as a separate unit of accommodation for fee paying occupants, unless otherwise agreed by WBC. The reason is to

ensure that the amenity of neighbouring properties is not compromised as defined by Policy CP3, and also Policy CC07, to ensure adequate car parking is provided at all times.

221434 Application for the proposed erection of a single-storey front extension, single-storey side extension, and garage conversion to create habitable accommodation at 6 Ramsey Close.

Councillors raised no objection to this application conditional upon that the extension as approved shall only be used incidental to the host dwelling and shall not be used as a separate unit of accommodation for fee paying occupants, unless otherwise agreed by WBC. The reason is to ensure that the amenity of neighbouring properties is not compromised as Defined by Policy CP3, and also Policy CC07, to ensure adequate car parking is provided at all times.

221507 Application for 6 Delamere Road was discussed and the decision can be found in Minute Item 5.2.1.

221509 Application for the proposed erection of a rear/side extension to the West elevation, part single- part two-storey side extension to the East elevation to incorporate 3no. rooflights, and changes to fenestration, following the demolition of the existing conservatory at 67 Durand Road.

Councillors raised no objection to this application conditional upon that the window to the extended bedroom four may give rise to amenity issues for 65 Durand Road and would suggest the inclusion of an obscured glazing condition in perpetuity unless otherwise agreed by WBC.

221554 Application for the proposed erection of a single-storey front/side extension and single-storey rear extension at 37 The Delph.

Councillors raised no objection to this application conditional upon the conditions applied to application 172639, in particular Condition 4, retention of the garage, and Condition 9, use of extension as ancillary accommodation.

The ACER representative and member of the public left the meeting

5.2.4 Tree Works Applications

The following application was noted:

221183 Application for works to protected tree(s) TPO 878/1997, GROUP 1 T1, Black Poplar – Crown reduction by 10m off top (pollard) and 5m off-sides and long lateral limbs. Canopy growing towards power lines to be left due to previous works at Land on railway verge to east of Parker Court, Station Road.

5.3 Permitted Development Rights

The following applications were noted:

221401 Prior approval submission for the proposed enlargement of the existing dwelling through the erection of 1no. additional storey to a maximum height of 7.9 metres at 89 Church Road.

221636 Prior approval submission for application for the proposed erection of a 16m 5G telephone mast and 4no. additional equipment cabinets at Land Opposite no. 640 Wokingham Road.

221637 Prior approval submission for the proposed erection of a 16m mast (5G phase 8 high street pole) and 4no. additional equipment cabinets at land Opposite the Junction of London Road and Hilltop Road.

5.4 Planning Applications Withdrawn

The following application was noted as withdrawn:

- 220871 Application for proposed part first-storey side extension, part two-storey rear extension and associated fenestration at 11 Stonea Close.

5.5 Adjoining Parish Consultations

The following application was noted:

5.5.1 Planning Application 221298 – Whiteknights Primary School, Fairlawn Green, RG2 8EP

Prior approval submission for the proposed installation of a 131.95 kW roof mounted Solar Photovoltaic system.

6. PLANNING APPEALS

6.1 Appeal Decision

6.1.1 212655 – 10 Graffham Close, Earley, Reading, RG6 4DJ

It was noted that the Secretary of State had made a decision in relation to Wokingham Borough Council's refusal of planning permission for the proposed erection of a two-storey side extension following the demolition of existing garage, to allow and grant planning permission. *Appeal Ref: APP/X0360/D/21/3289221*

7. PLANNING ENFORCEMENT STATISTICS

Councillors noted that since the published agenda, Planning Enforcement figures from Wokingham Borough Council had been received for May & June 2022 and full details had been circulated to members prior to the meeting.

In accordance to Standing Order 10a (vi), the committee **RESOLVED** to bring forward item 12 on the agenda – Proposed Telecommunications Mast, Meldreth Way.

8. PROPOSED TELECOMMUNICATIONS MAST – MELDRETH WAY

Councillors considered the communication received on behalf of Hutchison 3G Ltd in relation to the proposed installation of telecommunications apparatus in Meldreth Way and the Chairman informed the committee that ETC had now received application 221694 for prior notification of the proposed installation.

Councillors had several concerns in relation to the impact on the width of the footway/cycleway and that the proposed mast would be prominent in a generally open area. Also, as the proposed location was at the edge of kerb, that this would pose a highway safety risk and that it also impacted the Active Travel Network and would be better located to the rear of the footway/cycleway. It was

RESOLVED that comment would be submitted to WBC on application 221694 based on the councillors concerns which had been raised and that a letter would be sent to the Executive Member for Active Travel.

9. LICENCING

- 9.1 Members noted that a 'No Comment' response had been submitted to Wokingham Borough Council on 18th of May 2022 to a licence application for Minor Variation of Premises Licence at Toby Carvery, Unit 2, The Square, Chalfont Way, Lower Earley, RG6 5HJ.

9.2 Members noted that a ‘No Comment’ response had been submitted to Wokingham Borough Council on 17th May 2022 to a licence application for a Goods Vehicle Operators Licence at Erleigh House, University of Reading, Earley Gate, Reading, RG6 6BZ.

10. TREE PRESERVATION ORDERS

10.1 Councillors noted that Tree Preservation Order 1834/2021 – Trees at 209 Beech Lane, RG6 5UP had been confirmed without modifications by Wokingham Borough Council on 4th May 2022.

Bill Luck left the meeting

11. WOKINGHAM BOROUGH COUNCIL’S SPEED LIMIT REVIEW

The Committee noted an update from Wokingham Borough Council that, due to a lack of staff resources, they have been unable to complete the speed review and were seeking to recruit new staff that would enable them to complete the process.

12. PARKING IN HILMANTON AND STOCKBURY CLOSE

Members noted that Wokingham Borough Council were carrying out an informal consultation with residents on their parking concerns in Hilmanton and Stockbury Close.

13. PUBLICATIONS

It was noted that the following publications had been received:

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

14. PRESS RELEASES

No press releases were requested.

15. EXCLUSION OF THE PUBLIC AND PRESS

There were no members of the public or press present. It was agreed that the matter of the Confidential Minutes of the meeting held on 10th May 2022 would be taken under Part II.

PART II

16. CONFIDENTIAL MINUTES OF PREVIOUS MEETING

17. TERMINATION OF MEETING

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

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Chair, Planning Committee