



PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held in the Council Chamber at the Council Offices, Radstock Lane, Earley on Tuesday 5th July 2022 which commenced at 7.30pm.

Present:

Chair – Councillor G Littler

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

18. APOLOGIES FOR ABSENCE

There were no apologies.

19. DECLARATIONS OF INTEREST

There were no declarations of interest.

20. PUBLIC FORUM

The representative from ACER expressed concern in relation to application 221749 – 268 London Road that the application would cause issues with the drains which are shared with 266 London Road and access to these drains. Details of the drains are not shown on the application plans. Also, there were concerns with the loss of daylight to 266 London Road.

One of the members of the public in attendance also expressed concerns about application 221749 in relation to the size and design of the application which is not in keeping with the area. There were also concerns about the shared foul water drainage with number 266 and their right to use and access this drainage, again the foul water drainage is not shown on the plans. The member of the public also raised concerns about the shared party wall.

21. MINUTES OF PREVIOUS MEETING

The Minutes of the meeting held on 7th June 2022 were agreed as a true record and it was **RESOLVED** they be signed by the Chair (Minutes 1-17).

22. APPLICATIONS FOR PLANNING PERMISSION

22.1 Decision Notices Issued by the Local Planning Authority

The Decision Notices reported to the meeting were noted.

22.2 Planning Applications Received since the Last Meeting of this Committee

In accordance to Standing Order 10a (vi), the committee **RESOLVED** to bring forward application 221749 – 268 London Road from item 5.2.3 on the supplementary agenda.

- 221749 Application for the proposed part double- part single-storey side extension, part double- part single-storey rear extension following demolition of side garage and rear conservatory and changes to fenestration at 268 London Road.

Councillors requested that this application be refused due to the impact on daylight to the neighbouring property at 270 London Road, as demonstrated in the application drawings, to the detriment of the amenity of the occupants, contrary to Policy CP3 and Design Policy R18 and R23. If WBC are minded to approve this application, the following condition is requested: the submission to and approval by WBC of details of the proposed car parking, including details of surface water drainage, to prevent run-off to neighbouring properties, thereby protecting their amenity as supported by Policy CP3. If WBC are minded to approve this application, the following Informative is requested: that the applicant's attention is drawn to the potential need for a Party Wall Award, also to the need to discuss with TWU the impact on existing drainage of the proposed

22.2.1 No Objection Notifications

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

- 221188 Application for 25 Rosedale Crescent was discussed and the decision can be found in Minute Item 22.2.2.
- 221605 Application for the proposed erection of a single-storey side extension and single-storey rear extension at 43 Byron Road.
- 221668 Application for 31 Chatton Close was discussed and the decision can be found in Minute Item 22.2.2.
- 221674 Application for the proposed erection of a single-storey side/rear extension at 9 Robindale Avenue.
- 221696 Application for the proposed erection of a single-storey rear extension, extension to the roof to extend existing first-floor habitable accommodation, plus the insertion of 3no. rooflights and 4no. dormers at 42 Palmerstone Road.
- 221698 Application for the proposed two-storey rear extension plus changes to fenestration at 8 Catcliffe Way.
- 221800 Application for the erection of a single-storey front extension to form a porch and part conversion of garage to habitable accommodation, plus changes to fenestration. (Part retrospective) at 2 Kenton Road.
- 221853 Application for the proposed erection of a single-storey rear extension, including the conversion of the existing garage at 4 Lidstone Close.
- 221875 Application to vary Condition 2 of planning consent 201741 for the proposed erection of single-storey side extensions including 1no. rooflight, front single-storey extension to form porch following demolition of existing conservatory. Condition 2 refers to approved details and the variation is to allow alterations to the size of the front bedroom and utility room, changes to the roof, and changes to fenestration. (Part retrospective) at 9 Hillside Road.
- 221884 Application for the proposed erection of a single-storey front and rear extension, including the associated insertion of rooflights at 4 Tinwell Close.
- 221912 Application for the proposed erection of a part two-storey, part first-floor front/side extension and a single-storey rear extension plus an extended front

porch roof; demolition of part of the garage and conversion of the remainder of the garage into habitable accommodation at 35 Andrews Road.

221913 Application for the proposed erection of a single-storey rear extension with a lantern roof at 4 Whitestone Close.

221955 Application for the proposed erection of a single-storey rear and side extension at 11 Huntingdon Close.

22.2.2 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:

221188 Application for the proposed single-storey rear extension with 3no. rooflights and two-storey side extension, canopy to front to create porch to include changes to fenestration, following demolition of the existing garage at 25 Rosedale Crescent.

This application is referred to in Minute Item 22.2.1. Councillors raised no objection to this application conditional upon the submission to and approval by WBC of details of the parking proposed and its implementation prior to first occupation of the extension. To ensure adequate parking is provided in accordance with Policy CC07. The following Informative is also requested, that the applicant's notice is drawn to the relationship of the proposed extension with neighbouring properties and the need to agree works that are close to the boundaries beforehand.

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

Councillors raised no objection to this application conditional upon the submission to WBC of details showing the mitigation of any impact the proposed structure would have on nearby trees.

221668 Application for the proposed insertion of a rear dormer window in main roof to create habitable accommodation with insertion of Juliet balcony, insertion of 2no. rooflights in front of main roof and other changes to fenestration at 31 Chatton Close.

This application is referred to in Minute Item 22.2.1. Councillors raised no objection to this application conditional upon that any raising of the existing ridge height would require a further application to WBC.

221758 Application for the proposed erection of a part two-storey part first-floor side extension and a single-storey rear extension, plus the erection of a front canopy roof, changes to fenestration and addition of a sun tunnel at 16 Felixstowe Close.

Councillors raised no objection to this application conditional upon the submission to and approval by WBC of construction details demonstrating that the width of the garage as currently constructed will not be reduced as a result of the first-floor extension over the garage, to ensure the existing parking provision is maintained as required by Policy CC07, and Design Policies P1 and P2, particularly as parking in the area appears to be over-subscribed. The following Informative is also requested that the applicant is advised that a Party Wall Award will be required as the works hereby approved will impact the party wall in the garage block.

221902 Application to vary Condition 2 of planning consent 212962 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. Condition 2 refers to the approved details and the variation is to change the roof form and height of the

proposed porch, plus alterations to fenestration. (Retrospective) at 21 Silverdale Road.

Councillors raised no objection to this application conditional upon the building as approved having 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. Also, the windows in the side elevation facing 19 Silverdale Road shall be obscured glazing unless otherwise agreed by WBC, to protect the amenity of that property, as supported by Policy CP3.

221920 Application for the proposed erection of a single-storey side and rear extension following demolition of detached garage at 236 Silverdale Road.

Councillors raised no objection to this application conditional upon the submission to and approval by WBC of details of screening to the party boundary with No.238 and its erection prior to first occupation of the extension, to protect the amenity of the neighbouring property, pursuant to Policy CP3.

22.2.3 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:

221380 Application for the proposed erection of a raised decking platform to incorporate metal railings, 2no. privacy screens and access steps to the rear of the property, (part retrospective) at 112 Silverdale Road.

Councillors requested that this application be refused due to inadequate information regarding the height or materials for the proposed side screens to enable a robust consideration of the proposals to be undertaken, thereby putting neighbouring amenity at risk, contrary to Policy CP3. There is insufficient information regarding the height of boundary treatments and their materials with regards to the ground levels adjacent in No's.110 and 114, as a result it is unclear as to the impact on the amenity of these neighbouring properties, contrary to Policy CP3. ETC is confused by the extent of the blue line into the Moor Copse area and work proposed therein.

221381 Application for the proposed levelling of the garden (retrospective) at 112 Silverdale Road.

Councillors requested that this application be refused as there is inadequate information regarding the relationship between the pre-existing garden levels and the current levels, and also in relation to the levels in the adjoining gardens to Nos.110 and 114, as highlighted by the occupant of No.110, with concerns about overlooking and noise, the subject of this retrospective application, and these are confused by the inclusion of details of undetermined applications. Also, there is insufficient information regarding the height of boundary treatments and their materials with regards to the ground levels adjacent in Nos.110 and 114, as a result it is unclear as to the impact on the amenity of these neighbouring properties, contrary to Policy CP3. ETC are confused by the extent of the blue line into the Moor Copse area and worked proposed therein.

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

1: The submission of adequate details of support at the boundaries with the neighbouring properties, prepared by a suitably qualified engineer, to protect the amenity of neighbouring properties, as required by Policy CP3.

2: Submission to and approval by WBC of details of the boundary fences with Nos.110 and 114, to protect the amenity of these neighbouring properties in accordance with Policy CP3.

221644 Full application for the proposed erection of 2no. semi-detached dwellings, following demolition of the existing dwellinghouse. 2no. bicycle storage to rear at 5 Henley Wood Road.

Councillors requested that this application be refused as this application is largely unchanged from refusal 213852 and seeks to address the issue of the two neighbouring TPO trees, located on highway land, by proposing their felling. As the proposals are largely unchanged the previous recommendation for refusal of 213852 are proposed.

1. Due to the size of the proposed dwellings, their close proximity to the site boundaries and extensive hardstanding the proposals appear cramped and contrived on the site and in the context of the surrounding area. Inadequate space is available for landscaping to mitigate these concerns, and as such the proposals fail to protect or enhance the built environment, to the detriment of the character of the area. The proposals are therefore contrary to Section 12 of the NPPF, which seeks to achieve well-designed places, with Policy CP3 of the Core Strategy, Policy TB06 of the MDD Local Plan, National Design Guide and Borough Design Guide.

2. The proposals, by virtue of their close proximity to the existing TPO trees adjacent to the site, the felling of which cannot be justified by these proposals. If the trees were retained the proposals would negatively impact and damage these protected trees which over time would further undermine the integrity of them and their role as a valuable area of green infrastructure which contributes significantly to the character of the area. Furthermore, due to the proximity of the houses and gardens to the trees there would be overshadowing from the trees and pressure from future residents to carry out works or completely remove the trees. The proposals are therefore contrary to the National Planning Policy Framework, Policies CP1 and CP3 of the Core Strategy, Policy CC03 of the Management Development Delivery Local Plan and the advice contained within the Borough Design Guide.

221749 Application for 268 London Road was brought forward on the agenda and the decision can be found in Minute Item 22.2.

221776 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 due to the proposed first-floor rear extension, by reason of its excessive depth and inappropriate design, comprising a wall-to-wall rear roof dormer, contrary to WBC Design Policy R23, being out of keeping with the host dwelling and the character of the area, being of a poor design and not well integrated into the host dwelling. The whole application being largely unchanged visually from application 221220. As a result, it would fail to protect and enhance the built environment, to the detriment of the prevailing character of the area. The proposals are contrary to policies CP1 and CP3 of the Core Strategy, R23 of the Borough Design Guide, the National Planning Policy Framework and the National Design Guide.

221825 Application for the proposed two-storey rear extension at 92 The Delph.

Councillors requested that this application be refused due to the potential overshadowing by the extension of the adjoining property to the north, 93 The Delph, which the applicant had failed to address in the application, to the detriment of the amenity of the occupants of that property contrary to Policy CP3 and Design Policies R18 and R23.

If WBC are minded to approve a condition requiring landscaping to the street side of the extension is requested.

221892 Full application for the proposed subdivision of the site and erection of a detached 2no. bedroom dwelling and car port following demolition of existing outbuildings, with associated access, storage and parking at 544 Wokingham Road.

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

1: Character of the Area - By virtue of its backland location, the proposed dwelling is an incongruous form of development which will erode the character and appearance of the area, and which fails to respect the existing grain of development in the area contrary to the National

Planning Policy Framework, Policies CP1 and CP3 of the Core Strategy, Management Development Delivery Local Plan policies CC01 and TB06 and the guidance contained within the Borough Design Guide Supplementary Planning Document 2012.

2: The proposals require significant unsympathetic, and unbalanced, pruning of trees to the detriment of the character of the area, and further impacted by the compromise solutions on root protection set out in the Arboricultural Impact Assessment, which combined could affect the health and vitality of those trees. Contrary to Section 15 of the National Planning Policy Framework 2021, Policies CP1 and CP3 of the Core Strategy 2010 and Policies CC03, TB06 and TB21 of the Managing Development Local Plan 2014.

22.2.4 Tree Works Applications

There were no applications to note.

22.3 Permitted Development Rights

The following applications were noted:

Councillor Maher exited the meeting

221694 Application for prior approval for the proposed erection of a 16m telecommunications mast and 3no. additional equipment cabinets Revised location of equipment back from existing foot/cycle path at Land South of No. 14 Lidstone Close.

Councillor Maher returned to the meeting

221790 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 2.68m and the height of the eaves 2.48m at 11 Harbourne Road.

221795 Prior approval submission for the proposed installation of a new 15m monopole tower to support antenna, associated radio-equipment housing and ancillary development hitherto at Land at Meldreth Way.

Councillor requested that comment be made that this application could give rise to a duplication of service given application 221694 further south in Meldreth Way. This would appear to be contrary to guidance with regards to mast sharing, and a response from the applicant regarding this application and 221694 and mast sharing, should be sought.

22.4 Planning Applications Withdrawn

There were no applications to note.

22.5 Adjoining Parish Consultations

There were no applications to note.

23. PLANNING APPEALS

23.1 212991 – Land at Mill Lane, RG6 3BL

Councillors noted that since the publication of the agenda an appeal has been made to the Secretary of State against the decision of Wokingham Borough Council to refuse a prior approval application for the proposed installation of a 15.0m Phase 8 Monopole C/W wraparound cabinet at the base and associated ancillary work.

24. PLANNING ENFORCEMENT STATISTICS

Councillors noted that no Planning Enforcement figures had been received from Wokingham Borough Council since the last meeting.

Bill Luck left the meeting

25. WOODLANDS AVENUE CYCLE ROUTE WORKSHOP – ACTIVE TRAVEL

Councillor Neal provided a verbal report on his attendance at the Wokingham Borough Council Woodlands Avenue Cycle Route Workshop on Thursday 16th June 2022. The workshop was attended by engineers, consultants, WBC officers, WBC’s Executive Member for Highway & Transport, Active Travel and borough and town councillors. WBC’s preferred option will go out to consultation on 11th July 2022.

26. THAMES VALLEY PARK & RIDE

Members noted that there had been reports in the local press that the Thames Valley Park & Ride service, run by Reading Buses, had ended on 18th June 2022. Councillor Neal advised the committee that this was due to there being no Government funding and no available money in Wokingham Borough Council’s budget. A shuttle service had been introduced for Royal Berkshire Hospital staff travelling to and from the hospital and this may be extended to members of the public. Councillor Neal also updated members on the Winnersh Park & Ride, noting that work on the car park has been delayed due to a water main issue.

Councillors requested for a letter to be sent to the Royal Berkshire Hospital and Wokingham Borough Council conveying Earley Town Council’s support for Park & Ride services.

27. PUBLICATIONS

It was noted that no publications had been received since the last meeting.

28. PRESS RELEASES

No press releases were requested.

29. TERMINATION OF MEETING

The meeting was declared closed by the Chair at 9.18pm.

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Chair, Planning Committee