



**PLANNING COMMITTEE**

Minutes of a meeting of the Planning Committee held in the Council Chamber at the Council Offices, Radstock Lane, Earley on Tuesday 8<sup>th</sup> November 2022 which commenced at 7.30pm.

**Present:**

Chair – Councillor G Littler

Councillors: R Cook and C Smith.

In attendance: E Carroll (Deputy Town Clerk), D Humphreys (Senior Office Administrator), W Luck (Advisor to Planning Committee), a representative of ACER, and 2 members of the public.

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**73. APOLOGIES FOR ABSENCE**

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

**74. DECLARATIONS OF INTEREST**

Councillor C Smith declared an interest in application 222749 – 46 Fairview Avenue as the applicant is known to her.

**75. PUBLIC FORUM**

The ACER representative expressed concern in relation to application 222926 – 74 Church Road in relation to the dominating character and the proximity to 72 Church Road. One member of the public present added that there would also be overshadowing and loss of daylight to no 72.

The ACER representative also raised concerns in relation to application 222749 – 46 Fairview Avenue in that trees have already been felled and ACER would like to see two trees retained in the front garden.

**76. MINUTES OF PREVIOUS MEETING**

The Minutes of the meeting held on 4<sup>th</sup> October 2022 were agreed as a true record and it was **RESOLVED** they be signed by the Chair (Minutes 59-72).

**77. APPLICATIONS FOR PLANNING PERMISSION**

**77.1 Decision Notices Issued by the Local Planning Authority**

The Decision Notices were reported to the meeting and it was noted that ETC's recommendation to application 222267 – 159 Beech Lane on appendix A should have read No Objection.

**77.2 Planning Applications Received since the Last Meeting of this Committee**

It was agreed that application 222926 – 74 Church Road be brought forward on Agenda Item 5.2.1.

222926           Householder application for the proposed two-storey side extension, conversion of garage to habitable accommodation, single-storey front extension, installation of rooflights to facilitate loft conversion to habitable space and changes to fenestration at 74 Church Road.

Councillors requested a recommendation of refusal to this application due to the impact on the Neighbouring property, 72 Church Road, with the impact on daylighting to windows in the side of that property and the perception of overlooking, contrary to Policy CP3, impact on the amenity of neighbouring landowners, and contrary to the planning principles agreed as part of the planning permission granted for the adjacent development of which 74 Church Road forms part which provided additional space to the boundary for the amenity of the neighbouring property.

*The two members of the public left the meeting.*

It was agreed that application 222963 – 72 Sutcliffe Avenue be moved from Agenda Item 5.2.2 Conditional Approval Recommendations to Agenda Item 5.2.3 Applications Requiring a Committee Decision.

It was also agreed that application 222749 – 46 Fairview Avenue be moved from Agenda Item 5.2.3 Applications Requiring a Committee Decision to Agenda Item 5.2.2 Conditional Approval Recommendations.

#### 77.2.1 No Objection Notifications

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

222437           Householder application for the proposed double-storey rear extension, first-storey side extension and change to position of first-storey, side window at 11 Stonea Close. (Revised Plans).

222601           Full application for the proposed changes to fenestration, including new delivery door, erection of new air handling plant facility at roof level, 2 no. floor to ceiling air handling ducts, plus changes to landscape to allow new access at Earley East, Thames Valley Park Drive.

222620           Householder application for the proposed front extension to create porch, conversion of garage along with single-storey front extension to create habitable accommodation. Single-storey rear, to include 2 no. roof lanterns, changes to fenestration following demolition of existing rear extensions at 118 Elm Road.

222644           Householder application for the proposed erection of a single-storey rear extension to replace existing rear kitchen at 6 Hilltop Road.

222694           Householder application for the proposed replacement of a linked prefabricated garage with a erection of a single-storey side extension. Adjoining to a existing extension to create a wraparound development at the rear at 32 Allendale Road.

222783           Householder application for the proposed demolition of existing conservatory and erection of a single-storey rear extension at 30 Beauchief Close.

222863           Application for 45 Radstock Lane was discussed and the decision can be found in Minute Item 77.2.3

222925           Householder application for the proposed erection of a ground-floor side extension following changes to fenestration at 74 Church Road.

- 222931 Householder application for the proposed erection of a storage building at 2 Mays Lane.
- 222958 Householder application for the proposed two-storey rear extension at 70 The Delph.
- 223024 Householder application for the proposed erection of a single-storey front extension to form porch, first-floor side/rear extension including dormer, single-storey side extension to create habitable accommodation with changes to fenestration at 14 Red House Close
- 223060 Householder application for the proposed erection of a part first-floor, part two-storey side extension and a single-storey rear extension with 1 no. lantern rooflight following removal of existing ground-floor rear bay window and a detached garden structure, plus conversion of the integral garage to habitable accommodation and changes to fenestration at 250 London Road.
- 223276 Householder application for the proposed erection of a single-storey front extension and conversion of the garage to habitable accommodation following removal of the existing conservatory at 32 Markby Way.

#### 77.2.2 Conditional Approval Recommendations

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

- 222348 Householder application for the erection of a single-storey rear and side extension, two-storey first-floor extension above garage/utility room. Loft conversion with rear dormer, 1m front extension of existing garage in line with existing elevation at 346 Wokingham Road.

Councillors recommended no objection to this application conditional upon the proposed first-floor windows in the side elevation facing 348 Wokingham Road shall be obscured glazing and have no opening lights below 1.7m above floor level, to protect the amenity of the neighbouring property, pursuant to Policy CP3.

- 222749 Householder application for the proposed two-storey side and rear extension, Garage conversion to form habitable space, raising of the rear roof, changes to the driveway including a 2.03M addition of wall at the gate following changes to fenestration at 46 Fairview Avenue. (Revised Plans).

As Councillor C Smith declared an interest in this application, the voting on this application was not quorate, therefore the Chairman requested that the Town Clerk use delegated powers as agreed at Full Council on 12th October 2022, Minute Item 80.1 to submit ETC's recommendation on this application to Wokingham Borough Council.

Councillors recommended no objection to this application conditional upon the submission to and approval by WBC of a landscaping scheme, including tree planting to the frontage, to replace those recently lost, and to be implemented in the first planting season after the occupation of the approved extensions, as supported by Policy CP3(f) and CC03.

*The representative from ACER left the meeting.*

- 222882 Householder application for the proposed two-storey front extension, single-storey rear extensions following demolition of existing conservatory, conversion of existing garage to habitable accommodation, insertion of 2 no. rear dormer windows, insertion of 2 no. front rooflights following removal of front dormer

window, erection of detached, single-storey garage following demolition of existing carport and changes to fenestration at 548 Wokingham Road.

Councillors recommended no objection to this application conditional upon the "annexe" hereby approved shall only be used incidental to the host dwelling and shall not be let as a separate unit of accommodation, without prior approval by WBC, to ensure adequate parking is provided and to protect the amenity of neighbouring properties, pursuant to Policies CP3 and CC07.

222981            Householder application for the proposed single-storey side extension. Single-storey rear extension, to include 2 no. rooflights (retrospective) at 112 Silverdale Road.

Councillors recommended no objection to this application conditional upon those conditions attached to approval 190048, amended accordingly, plus an additional condition that details of any access to the proposed bi-fold doors on the rear elevation of the extension shall be submitted to and approved by WBC to protect the amenity of neighbouring properties, as supported by Policy CP3, to ensure there is no detriment to the amenity of neighbouring occupiers nor to their quality of life.

### 77.2.3 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:

222600            Householder application for the proposed two-storey front extension, two-storey rear extension to include 1 no. balcony. Single-storey infill side extension. Raising the roof to create second-floor habitable accommodation and also to include decking to the rear at 37 Ramsbury Drive.

Councillors requested a recommendation of refusal to this application due to the style of the proposed elevational treatment being at variance with the general Arts and Crafts character of the area, and not being of a sufficiently outstanding design to justify approval, contrary to Policy CP3, being of an inappropriate scale, built form, materials and character to the detriment of adjoining land users and the street character; and failing to contribute to a sense of place and failing to integrate with their surroundings, especially existing dwellings. In addition, the proposals fail to address Section 12 of the NPPF 2021, in not being well designed and not sympathetic to the surrounding built environment; and the National Model Design Code Part 2, Identity, inappropriate form and design and failure to relate to the surroundings. In addition, the applicant has failed to demonstrate that the proposals do not impact on the existing mature trees that appear to be in the rear garden, by failing to provide a suitable AIA, contrary to Policies CP3 and CC03, detrimental impact on, and failure to protect, existing trees. If WBC are minded to approve this application, the following conditions are requested: 1: The existing garage and approach driveway are to be retained as indicated on the approved drawings, unless otherwise agreed by WBC in writing, to ensure adequate parking is available at all times, as supported by Policies CP3, to minimise the impact on neighbouring amenity and to ensure a functional and accessible development, and Policy CC07, provision of an appropriate amount of off-street parking, as supported by Design Guide Policies P1, P2 and P3. 2: The proposed first-floor windows in the side elevation facing 35 Ramsbury Drive shall be obscured glazing, and with no opening lights below 1.7m above floor level and remain so unless otherwise agreed in writing by WBC, to protect the amenity of the neighbouring property as supported by Policy CP3.

222863            Householder application for the proposed erection of a single-storey rear extension, first-floor side extension and a loft conversion to form habitable space including 1 no. dormer with changes to fenestration at 45 Radstock Lane.

This application was referred to in Minute Item 77.2.1. Councillors requested a recommendation of refusal to this application as the proposals create a larger dwelling out of character with the street scene, with a front to back pitched roof which is higher than adjacent dwellings and is more

dominant in the street scene, contrary to Policy CP3, inappropriate mass, built form, height and character, to the detriment of the street scene.

222914           Householder application for the proposed hip to gable with the insertion of 2 no. rooflights at the front and a rear dormer loft conversion with an obscure glazed windows on the side at 168 Silverdale Road.

Councillors requested a recommendation of refusal to this application as the hip to gable change to the roof would cause a departure from the existing rhythm of roof styles and would present a discordant feature in the street scene, contrary to Policy CP3, being of an inappropriate scale, built form and character, as supported by Design Policy R23, impacting on the street scene and character of the area. In addition, the proposals are not sympathetic to the surrounding built environment and are inappropriate, contrary to Section 12 of the NPPF 2021, and the National Model Design Code Part 2, Identity.

222963           Householder application for the proposed insertion of a dormer window into the existing loft conversion at 72 Sutcliffe Avenue. (Retrospective).

Councillors requested a recommendation of refusal to this application due to the large dominant nature of the proposed rear dormer, prominent on this corner location, particularly when viewed from the rear, in Meadow Road, where the property would appear elevated, exaggerating its mass and dominance. Even if the roof to the side extension is reconstructed as originally approved under 202186, the edge of the dormer would sit on the verge of the higher roof and be visible when viewed from the front. The proposal is contrary to Policy CP3, being of an inappropriate scale, mass, built form, height and character, to the detriment of the general street scene. In addition, the proposals are not sympathetic to the surrounding built environment or host dwelling and are inappropriate, contrary to Section 12 of the NPPF 2021,

ETC are also concerned that the hip roof over the recent side extension, as originally approved under 202186, does not appear to have been constructed as per the approved drawings in that rear slope of the roof is not in a continuous plane with that of the host dwelling and causes an incongruous step in the roof, as a result, ETC would request enforcement action to remedy this incorrectly constructed roof.

222972           Full application for the proposed erection of 2 no. residential dwellings and associated parking, access, cycle and bin storage on side garden of existing residential dwelling at 25 Henley Wood Road.

Councillors requested a recommendation of refusal to this application due to the proposals utilising the amenity space provided for the three flats approved under F/2005/6176, depriving those dwellings of external amenity, contrary to Policy CP3(a), detrimental to the amenity of adjacent dwellings. In addition, the amenity space provided for the two new flats is severely impacted by noise from the A3290 and will not be suitable, contrary to Policy CP1(8), failure to avoid noise pollution that may impact amenity of occupants. Also, the applicant has failed to provide any acoustic study to demonstrate that the occupants of these properties will not be adversely impact by road noise, contrary to Policy CC06. In addition, the flats as drawn do not scale to the floor areas indicated, for example Flat 1 scale at 36.91sqm. not 39sqm, also these flats, as new build, do not comply with the nationally described space standards, as supported by Policy TB07, also the 39sqm. defined in those standards for a 1 bedroom 1 person flat, is based on flats with separate communal stairs. The proposed flats also fail to provide the internal storage required for dwellings under these standards.

Failure to meet the broad social objective in NPPF 2021, by not providing well-designed and safe places and not meeting the well-being standard, and Policy CP1(1), failing to maintain a high quality of environment. Also contrary to NPPF 2021 Section 8, failing to promote healthy places which support a healthy lifestyle; NPPF Para 134 failure to reflect local design policies, for example R1, R2, failing to relate well to adjoining land users, R6, R7 and R8, R14 failure to provide a well-designed setting, and R17, internal space; and NPPF Para 185 inappropriate location by virtue of the adjacent road noise.

223112 Householder application for the proposed erection of a part first-floor side extension and roofing materials to match the main roof (retrospective) at 34 Betchworth Avenue.

Councillors requested a recommendation of refusal to this application due to the impact of the proposals on the character of the dwelling and the serious impact on the quality of the street scene. The proposals fail to respect the character of the host dwelling and being of an inappropriate scale, built form and character to the detriment of the character of the area, contrary to Policy CP3, as supported by Design Policy R23, adversely impacting on the street scene and character of the area. In addition, the proposals are not sympathetic to the surrounding built environment and are inappropriate, contrary to Section 12 of the NPPF 2021, and the National Model Design Code Part 2, Identity.

223126 Householder application for the proposed garage conversion, single-storey front extension to form cycle store, single-storey rear extension following demolition of existing rear pergola with changes to fenestration at 3 Kennedy Gardens.

Councillors requested a recommendation of refusal to this application due to the potential for the side facing bifold doors to provide the opportunity for increased overlooking from the slightly raised orangery area, in relation to 2 Kennedy Gardens, contrary to Policy CP3, detrimental to the amenity of the occupiers of 2 Kennedy Gardens. In addition, the applicant has failed to demonstrate that adequate daylight is available within the existing ground-floor bedroom, behind the garage, from the relocated window, facing the two-storey flank of 2 Kennedy Gardens, contrary to Policy CP3, detriment to the amenity of occupiers. If WBC are minded to approve this application, the following condition is requested: 1: The bifold doors facing 2 Kennedy Gardens are permanently fixed close and provided with obscured glazing, unless otherwise agreed in writing by WBC, pursuant to Policy CP3, protection of the amenity of neighbouring land owners.

#### 77.2.4 Tree Works Applications

222940 Application for works to protected tree(s) TPO 726/1995, AREA 1 T1, Chestnut - Crown reduction by 2-3m, from 10m to 8m spread and 25m to 23m height; cuts to be 2-3" wide. T2, Poplar – Crown reduction by 3-4m, from 5m to 3m spread and 20m to 17m height. T3, Yew - Reshape on left hand side, reducing lateral limbs from 8m to 7m; cuts to be 2" wide. T4, Chestnut - Cut back overhang on garden side by 1-2m from 8m to 7m; cuts to be 2-3" wide. T7, Cedar - Remove lowest limb (indicated on photo). T8, Oak - Reduce by half down to 2 x forks, reducing spread from 25m to 12.5m at 103 and land adjacent to 103 Elm Lane.

Councillors noted this application.

222986 Application for works to protected tree(s) TPO TPO1067/2004, T1 and T2 T1, Oak – Crown reduction by 3m in height and spread. T2, Oak - Crown reduction by 3m in height and spread at East Reading Retail Centre, 4 Shepherds Hill.

Councillors had no objection, but were concerned that the columnar form of the trees may result in a narrow canopy and that the applicant ensures that the resultant tree canopy is balanced on all sides.

223156 Application for works to protected tree(s) TPO 197- 1980 (T1) T1, Ash (T10 on TPO) - Section fell to ground level - replace with appropriate species. Tree has suffered from ash die back. Tree spans x 3 gardens & is in a dangerous state. Reason for works: Tree is in a dangerous state and has suffered from ash dieback at 12 Kerris Way.

Councillors requested a recommendation of refusal to this application due to the lack of supporting information to justify the felling of this TPO tree, with no location plan or an arboricultural report.

### 77.3 Permitted Development Rights

222976 Application for advertisement consent for 1 no. non-illuminated fascia sign at 38 Robindale Avenue.

Councillors had no objection, but were concerned that the location of the sign could prevent the external store doors, approved under 191960, from opening, can the applicant confirm that the sign will be in two pieces to facilitate opening.

223124 Application for a certificate of existing lawful development for the use of land to sell and display goods (sheds) at 656 Winnersh Garden Centre.

Councillors noted this application.

### 77.4 Planning Applications Withdrawn

The following planning application was noted as withdrawn:

222592 Householder application for the proposed erection of an 1800mm high brick wall to the side eastern boundary at 1 Wheelton Close.

### 77.5 Adjoining Parish Consultations

The following application was noted:

#### 77.5.1 Application No. 223216 – 44 Falcon Avenue, Shinfield, RG2 8EL

Application to vary Conditions 2 and 13 of planning consent 203513 [to vary Condition 2, 12 and 13 of planning consent 200313 for the proposed part single-storey, part two-storey side and rear extensions plus loft conversion to create 2x one bed flats, 2x two bed flats and 1x studio flat with associated parking, garden and dropped kerb. Condition 2 refers to approved details and the variation is to make internal changes, associated changes to fenestration, 1 no. additional Juliette balcony to the rear elevation and changes to rear private amenity area to include 2 no. allocated gardens and 1 communal garden. Condition 12 refers to details of privacy screening that has now been provided. Condition 13 relates to obscure glazing and the variation is to include additional windows in the condition.] Condition 2 relates to the approved details and Condition 13 to obscure glazing and the variation is to allow changes to fenestration including addition of new rooflights, removal of windows and rooflights, alterations to window size and appearance and changes to the windows covered by Condition 13

## 78. PLANNING APPEALS

### 78.1 Appeals Submitted

#### 78.1.1 221380 – 112 Silverdale Road, Earley, RG6 7LU

Councillors noted that an appeal had been made to the Secretary of State against the decision of Wokingham Borough Council to refuse planning permission for the proposed erection of a raised decking platform to incorporate metal railings, 2 no. privacy screens and access steps to the rear of the property. (Part retrospective).

*Appeal Ref: APP/X0360/D/22/3308609*

**79. PLANNING ENFORCEMENT STATISTICS**

Councillors noted that Planning Enforcement figures for closed cases in September and October 2022 and live cases in October and November 2022 had been received from Wokingham Borough Council.

**80. TREE PRESERVATION ORDERS**

The committee noted that Tree Preservation Order 1897/2022 – Oak at 13 The Crescent, Earley, RG6 7NW had been made by Wokingham Borough Council on 6<sup>th</sup> October 2022.

**81. LICENSING**

Members noted that no licensing applications had been received.

**82. HILLTOP ROAD AREA PARKING SURVEY**

Members noted that Wokingham Borough Council was running a parking survey from 28<sup>th</sup> September to 9<sup>th</sup> November 2022 for the Hilltop Road area with the stated aim to improve parking for residents in that area.

**83. NEIGHBOURHOOD PLANS**

It was noted that Twyford Parish Council and Finchampstead Parish Council had launched Neighbourhood Plan Consultations which would run from 12<sup>th</sup> October to 23<sup>rd</sup> November 2022.

*Bill Luck left the meeting.*

**84. BUDGET PROPOSALS**

Consideration was given to potential projects to put forward for the Planning Budget 2023/2024 and it was agreed that as some of the committee members were absent this would be put on the next Planning Committee agenda for discussion.

**85. PUBLICATIONS**

It was noted that the following publications had been received since the last meeting:

Wokingham Borough Council	Neighbourhood CIL Proportion Reports July & August 2022
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**86. PRESS RELEASES**

No press releases were requested.

**87. TERMINATION OF MEETING**

The meeting was declared closed by the Chair at 8.53pm.

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Chair, Planning Committee