



PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held in the Council Chamber at the Council Offices, Radstock Lane, Earley on Tuesday 10th January 2023 which commenced at 7.30pm.

Present:

Chair – Councillor G Littler

Councillors: R Cook, A Mickleburgh, C Smith

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

103. APOLOGIES FOR ABSENCE

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

104. DECLARATIONS OF INTEREST

Councillor Mickleburgh declared an interest in application 222170 – 17 Byron Road as a borough councillor, as this application will be going before Wokingham Borough Council’s Planning Committee.

105. PUBLIC FORUM

The ACER representative raised concerns in relation to application 223752 – 40 Erleigh Court Gardens, that there is a lack of safe parking and cars will be stopping to drop off and collect children on a busy junction.

106. MINUTES OF PREVIOUS MEETING

The Minutes of the meeting held on 6th December 2022 were agreed as a true record and it was **RESOLVED** they be signed by the Chair (Minutes 88-102).

107. APPLICATIONS FOR PLANNING PERMISSION

107.1 Decision Notices Issued by the Local Planning Authority

The Decision Notices reported to the meeting were noted.

107.2 Planning Applications Received since the Last Meeting of this Committee

107.2.1 No Objection Notifications

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

- 223359 Full application for the proposed erection of a cafe/pavilion with associated management facilities along with living roofs and solar panels. The erection of a secure hoarding and gate for siting of 3no containers, 1no compactor, 1no bin store, 2no oil tanks and a two-storey modular building, landscaping and

associated works along with a bus stop. Following demolition of the existing single storey building at Thames Valley Park, Thames Valley Drive.

- 223542 Householder application for the proposed erection of a rear dormer and the addition of roof lights to facilitate loft conversion to create habitable accommodation at 6 Bosham Close.
- 223615 Householder application for the proposed single storey rear extension plus first floor side extension following demolition of existing conservatory at 16 Thorney Close.
- 223616 Householder application for the proposed erection of a single storey rear extension at 2 Sibley Park Road.
- 223624 Householder application for the proposed garage conversion to create habitable accommodation, single storey front extension to existing garage and single storey rear extension with roof lights to include changes to fenestration at 20 Regent Close.
- 223638 Full application for the proposed installation of a vehicular and pedestrian gate and fence to the northeast of the site fronting Danehill (in connection with implemented planning permission 214046) at Auto Trader House, Danehill.
- 223642 Householder application for the proposed garage conversion, erection of a front and rear extension to garage and front extension to form porch at 21 Lidstone Close.
- 223645 Householder application for the proposed erection of a single storey rear extension, including changes to fenestration, following demolition of the existing Conservatory at 179 Church Road.
- 223706 Householder application for the proposed erection of a single storey side extension, part single storey part two storey rear extension, plus demolition of existing garage and chimneys, and changes to fenestration at 8 Radstock Lane.
- 223707 Householder application for the proposed erection of a single storey side extension and conversion of the garage at 1 Bighton Close,

107.2.2 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:

- 223619 Householder application for the proposed erection of a single storey front extension following demolition of existing bay window and front canopy, single storey rear extension following demolition of existing conservatory, erection of a detached garage following demolition of existing garage, alterations to existing roof to facilitate conversion of loft to create habitable accommodation, including the insertion of roof lights, plus changes to fenestration and removal of existing chimneys at 66 Church Road.

Councillors recommended no objection to this application conditional upon that the proposed rooflights shall have a cill height of 1.7m above floor level and shall be obscured glazing, to protect the amenity and privacy of neighbouring properties from overlooking, as supported by Policy CP3.

- 223807 Householder application for the proposed two storey rear extension, raising of existing roof with insertion of 2 no. side dormers windows to create habitable

space following demolition of side chimney stack, single storey front porch extension and changes to fenestration at 85 Redhatch Drive.

Councillors recommended no objection to this application conditional upon the following condition: 1: The windows to the proposed side dormer to the extended roof shall be obscured glazing and have no opening lights below 1.7m above the first-floor level, to protect the amenity and privacy of neighbouring properties, as defined by Policy CP3, to ensure there is no detriment to the amenity of adjoining land users. Such windows shall remain as described in perpetuity, unless otherwise agreed by WBC in writing.

107.2.3 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:

223752 Full planning application for the proposed change of use from C3 ancillary residential to a mixed use of C3 ancillary residential and D1 educational purposes (retrospective) at 40 Erleigh Court Gardens.

This application was brought forward on the agenda. Councillors requested a recommendation of refusal to this application due to the level of activity severely impacting the amenity of neighbouring properties, contrary to Policy CP3 and Design Policy R23; the development not being sustainable as there is no evidence as to how vehicle movements and parking will be addressed, contrary to Policy CC01 and Design Policy R22: and inadequate parking provision, contrary to Policy CC07 and Design Policies P1, P3 and NR10. In addition, the applicant has failed to address the traffic and parking issues, as highlighted by the Inspector in the Appeal against the refusal and enforcement on application 200230, whereby the Inspector required the submission of a Travel Plan and for a study of the impact of the proposed use on highway safety, neither of which have been submitted by the applicant. If WBC are minded to approved the application a number of conditions should be requested; requiring the submission and approval of a Travel Plan demonstrating how all pupils will attend classes without the need to travel by car; limiting hours of teaching to 17:30 to 19:30 Mondays to Fridays, except Bank Holidays; and a condition limiting the D1 use to teaching, excluding any other use under D1, without prior approval by WBC, to protect the amenity of neighbouring properties as defined by Policy CP3 and Design Policy R23.

222170 Householder application for the proposed erection of a single storey front/side extension, a two-storey side and part two storey, part single storey rear extension with 1 no. dormer window and changes to fenestration following demolition of existing detached garage. (Revised/Additional Plans received) at 17 Byron Road.

Councillors requested a recommendation of refusal to this application due to the bulk and mass and overbearing nature of the proposals, resulting in overshadowing of neighbouring properties, contrary to Policy CP3 and Design Policies R18 and R23. In addition, ETC would raise their concerns that the submitted drawings do not accurately reflect the "as-built" situation. If WBC are minded to approve this application the following condition is requested: 1: The side windows, facing towards the boundary with No.15 shall remain as obscured glazing, unless as otherwise agreed in writing by WBC, to protect the amenity of the neighbouring property, as supported by Policy CP3.

223634 Householder application for the proposed erection of a single storey side/rear extension at 8 Hollym Close

Councillors requested a recommendation of refusal to this application due to the proposed flank window to the extension, immediately on the boundary, potentially overlooking the adjacent property, 7 Hollym Close, to the detriment of the amenity of the occupiers of that property, contrary to Policy CP3. If WBC are minded to approve this application, the following condition is requested: 1: Windows in the flank wall facing 7 Hollym Close shall be obscured glazed and

fixed close in perpetuity, unless otherwise agreed by WBC in writing, to protect the privacy and amenity of the neighbouring property, pursuant to Policy CP3.

223674 Householder application for the proposed erection of a single storey front extension to form porch, following demolition of existing porch, plus single storey side extension and changes to fenestration at 378 London Road.

Councillors requested a recommendation of refusal to this application due to the applicant not showing that any part of the proposed side extension will not overhang the highway, and due to its poor design, particularly for this prominent corner location, especially when viewed from the A4, exaggerated by being slightly elevated, contrary to Policy CP1, failing to maintain and enhance the quality of the environment, by being poorly designed in a prominent location; Policy CP3, being of an inappropriate scale mass, built form, height and character, with a poor quality of design for such a prominent corner location, as supported by Design Policies R1, failure to contribute to the quality of the area; R6 the Hilltop Road frontage failing to contribute to the attractiveness of the street; Policy R8, failing to respond to the corner location and failing to fit in with the quality of the area; R11 failing to create a street scene to Hilltop Road commensurate with the character of the area; and R12 the boundary treatment boundary to Hilltop Road not being designed to contribute positively to the character of the area. Also contrary to NPPF Para 134 failure to reflect local design policies, for example R1, R6, R8, R11 and R12, failing to relate well to adjoining land and to provide a well-designed setting, 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.

223722 Householder application for the retention of boundary fence (Retrospective) at 42 Gipsy Lane.

Councillors requested a recommendation of refusal to this application as the height and location of the proposed fence fails to maintain or enhance the quality of the street scene, contrary to Policy CP1. The proposed fence is of an inappropriate built form, height and character for the area to the detriment of the amenity of the street scene, as supported by Design Policy R8, failure to respond positively to the prominent corner location; R11, failure to create a street scene that respond to, or enhances the character of the area; and R12, the boundary treatment fails to contribute positively to the quality of the public realm; as supported by Policy CP3.

223728 Householder application for the proposed erection of a single storey front extension, single storey rear extension following demolition of existing conservatory, garage conversion to create habitable accommodation, first floor side extension and changes to fenestration at 1 Lancaster Gardens.

Councillors requested a recommendation of refusal to this application due to the first-floor side extension being harmful to the character of the host dwelling and failing to appear significantly subservient enough, also, that the proposed porch does not reflect the character of the host dwelling. Contrary to Policy CP1, failing to maintain and enhance the quality of the environment, by being poorly designed in a prominent location; Policy CP3, being of an inappropriate scale mass, built form, height and character, with a poor quality of design, to the detriment of the quality of the character of the host dwelling and the wider street scene, as supported by Design Policy R23.

107.2.4 Tree Works Applications

Councillors noted the following applications.

223606 Application for works to protected tree(s) TPO 205/1981, GROUP 1, T1, Lime - Crown lift to create an additional 2m clearance above ground level in Durand Road and provide 2m clearance to neighbour's garage. Reduce lower lateral spread on west side to north quadrant of the tree and north side of canopy by up to 1m. Remove deadwood. T2, Lime – Crown reduction by 3-4m height and 0-4m lateral spread to 2-3m radius. T3, Beech – Crown reduction by up to 6m in

height to above the habitat holes and by up to 4m in lateral spread leaving a lateral spread of approx. 2m. T4, Lime - Remove deadwood at 47 Kerris Way.

223815 Application for works to protected tree(s) TPO 1880/2022, T1, T2 and T3. T1, Oak – Installation of root barrier at no. 12 Ryhill Way. T2, Oak (T3 on plan) – Installation of root barrier at no. 12 Ryhill Way. T3, Oak (T4 on plan) - Installation of root barrier at no. 12 Ryhill Way at land between 12 & 14 Ryhill Way.

107.3 Permitted Development Rights

Councillors noted the following applications.

223832 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 [8m], for which the maximum height would be [roof height 2.6m] at 67 Hilltop Road.

223833 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 4m, for which the maximum height would be 3m and the height of the eaves 3m single storey rear extension. Following demolition of the existing rear extension at 21 Henley Wood Road.

107.4 Planning Applications Withdrawn

The following planning application was noted as withdrawn:

222741 Householder application for the proposed erection of a single storey front extension to create porch, part two storey, part single storey side/rear extension with changes to fenestration at 42 Silverdale Road.

107.5 Adjoining Parish Consultations

The following adjoining parish consultation was noted.

223647 Consultation from Reading Borough Council for a proposed outbuilding inside garden at 23 Whiteknights Road, Reading, RG6 7BY.

108. PLANNING APPEALS

108.1 Appeals Submitted

108.1.1 221226 – 3 Soham Close, Earley, RG6 4JD

Councillors noted that an appeal has been made to the Secretary of State against the decision of Wokingham Borough Council to refuse planning permission for the proposed single storey side extension, first-floor extension above garage, and two storey front extension. 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. *Appeal Ref: APP/X0360/D/22/3309493*

108.1.2 221912 – 35 Andrews Road, Earley, RG6 7PJ

Councillors noted that an appeal has been made to the Secretary of State against the decision of Wokingham Borough Council to refuse planning permission 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.
Appeal ref: APP/X0360/D/22/3309197

108.1.3 223381 – 112 Silverdale Road, Earley, RG6 7LU

Councillors noted that an appeal has been made to the Secretary of State against the decision of Wokingham Borough Council to issue an enforcement notice for without planning permission, the erection of a rear extension, and the erection of a raised platform comprising decking, railings, supporting stilts and stairs on the land.
Appeal Ref: APP/X0360/C/22/3310836

108.2 Appeals Decision

108.2.1 212991 – Mill Lane, Earley, RG6 3BL

Councillors noted that the Secretary of State had made a decision in relation to Wokingham Borough Council's refusal for prior approval for the proposed installation of a 15.0m Phase 8 Monopole C/W wrapround Cabinet at base and associated ancillary works. The appeal was dismissed. *Appeal Ref: APP/X0360/W/22/3295259*

109. PLANNING ENFORCEMENT STATISTICS

Councillors noted that Planning Enforcement figures for November 2022 – closed cases, December – live & closed cases, January 2023 – Live Cases had been received from Wokingham Borough Council.

110. TREE PRESERVATION ORDERS

The committee noted that Tree Preservation Order 1880/2022– Trees on land between 12 & 14 Ryhill Way had been confirmed without modifications by Wokingham Borough Council on 22nd December 2022.

111. LICENSING

Councillors noted that no licensing applications had been received.

112. READING BOROUGH COUNCIL CONSULTATION

Councillors noted that Reading Borough Council are currently consulting on a Draft Residential Conversions Supplementary Planning Document (SPD) until 13th February 2023. It was agreed that a letter would be sent to Wokingham Borough Council asking them to consider some of RBC's policies as potential WBC policies, in order to seek to limit the further expansion of HMOs in certain parts of Earley.

The ACER representative left the meeting.

113. PUBLICATIONS

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

Wokingham Borough Council	Neighbourhood CIL Proportion Report - October 2022
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114. PRESS RELEASES

No press releases were requested.

115. TERMINATION OF MEETING

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

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Chair, Planning Committee