



PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held in the Council Chamber at the Council Offices, Radstock Lane, Earley on Tuesday 6th December 2022 which commenced at 7.30pm.

Present:

Chair – Councillor G Littler

Councillors: R Cook, A Neal, R Sangster, C Smith, and M Smith.

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

88. APOLOGIES FOR ABSENCE

Apologies were received from Councillor T Maher.

89. DECLARATIONS OF INTEREST

There were no declarations of interest.

90. PUBLIC FORUM

There were no members of the public present.

91. MINUTES OF PREVIOUS MEETING

The Minutes of the meeting held on 8th November 2022 were agreed as a true record and it was **RESOLVED** they be signed by the Chair (Minutes 73-87).

92. APPLICATIONS FOR PLANNING PERMISSION

92.1 Decision Notices Issued by the Local Planning Authority

The Decision Notices reported to the meeting were noted.

92.2 Planning Applications Received since the Last Meeting of this Committee

92.2.1 No Objection Notifications

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

223174 Householder application for the proposed conversion of the garage to habitable accommodation and associated changes to fenestration at 34 Harrington Close.

223267 Householder application for the proposed single-storey front extension to create storage, two-storey rear extension including rear dormer with changes to fenestration at 12 Henley Wood Road.

- 223300 Householder application for the proposed single-storey front extension and conversion of garage to create habitable accommodation (part retrospective) at 30 Markby Way.
- 223311 Full application for the proposed change of use from Knight Building F1(a) to E(g) (ii) Research and Development of products and processes, associated external alterations and landscaping at Knight Building, Whiteknights Campus, Reading University.
- 223321 Householder application for the proposed erection of a single-storey rear extension, including demolition of the existing conservatory and changes to fenestration at 91 Pitts Lane.
- 223361 Application for 387 Wokingham Road was discussed and the decision can be found in Minute Item 92.2.2.
- 223390 Householder application for the proposed erection of a single-storey front/side extension and a single-storey rear extension, following removal of the existing front canopy roof at 5 Flamborough Close.
- 223431 Householder application for the proposed garage conversion to create habitable accommodation, single-storey side/rear extension with changes to fenestration at 9 Hollym Close.
- 223433 Householder application for the proposed erection of single-storey front extension, single-storey rear extension, conversion of garage to create habitable accommodation, first-floor side extension, plus changes to fenestration at 2 Springdale.
- 223442 Householder application for the proposed erection of detached outbuilding plus changes to fenestration of the existing dwelling at 136 Silverdale Road.
- 223443 Application for 8 Conygree Close was discussed and the decision can be found in Minute Item 92.2.2.
- 223461 Householder application for the erection of metal gate following the demolition of the existing gate (part retrospective) at 23 Stanton Close.
- 223462 Application to vary Condition 2 of planning consent 213725 for the erection of a two-storey dwelling following the demolition of the existing dwelling house. Condition 2 relates to the approved details and the variation is to allow the use of porcelain tiles on the front driveway at 23 Stanton Close.
- 223502 Householder application for the proposed erection of a single-storey rear extension and changes to fenestration, following demolition of existing garage at 33 Repton Road.
- 223534 Householder application for the proposed single-storey side and front extension, including a garage and porch conversion at 8 Tilney Way.
- 223535 Application to vary Conditions 2 and 3 of planning consent 212545 for the proposed erection of a single-storey side and rear extension with three rooflights, partial garage conversion and changes to fenestration. Condition 2 refers to approved details and Condition 3 refers to external materials, and the variation is to allow the change of approved external finish from brickwork to render at 23 Chicory Close.
- 223557 (Retrospective) householder application for the proposed erection of a wooden gate at the driveway at 70 Beech Lane.

223571 Householder application for the proposed garage conversion, erection of a rear extension, floor plan redesign and associated works at 8 Gosforth Close.

92.2.2 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:

223361 Householder application for the proposed erection of a single-storey side extension. Single-storey rear extension. First-floor rear side extension. Part conversion of loft space to create habitable accommodation. Changes to fenestration. Erection of a detached single-storey outbuilding following demolition of 2no. existing sheds to the rear at 387 Wokingham Road.

This application was referred to in Minute Item 92.2.1. Councillors recommended no objection to this application conditional upon the outbuilding hereby approved shall only be used incidental to the use of the main dwelling, and no part shall be used as a separate unit of accommodation for fee paying occupants without prior approval of WBC, to ensure that adequate car parking is provided on curtilage at all times, and to avoid impact on the amenity of neighbouring properties, pursuant to Policies CP3 and CC 07.

223406 Householder application for the proposed part- single, part two-storey side/rear extensions along with changes to fenestration following demolition of existing garage at 18 Harcourt Drive.

Councillors recommended no objection to this application conditional upon the extension hereby approved shall only be used incidental to the use of the main dwelling, and no part shall be used as a separate unit of accommodation for fee paying occupants without prior approval of WBC, to ensure that adequate car parking is provided on curtilage at all times, and to avoid impact on the amenity of neighbouring properties, pursuant to Policies CP3 and CC 07.

223443 Householder application for the proposed garage conversion, single-storey rear extension and garden gate to the side boundary at 8 Conygree Close.

This application was referred to in Minute Item 92.2.1. Councillors recommended no objection to this application conditional upon the extension hereby approved shall only be used incidental to the use of the main dwelling, and no part shall be used as a separate unit of accommodation for fee paying occupants without prior approval of WBC, to ensure that adequate car parking is provided on curtilage at all times, and to avoid impact on the amenity of neighbouring properties, pursuant to Policies CP3 and CC 07.

92.2.3 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:

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.

Councillors requested a recommendation of refusal to this application as the applicant has failed to demonstrate that the rear extension does not shade the adjoining property, in this case 44 Silverdale Road, as set out in Design Policies R18 and R23, as supported by Policy CP3. In addition the proposal includes the insertion of side windows immediately on the boundaries with neighbouring properties, those to the east having no right to light, with potential for opening windows to obstruct access, and the proposed first-floor window on the west elevation is on the boundary and overlooks the amenity area immediately outside the rear of 44 Silverdale Road, to the detriment of the amenity and privacy, and quality of life, of these adjoining owners, contrary

to Policy CP3. Also, the submitted drawings do not correctly reflect the proposals, with the side and rear elevations being in conflict with each other and are therefore inaccurate contrary to guidance on planning application drawings.

If WBC are minded to approve the application the following condition is requested that all proposed windows in the side elevations facing third party land shall be of obscured glazing and fixed shut at all times, unless otherwise agreed by WBC in writing, to protect the amenity of neighbouring properties pursuant to Policy CP3.

223320 Householder application for the proposed single-storey side extension, to include changes to fenestration following removal of existing shed, plus, enlargement of front porch (part retrospective) at 14 Bosham Close.

Councillors requested a recommendation of refusal to this application due to the loss of private amenity space, contrary to Policy CP3 and Design Policy R16, failure to provide adequate private amenity space. In addition, the design of the extension fails to complement the architectural character of the host dwelling, contrary to Policy CP3 and Design Policy R23, in not responding positively to the character of the host dwelling, nor to the character of the area, it also projects forward of the main elevation of the property, contrary to the design guidance given in Design Policy R23 regarding front extensions. In addition, the proposed extension will be very prominent when viewed from the adjoining open space and will affect the visual amenity, as it will not be screened, dominating the space with buildings, to the detriment of the character of the area and the visual amenity of users of the open space, contrary to Policy CP3.

92.2.4 Tree Works Applications

223295 Application for works to protected tree(s) 545/1992, T1 - T1, Oak – Crown lift to 5m above ground level; crown reduction by approx. and remove major deadwood at 24 Toseland Way.

Councillors noted this application.

92.3 Permitted Development Rights

223472 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 8.00m, for which the maximum height would be 2.90m and the height of the eaves 2.50m at 47 Anderson Avenue.

Councillors requested that the following comment be sent to the Local Planning Authority that if WBC are minded to approve this application that no part of the extension as hereby approved shall be used as a separate unit of accommodation for fee paying occupants, unless otherwise approved by WBC in writing, to ensure that adequate car parking is provided at all times, to protect the amenity of neighbouring properties, pursuant to Policies CC07 and CP3.

223588 Screening opinion application for an Environmental Impact Assessment for the proposed erection of 1no. building for research and development relating to the European Centre for Medium-Range Weather Forecasts (ECMWF) with associated parking, access and landscaping, following demolition of existing temporary office buildings at Earley Gate, Whiteknights Campus, University of Reading.

Councillors noted this application.

92.4 Planning Applications Withdrawn

The following planning application was noted as withdrawn:

222699 Householder application for the proposed erection of first-floor side extension dormer and second-floor rear dormer (conversion of the loft) to create habitable accommodation, installation of 2no. rooflights with changes to fenestrations along with single-storey outbuilding to the rear at 136 Silverdale Road.

92.5 Adjoining Parish Consultations

No adjoining parish consultations were received.

93. ACER PLANNING UPDATE

Councillors received a presentation from Tim Marsh, representative of ACER on North Earley planning issues, which had also recently been presented to Wokingham Borough Council's Planning Officers and Councillor Lindsay Ferris, WBC's Executive Member for Planning & Local Plan. The presentation highlighted ACER's planning application concerns in the Whitegates area in relation to degeneration of character, retrospective planning applications, deviation from approved plans, loss of greenery, scale/mass of applications and quality of builds. The ACER representative informed the committee that some responses had been received from WBC and that they were still waiting on other responses to the concerns raised. The committee thanked the ACER representative for the presentation.

94. PLANNING APPEALS

It was noted that no Planning Appeal notifications had been received.

The representative from ACER left the meeting

95. PLANNING ENFORCEMENT STATISTICS

Councillors noted no Planning Enforcement figures had been received from Wokingham Borough Council.

96. TREE PRESERVATION ORDERS

The committee noted no Tree Preservation Order notifications had been received.

97. LICENSING

Members noted that no licensing applications had been received.

Bill Luck left the meeting

98. NEW TRAFFIC ENFORCEMENT POWERS

It was noted that Wokingham Borough Council were consulting with residents, businesses and other stakeholders on WBC's plans to apply to take over the enforcement of some moving traffic offences across the borough.

99. BUDGET PROPOSALS

Councillors considered potential projects to put forward to the Budget Working Party for the Planning Budget 2023/2024 and agreed to put forward the suggestion of additional new benches in areas of Earley where they would be considered suitable.

100. 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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101. PRESS RELEASES

No press releases were requested.

102. TERMINATION OF MEETING

The meeting was declared closed by the Chair at 9.22pm.

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Chair, Planning Committee