



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 February 2023 which commenced at 7.30pm.

Present:

Chair – Councillor G Littler

Councillors: R Cook, T Maher, A Mickleburgh, A Neal, M Smith

In attendance: E Carroll (Deputy Town Clerk), W Luck (Advisor to Planning Committee), a representative of ACER and a representative of MERA.

116. APOLOGIES FOR ABSENCE

Apologies were received from Councillor C Smith.

117. DECLARATIONS OF INTEREST

Councillor M Smith declared an interest in application 223821 – 463 Wokingham Road as the current owner of the property is known to him.

118. PUBLIC FORUM

The ACER representative raised concerns in relation to application 230205 – 12 Delamere Road as there is no proposed additional parking. The representative also raised concerns in relation to application 230160 – 65 Hilltop Road due to the mass impacting the character of the area and overlooking from side windows. Similar concerns were also raised about application 230213 – 67 Hilltop Road about overlooking.

The MERA representative addressed the committee about WBC's proposed traffic management measures in Silverdale Road raising concerns in relation to the loss of parking spaces, the relocation of the bus stop and the zebra crossing.

The committee agreed to bring forward Item 13 – Wokingham Borough Council's Proposed Traffic Management Measures on the agenda.

119. WOKINGHAM BOROUGH COUNCIL'S PROPOSED TRAFFIC MANAGEMENT MEASURES IN SILVERDALE ROAD

Councillors discussed the details of WBC's proposed traffic management measures in Silverdale Road and WBC Borough Councillors present at the meeting provided additional information on the proposal. The Committee, whilst disappointed that the Town Council had not been notified directly of the consultation, was pleased that WBC had reviewed the location and supported the proposed measures.

The MERA representative left the meeting.

120. MINUTES OF PREVIOUS MEETING

The Minutes of the meeting held on 10th January 2023 were agreed as a true record and it was **RESOLVED** they be signed by the Chair (Minutes 103-115).

121. APPLICATIONS FOR PLANNING PERMISSION

121.1 Decision Notices Issued by the Local Planning Authority

The Decision Notices reported to the meeting were noted.

121.2 Planning Applications Received since the Last Meeting of this Committee

121.2.1 No Objection Notifications

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

- 222948 Application to vary condition 2 of planning consent 202186 for the proposed erection of single storey front extension to form porch, two-storey side and single storey rear extension, loft conversion, installation of 4No.rooflights and new boundary wall/fence. Condition 2 refers to approved details and the variation is to change proposed wall from brickwork with fence panels to traditional fence panels with concrete posts and gravel boards (retrospective) at 72 Sutcliffe Avenue.
- 223634 Householder application for the proposed erection of a single storey side/rear extension. (Revised/additional plans have been received by WBC) to show 1. Removal of the side window to the proposed rear extension. 2. The proposal to be set in from the boundary line of No.7 Hollym Close by 0.3 metres at 8 Hollym Close.
- 223660 Application for 71 The Delph was discussed and the decision can be found in Minute Item 121.2.2.
- 223681 Householder application for the proposed raising of the roof and erection of a two-storey side and rear extension following demolition of the existing attached garage. (Part Retrospective) at 4 Dove Close.
- 223749 Householder application for the proposed garage conversion to create habitable accommodation at 30 Sellafeld Way.
- 223751 Householder application for the proposed erection of a single storey front extension to form porch, single storey rear extension, plus front and rear extensions to existing dormer at 37 Doddington Close.
- 223768 Householder application for the proposed erection of first floor rear extension plus changes to fenestration at 43 Hillside Road.
- 230015 Householder application for the proposed erection of a single storey front extension to form porch and single storey rear extension following demolition of existing dining room at 35 Redhatch Drive.
- 230065 Householder application for the proposed erection of single storey rear extension with rooflights at 3 Easington Drive.
- 230082 Householder application for the proposed erection of a single storey front extension to create porch, single storey rear side extension, first floor rear

extension, changes to fenestration plus erection of new side gate at 9 The Crescent.

- 230118 Householder application for the proposed erection of a single storey front extension following demolition of existing canopy, single storey rear extension, plus garage conversion to create habitable accommodation including addition of roof light to existing roof at 16 Strand Way.
- 230137 Householder application for the proposed part garage conversion to habitable space with added side door and window, and roof window to rear roof pitch at 38 Worrall Way.
- 230197 Householder application for the proposed single storey front extension, single storey rear extension plus changes to fenestration following demolition of existing conservatory at 41 Beaconsfield Way.
- 230205 Householder application for the proposed erection of a part single part two storey side/rear extension with 1 no. lantern rooflight following the demolition of the existing garage, plus changes to fenestration at 12 Delamere Road.

121.2.2 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:

- 223660 Householder application for the proposed erection of a single storey rear extension, and part garage conversion to create habitable accommodation at 71 The Delph.

This application was referred to in Minute Item 121.2.1. Councillors recommended no objection to this application conditional upon details of the provision of two parking spaces on curtilage shall be submitted to WBC for approval and constructed prior to first occupation of the extension, to ensure adequate parking is provided on curtilage pursuant to Policy CC07, and sections P1, P2 and P3 in the Borough Design Guide.

- 230080 Householder application for the proposed erection of a single storey front extension to form porch, single storey rear extension, plus changes to fenestration at 42 Silverdale Road.

Councillors recommended no objection to this application conditional upon all proposed windows in the south-east side elevation, 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, by preventing windows opening over third party land, to protect against obstruction, and to protect its visual amenity, pursuant to Policy CP3.

121.2.3 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:

- 223821 Full application for the change of use residential dwelling to Children's Care Home. Conversion of the garage to habitable accommodation. No external changes proposed at 463 Wokingham Road.

Councillors requested a recommendation of refusal to this application as the applicant has failed to demonstrate adequate car parking in accordance with Policy CC07, and the Borough Design Guide sections P1, P2 and P3, particularly with regards to the access to the adjoining classified road and bus stop layby.

230049 Householder application for the proposed erection of single storey side extension at 75 Chiltern Crescent.

Councillors requested a recommendation of refusal to this application due to the flat roof to the side extension being out of character with the host dwelling, to the detriment of the character of the dwelling and the area, contrary to Policy CP3, inappropriate built form and character; as supported by section R23 in the Borough Design Guide, in failing to respond positively to the character of the original dwelling, nor to the local character. In addition, the applicant has failed to demonstrate how adequate parking can be achieved on curtilage, following the apparent loss of an existing garage, contrary to Policy CC07, and sections P1, P2 and P3 in the Borough Design Guide. If WBC are minded to approve the application, the following condition is requested that details of the provision of two parking spaces on curtilage shall be submitted to WBC for approval and constructed prior to first occupation of the extension, to ensure adequate parking is provided on curtilage pursuant to Policy CC07, and sections P1, P2 and P3 in the Borough Design Guide.

230160 Householder application for the proposed roof modifications to create further floor and loft space with addition of an enlargement of side dormer to provide additional accommodation at 65 Hilltop Road.

Councillors requested a recommendation of refusal to this application due to the poor design resulting in inappropriate bulk mass and built form presented by the proposed roof dormers, which fail to compliment the character of the host dwelling to the detriment of the quality of the area; and the applicant has failed to demonstrate that adequate daylighting is provided by the small windows to each of the proposed bedrooms, to the detriment of the quality of life on the occupiers; contrary to Policy CP3, and Section 12 of the NPPF, in not being well designed and failing to be sympathetic to the local character.

230210 Full application for the change of use of amenity land to residential, construction of new boundary wall to side of property and widening of dropped kerb. Proposed part single/part double storey side/rear extension, conversion of garage to habitable accommodation and insertion of 2 no. rooflights to ground floor rear extension and 2 no. rooflights to first storey rear extension at 10 Skelmerdale Way.

Councillors requested a recommendation of refusal to this application as the proposed development would result in an incongruous and out of keeping addition to the street scene, by reason of its prominent and dominative appearance and its inappropriate size, scale, and form in relation to the existing dwelling and semi-detached houses. The proposed bay widths, proportions, and design features would result in an unbalancing impact and detract from the uniform and simple architectural style of the semidetached properties. The development is contrary to Core Strategy policy CP1 and CP3, CC01 of the MDD Local Plan, The Borough Design Guide SPD and Section 12 of the NPPF. Also, the proposed development will have a detrimental impact on the character and appearance of the area by reason of the loss of important open landscaping that positively contributes to the openness and naturalness of the street scene and is part of the overall green network of landscaping in the area. The proposed built form will not only remove existing open landscaping but will also replace it with a prominent development on the corner of Skelmerdale Way that will visually enclose part of the street scene along the bend in the road. The development conflicts with Core Strategy Policies CP1 and CP3, MDD Local Plan Policies CC03 and TB21, the Borough Design Guide and Section 12 of the NPPF. If WBC are minded to approve this application the following condition is requested: 1: The garage hereby approved shall be retained for the accommodation of a motor car at all times, unless otherwise agreed in writing by WBC, to satisfy Policy CC07 and Recommendations P1, P2 and P3 in the Borough Design Guide.

223213 Householder application for the proposed erection of a part single storey, part two storey rear extension following demolition of existing conservatory and rear

extension, plus alterations to roof including the insertion of 6no. dormers to extend existing first floor habitable accommodation at 67 Hilltop Road.

Councillors requested a recommendation of refusal to this application. Whilst ETC acknowledge that the proposed dormers may satisfy the provisions in R23 in the Borough Design Guide, it is considered that their location and orientation warrant a refusal due to the overlooking from the proposed dormers of the neighbouring properties, particularly 65 Hillside Road, and the consequential loss of privacy and amenity for the adjoining properties, contrary to Policy CP3; in addition the position of adjoining structures in 65 Hillside Road would suggest that inadequate daylighting will be achievable in the proposed lounge, to the detriment of the amenity of occupiers. All contrary to Policies CP1 and CP3. If WBC are minded to approve this application the following conditions are requested: 1: The window to the lounge on the northeast elevation shall be obscured glazing and fixed closed at all times, unless otherwise agreed in writing by WBC, to protect the amenity and future privacy of 65 Hillside Road, as supported by Policy CP3. 2: The windows to the side dormers in the proposed roof shall be obscured glazing and have no opening lights below 1.7m above first floor level, unless otherwise agreed by WBC in writing, to prevent overlooking of neighbouring properties thereby protecting the amenity and privacy of those properties as supported by Policy CP3

The ACER representative left the meeting.

121.2.4 Tree Works Applications

There were no tree works applications.

121.3 Permitted Development Rights

Councillors noted the following applications.

230024 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 3.63m and the height of the eaves 2.75m at 9 Pond Head Lane.

230188 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 6m, for which the maximum height would be 2.975m and the height of the eaves 2.6m at 274 London Road.

121.4 Planning Applications Withdrawn

There were no withdrawn applications.

121.5 Adjoining Parish Consultations

There were no adjoining parish consultations. However, Councillor Cook raised concerns as to whether ETC had received notification about the proposed erection of a foodstore in Winnersh. The Deputy Town Clerk confirmed that no notification had been received and it was agreed that WBC would be contacted about the lack of notification, along with an extension request to comment. Councillors also agreed that a Working Party consisting of Councillors Cook, Maher and Neal would convene to discuss the application which was confirmed as application 230099 and present their comments to the Committee at the next meeting.

122. PLANNING APPEALS

122.1 Appeals Decisions

122.1.1 221380 – 112 Silverdale Road, Earley, RG6 7LU

Councillors noted that the Secretary of State had made a decision in relation to Wokingham Borough Council's refusal 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). The appeal was dismissed.
Appeal Ref: APP/X0360/D/22/3308609

122.1.2 221912 – 35 Andrews Road, Earley, RG6 7PJ

Councillors noted that the Secretary of State had made a decision in relation to Wokingham Borough Council's refusal 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. The appeal was dismissed.
Appeal Ref: APP/X0360/D/22/3309197

123. PLANNING ENFORCEMENT STATISTICS

Councillors noted that no Planning Enforcement figures had been received from Wokingham Borough Council since the last meeting. Councillor M Smith informed the committee that he had raised concerns about planning enforcement to WBC's Executive Member for Planning & Local Plan, Councillor Lindsay Ferris and had been advised that a review of Planning at WBC is to be carried out in the summer. Members went on to discuss various issues around WBC's planning enforcement process and it was agreed that a letter would be sent to WBC to raise these concerns.

Bill Luck left the meeting.

124. TREE PRESERVATION ORDERS

124.1 The committee noted that Tree Preservation Order 1922/2023 – Trees rear of 37 Ramsbury Drive, Earley was made by Wokingham Borough Council on 5th January 2023.

124.2 The committee noted that Tree Preservation Order 1885/2022 – Trees adjacent to 60 & 66 Marefield was confirmed without modification by Wokingham Borough Council on 24th January 2023.

125. LICENSING

Councillors noted street trading renewal application for Suttons Bowling Club Car Park, Chalfont Way, Lower Earley, RG6 5HQ and that a 'No Comment' response has been submitted.

126. ACER PLANNING PRESENTATION UPDATE

The committee noted that ACER has received a response from Wokingham Borough Council to the presentation they gave WBC in September 2022.

127. WOKINGHAM BOROUGH COUNCIL'S NEW HACKNEY CARRIAGE & PRIVATE HIRE LICENSING POLICY SURVEY

Councillors noted that WBC are currently running a survey until 5th March 2023, in view of improving how taxi licenses are awarded in the Wokingham borough.

128. READING BOROUGH COUNCIL'S DRAFT RESIDENTIAL CONVERSIONS SUPPLEMENTARY PLANNING DOCUMENT

Councillors discussed the letter of representation which had been drafted to Wokingham Borough Council in relation to RBC's Draft Residential Conversions Supplementary Planning Document consultation and it was agreed that the letter be sent.

129. WOKINGHAM BOROUGH COUNCIL'S PARKING CONSULTATION IN HILMANTON

Members discussed the details of WBC's parking consultation in Hilmanton and supported the proposal, but it was requested that WBC be asked to also consider further restrictions at the top end of Hilmanton, where vehicles park near to an access onto Rushey Way.

130. PUBLICATIONS

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

Wokingham Borough Council	Neighbourhood CIL Proportion Report - November & December 2022
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131. PRESS RELEASES

No press releases were requested.

132. TERMINATION OF MEETING

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

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Chair, Planning Committee