



## **PLANNING COMMITTEE**

Minutes of a meeting of the Planning Committee held in the Council Chamber at the Council Offices, Radstock Lane, Earley on Tuesday 7<sup>th</sup> March 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), D Humphreys (Senior Office Administrator), W Luck (Advisor to Planning Committee)

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Before the meeting commenced Councillor Littler asked the committee members for a short period of silence to pay respect to Councillor Richard Sangster who had recently passed away.

### **133. APOLOGIES FOR ABSENCE**

Apologies were received from Councillor C Smith.

### **134. DECLARATIONS OF INTEREST**

Councillor Littler declared an interest in application 230064 – 4 Courts Road, as he resides near this property.

### **135. PUBLIC FORUM**

No members of the public were present.

### **136. MINUTES OF PREVIOUS MEETING**

The Minutes of the meeting held on 7<sup>th</sup> February 2023 were agreed as a true record and it was **RESOLVED** they be signed by the Chair. (Minutes 116 – 132)

### **137. APPLICATIONS FOR PLANNING PERMISSION**

#### **137.1 Decision Notices Issued by the Local Planning Authority**

The Decision Notices reported to the meeting were noted.

#### **137.2 Planning Applications Received since the Last Meeting of this Committee**

##### **137.2.1 No Objection Notifications**

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

230218      Householder application for the proposed part single storey, part double storey front extension with dormer window and blocking in of first storey, south side window at 29 Avalon Road.

- 230219 Full application for the erection of an industrial unit with ancillary office space and associated storage areas, along with a new car parking area, access and associated landscaping following the demolition of the existing units at Unit 3, 1 & 2 Suttons Business Park, Suttons Park Avenue.
- 230263 Householder application for the proposed single storey rear extension with accessibility ramp following removal of shed at 72 Pitts Lane.
- 230331 Householder application for the proposed garage conversion to create habitable accommodation along with changes to fenestration at 3 Binbrook Close.
- 230338 Householder application for the proposed erection of a single storey rear extension with 1 no. lantern rooflight, plus part conversion of the garage to habitable accommodation at 21 Elm Lane.
- 230386 Householder application for the proposed erection of a single storey rear extension, alterations to roof, insertion of front dormers and extension to existing rear dormer to extend existing first floor, plus the addition of a roof light, demolition of existing chimney and extension to existing drive at 58 Hilltop Road.
- 230387 Application to vary condition 2 of planning consent 220384 for the proposed erection of a single storey side extension and first floor rear extension. Condition 2 refers to approved details and the variation is to allow changes to fenestration and removal of first floor roof lights (part retrospective) at 21 Merrifield Close.
- 230436 Householder application for the proposed garage conversion to create habitable accommodation and erection of a single storey rear extension following demolition of existing conservatory (part- retrospective) at 39 The Delph.
- 230440 Householder application for the proposed erection of a single storey side rear extension to include changes to fenestration at 26 Beech Lane.
- 230453 Householder application for the proposed conversion of existing garage to create habitable accommodation with changes to fenestration at 18 Marefield
- 230459 Householder application for the proposed single storey front extension. Single storey rear extension. Plus, conversion of existing garage to create habitable accommodation following demolition of existing rear extension at 12 Southwold Close.
- 230470 Application for 115 Church Road was discussed and the decision can be found in Minute Item 137.2.2.
- 230521 Householder application for the proposed erection of a single storey rear extension plus changes to fenestration following demolition of existing conservatory at 34 Strand Way.

#### 137.2.2 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:

- 230064 Householder application for the proposed two storey side extension plus changes to fenestration at 4 Courts Road.

*Councillor Littler declared an interest in the application and left the meeting, Councillor Mickleburgh took over as Chairman.*

Councillors recommended that no objection be raised to this application subject to WBC imposing the following condition: - 1: The extension as hereby approved shall be used as ancillary accommodation to the main dwellinghouse and shall not be used, sold or sub-let as separate dwellings. As a separate unit of accommodation of this nature may not be acceptable in this location in the interests of the amenities, character of the area and highway safety in accordance with Core Strategy Policies CP1, CP3, CP4, and Managing Development Delivery Local Plan Policies CC01, CC07, TB07, TB08.

*Councillor Littler returned to the meeting and resumed as Chairman.*

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. WBC received revised/additional plans for this application.

Councillors recommended that no objection be raised to this application subject to WBC imposing the following condition: - 1: The first floor windows on the side elevations, to the games room and the stair shall be obscured glazing and with no opening lights below 1.7m above the first floor level, unless otherwise agreed in writing by WBC, to protect the privacy and amenity of neighbouring properties in accordance with Policy CP3.

230213            Householder application for the proposed erection of a part single storey, part two storey rear extension following demolition of existing conservatory and rear extension, alterations to roof including the insertion of 6no. dormers to extend existing first floor habitable accommodation, part demolition and re-build of boundary wall plus associated landscaping and changes to fenestration at 67 Hilltop Road. WBC received revised/additional plans for this application.

Councillors recommended that no objection be raised to this application subject to WBC imposing the following condition: - 1: The window to the kitchen area 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. These conditions are requested to ensure that any infringement can be easily enforced.

230245            Householder application for the proposed erection of a two-storey front extension and single storey rear infill extension, also a single storey rear extension and changes to fenestration at 78 Beech Lane.

Councillors recommended that no objection be raised to this application subject to WBC imposing the following condition: - 1: The extension as hereby approved shall be used as ancillary accommodation to the main dwellinghouse and shall not be used, sold or sub-let as separate dwellings. As a separate unit of accommodation of this nature may not be acceptable in this location in the interests of the amenities, character of the area and highway safety in accordance with Core Strategy Policies CP1, CP3, CP4, and Managing Development Delivery Local Plan Policies CC01, CC07, TB07, TB08.

230318            Householder application for the proposed erection of a detached garden outbuilding at 13 Raggleswood Close.

Councillors recommended that no objection be raised to this application subject to WBC imposing the following condition: - 1: The outbuilding as hereby approved shall be used as ancillary accommodation to the main dwellinghouse and shall not be used, sold or sub-let as separate dwellings. As a separate unit of accommodation of this nature may not be acceptable in this location in the interests of the amenities, character of the area and highway safety in accordance with Core Strategy Policies CP1, CP3, CP4, and Managing Development Delivery Local Plan Policies CC01, CC07, TB07, TB08.

230470           Householder application for the proposed conversion of existing garage to create habitable accommodation at 115 Church Road.

This application was referred to in Minute Item 137.2.1. Councillors recommended that no objection be raised to this application subject to WBC imposing the following condition: - 1: The extension as hereby approved shall be used as ancillary accommodation to the main dwellinghouse and shall not be used, sold or sub-let as separate dwellings. As a separate unit of accommodation of this nature may not be acceptable in this location in the interests of the amenities, character of the area and highway safety in accordance with Core Strategy Policies CP1, CP3, CP4, and Managing Development Delivery Local Plan Policies CC01, CC07, TB07, TB08.

### 137.2.3 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:

230293           Householder application for the proposed erection of a two storey side and single storey rear extension with 2 no. lantern rooflights at 23 Delamere Road..

Councillors recommended that objection be raised to this application and recommended that WBC refuses the application due to the side extension failing to appear subservient to the host dwelling as defined in WBC Design Guide section R23, as supported by Policy CP3, detrimental to the character of the building and of the street.

230311           Householder application for the proposed erection of a single storey rear and side extension following demolition of the existing garden wall at 3 Flamborough Close

Councillors recommended that objection be raised to this application and recommended that WBC refuses the application due to the adverse impact of the design of the flat roofed extension on the character of the host dwelling and the street scene and due to its prominent corner location. Contrary to Policy CP1, failing to maintain a high quality environment; Policy CP3, being of an inappropriate scale, mass, built form and character to the detriment of the visual amenity of the local area; as supported by the Borough Design Guide recommendations, R8, failing to respond to the prominent corner location, R9, failing to respond to the scale and importance of the space around it, and its failure to address its potential landmark location; R12, failing to provide a quality boundary treatment; and R23, being poorly designed, failing to respond positively to the character of the host dwelling, not being well considered and not complementing the main building, and failing to contribute positively to the local character. In addition, the extension is contrary to Para 130 of the NPPF, by failing to add to the overall quality of the area, being of poor architectural quality, making the building visually unattractive and not sympathetic to the character of the area; and, The National Design Guide Part 2, Identity, failing to draw upon the architectural precedence of the area, failing to create a positive and coherent identity that local residents can identify with, failing to adopt typical building forms and features of the area.

230333           Householder application for the proposed erection of a front canopy roof, part single part two storey side/rear extension following demolition of existing garage and porch, plus changes to fenestration and proposed dropped kerb at 15 Kennedy Gardens.

Councillors recommended that objection be raised to this application and recommended that WBC refuses the application as the applicant has failed to demonstrate that the proposed first floor rear extension does not overshadow any first floor habitable room windows to 14 Kennedy Gardens, contrary to the guidance in the WBC Design Guide sections R18 and R23, as supported by Policy CP3, to the detriment of the occupiers of the neighbouring property. Also, the character of the proposed front elevation is not in keeping with the character of the host dwelling nor that of the general area, being of an inappropriate built form and character to the detriment of the area as supported by Policy CP3. The proposed extension poses an overbearing impact due to its height, mass, bulk and its close proximity to the boundary to adjoining dwellings, has a discordant effect on the character of the street, contrary to Policy CP3. In addition, the extension is contrary to Para 130 of the NPPF, by failing to add to the overall quality of the area, being of poor architectural quality, making the building visually unattractive and not sympathetic to the character of the area; and, The National Design Guide Part 2, Identity, failing to draw upon the architectural precedence of the area, failing to create a positive and coherent identity that local residents can identify with, failing to adopt typical building forms and features of the area.

230500            Householder application for the re-levelling of the rear garden and re-levelling of the rear access decking (Part retrospective) at 112 Silverdale Road.

Councillors recommended that objection be raised to this application and recommended that WBC refuses the application. Whilst ETC acknowledges that the applicant has sought to address the overlooking from the previously proposed raised decking area, by replacing it with steps down to the existing ground level, it is considered that the applicant has failed to address the principal reason for refusal of 222981, in that they have not reduced the excess height of the as built extension, over and above that approved under 190048. ETC consider that the reason for refusal of 222981 should still apply, namely that the rear extension poses an overbearing impact due to its height, mass, bulk and close proximity to the boundary to adjoining dwellings at 110 and 114 Silverdale Road. This combined with partial loss of light to 110 Silverdale Road has a significant detrimental impact on neighbour amenity. This loss of amenity is contrary to Section 12 of the National Planning Policy Framework 2021; the National Design Guide; Policies CP1 and CP3 of the Core Strategy 2010; and G1 and R23 of the Borough Design Guide Supplementary Planning Document 2014.

#### 137.2.4 Tree Works Applications

There were no tree works applications.

#### 137.3 Permitted Development Rights

Councillors noted the following applications.

230465            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 3.95m and the height of the eaves 2.50m at 425 Wokingham Road.

230483            Prior approval submission for demolition of the main TOB1 building (and TOB1 portal shed and outbuilding), Marsden Shed, glass houses and timber yard shed at TOB1, University of Reading, Shinfield Road.

#### 137.4 Planning Applications Withdrawn

There were no withdrawn applications.

#### 137.5 Adjoining Parish Consultations

There were no adjoining parish consultations.

**138. PLANNING APPEALS**

138.1 Appeals Submitted

138.1.1 221380 – 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 refuse an application for a certificate of existing lawful development for the use of land to sell and display goods (sheds).

Appeal ref: *APP/X0360/X/23/3314918*

**139. PLANNING ENFORCEMENT STATISTICS**

Councillors noted Planning Enforcement figures received from Wokingham Borough Council for January 2023 – closed cases and February 2023 – live cases.

**140. TREE PRESERVATION ORDERS**

The committee noted that Tree Preservation Order 1890/2022 – Trees located at Crockers, Rushey Way, Earley was confirmed with modifications on 17<sup>th</sup> February 2023 by Wokingham Borough Council.

**141. LICENSING**

Councillor noted that no licensing applications had been received.

**142. APPLICATION 230099 – LAND SOUTH OF GAZELLE CLOSE, WINNERSH (ALDI STORES LTD)**

142.1 The committee received reports from the working party formed at the previous Planning Committee meeting and ETC's Planning Advisor on the proposed erection of an Aldi Foodstore in Winnersh.

142.2 The committee thanked the working party for its report and the committee discussed the application taking into consideration the contents and recommendations of both reports.

It was **RESOLVED** that ETC would raise objection and recommend that WBC refuses the application.

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

Councillors discussed Wokingham Brough Council's response to ETC's request for the Borough Council to consider adopting a similar approach to the proposals within RBC's draft Residential Conversions Supplementary Planning Document. It was agreed that a request would be made to WBC for a full list of registered and licensed Houses in Multiple Occupation (HMOs) and for the matter to be further discussed at the next planning committee meeting.

**144. PUBLICATIONS**

Councillors noted that no publications had been received.

**145. PRESS RELEASES**

No press releases were requested.

**146. TERMINATION OF MEETING**

The meeting was declared closed by the Chair at 20.58 pm.

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Chair, Planning Committee