



PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held in the Council Chamber at the Council Offices, Radstock Lane, Earley on Tuesday 1st August 2023 which commenced at 7.00pm.

Present:

Chair – Councillor M Smith

Councillors: N Brock, R Cook, M Iyengunmwena, S Jordan, P Jorgensen, A Neal and C Smith

In attendance: E Carroll (Deputy Town Clerk) and W Luck (Advisor to Planning Committee)

32. APOLOGIES FOR ABSENCE

Apologies were received from Councillors R Browne and M De Jong.

33. DECLARATIONS OF INTEREST

Councillor Neal declared an interest in application 231672 – 12 Hambledon Close, as this application is likely to go before Wokingham Borough Council Planning Committee of which he is a member.

34. PUBLIC FORUM

There were no members of the public present.

35. MINUTES OF PREVIOUS MEETING

The Chair thanked Councillor Cook for chairing the last Planning Committee meeting in his absence. The Minutes of the meeting held on 4th July 2023 were agreed as a true record and it was **RESOLVED** they be signed by the Chair (Minutes 18 - 31).

36. APPLICATIONS FOR PLANNING PERMISSION

36.1 Decision Notices Issued by the Local Planning Authority

The Decision Notices reported to the meeting were noted.

36.2 Planning Applications Received since the Last Meeting of this Committee

36.2.1 No Objection Notifications

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

231311 Full application for the proposed erection of 2no. buildings for the purposes of storage and vehicle maintenance ancillary to Unit 49 of Suttons Business Park (Retrospective) at Suttons Business Park, Unit 49 Suttons Park Avenue.

231316 Householder application for the proposed erection of a rear single-storey extension. First floor front, rear and side extensions over existing single-storey

side extensions and new two- storey extensions to front and side. Following demolition of existing single- storey rear conservatory at 14 Dene Close.

- 231358 Householder application for the proposed erection of a part single part two storey side and single storey rear extension following demolition of the existing part single part two storey side/rear extension at 34 Luckmore Drive.
- 231427 Full application for the proposed change of Use of Existing Garage from Class C3 (dwelling house) to Class E (Commercial, Service, Business), Including External Alterations at 10 Marefield.
- 231567 Application to vary condition 2 of planning consent 220943 for the proposed part single storey front extension incorporating front porch following demolition of existing front porch, part single part two storey rear extension following demolition of existing sunroom plus changes to fenestration. Condition 2 refers to approved details and the variation is to allow the increase of the front extension from 1.2m to 1.5m and changes to first floor rear fenestration at 36 Huntingdon Close.
- 231648 Application for the approval of reserved matters pursuant to outline planning consent 201370 for the erection of 1No. dwelling with access, layout and scale to be determined. Appearance and Landscaping to be considered only at 20 Pitts Lane.
- 231671 Full application for the proposed extension of yard hardstanding to encompass access road, internal and external refurbishments to include, associated below ground drainage, installation of new dock leveller ramp, 2No additional vehicle doors, 6No. EV charging stations and solar panel installation of 286No panels to office roof structure. Erection of boundary fencing and access gates following demolition of existing office structure to the front of the building, demolition of the 2No storey building to the N/E of the site and removal of the external fire escape stairway to the rear of the building at Unit 34, Suttons Business Park, Suttons Avenue.
- 231770 Householder application for the proposed single storey front infill extension and single storey rear extension along with changes to fenestration at 1 Hindhead Road.

36.2.2 Conditional Approval Recommendations

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

- 231617 Householder application for the proposed raising of the roof to create habitable accommodation, to include 2No dormers. 2No storey rear extension and 1no Juliet Balcony. following demolition of the existing dormers, changes to fenestration at 22 Mill Lane.

Councillors recommended that no objection be raised to this application subject to WBC imposing the following condition condition that the proposed windows to the side elevations at first floor, facing 20 and 24 Mill Lane, shall be obscured glazing with no opening lights below 1.7m above first floor level, unless otherwise agreed in writing by WBC, to protect the privacy and amenity of the occupiers of these neighbouring properties, as supported by Policy CP3.

- 231750 Householder application for the proposed erection of a single storey pitched roof rear /side extension and associated internal alterations to create additional living space at 28 Allendale Road.

Councillors recommended that no objection be raised to this application subject to WBC imposing the following condition that the proposed first floor windows in the side elevation facing 30 Allendale Road shall be obscured glazing unless otherwise agreed by WBC, to protect the privacy and amenity of the adjoining property, as supported by Policy CP3.

36.2.3 Applications Requiring a Committee Decision

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

231532 Full application change of use for the proposed children services from the existing residential dwelling. There are no structural changes proposed. At 451 Wokingham Road.

Councillors recommended that objection be raised to this application and recommends that WBC refuses the application as the applicant has failed to provide sufficient information with regards to the number of occupants, the management regime, and whether or not there is adequate parking to enable this application to be properly considered with regards to its impact on the amenity and privacy of neighbouring properties, contrary to Policy CP3. If WBC are minded to approve this application the following condition is requested that a plan for the management of the garden areas is to be submitted and approved by WBC to ensure that this space is adequately maintained and does not impact the amenity of the neighbouring properties, as supported by Policy CP3.

231612 Householder application for the proposed erection of an air source heat pump to the front of the dwelling at 65 Marefield.

Councillors recommended that objection be raised to this application and recommends that WBC refuses the application for the following reasons:- 1: The proposed location is inappropriate, being prominent in the street scene, and not shown to be necessary for operational reasons, particularly as the ASHP would likely operate as well in the rear garden, where it would be visually screened from the street, contrary to Policy CC05, and Policy CP3, inappropriate form and character, and Policy CP1, failing to maintain the quality of the environment. 2: The applicant has failed to demonstrate that the noise generation, 58-62dB, is appropriate for the location, without shielding, contrary to Policy CC05 and Policy CC06.

231672 Full planning application for the change of use of horticultural land to residential garden at 12 Hambledon Close.

Councillors recommended that objection be raised to this application and recommends that WBC refuses the application for the following reasons:- 1: Whilst the applicant has achieved ownership of this parcel of public open space by way of adverse possession, it does not lessen its importance as part of the open space provision to Lower Earley, as such ETC consider that this land, whilst now in private ownership, should benefit from the Policies protecting it as open space in the current Local Plan, policy CC03, which states that development, such as a change in use, shall not cause the loss of green infrastructure, and as such is not acceptable; and Policy CP11, which deals with land outside of the development area, which this land is, and is also designated as "countryside", where development, such as a change of use, does not lead to encroachment or expansion of development away from the original buildings. In addition, the NPPF (2021) gives some support to preventing the loss of open space in Para.99. 2: The proposal is contrary to Policy TB21 (2) Landscape character, which required development proposals to retain and enhance the landscape and natural environment which the applicant has failed to demonstrate. 3: Further to Policy TB21, Policy TB23, Biodiversity and development seeks to maintain a barrier to defined biodiverse areas, and whilst the open space is not nationally recognised, it is an important feature locally, and it is considered that the proposal for an "urban garden" is likely to be less biodiverse than the green space it replaced and therefore potentially contrary to Policy TB21.

36.2.4 Tree Works Applications

There were no tree works applications to be noted.

36.3 Permitted Development Rights

The following permitted development rights applications were noted: -

231591 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 3.38m and the height of the eaves 2.70m at 23 Allendale Road.

231641 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 3.7m, for which the maximum height would be 3.0m and the height of the eaves 3.0m in matching brickwork with parapet wall and roof lanterns at 121 Chilcombe Way.

36.4 Planning Applications Withdrawn

There were no withdrawn applications.

36.5 Adjoining Parish Consultations

There were no adjoining parish consultations.

37. **PLANNING APPEALS**

Councillors noted that no planning appeal notifications had been received from Wokingham Borough Council.

Bill Luck left the meeting.

38. **PLANNING ENFORCEMENT STATISTICS**

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

39. **TREE PRESERVATION ORDERS**

Members noted that Tree Preservation Order 1922/2023 – Trees located to the rear of 37 Ramsbury Drive, Earley had been confirmed without modifications by Wokingham Borough Council on 29th June 2023.

40. **PROPOSED WOKINGHAM BOROUGH COUNCIL TRAFFIC REGULATION ORDER AMENDMENTS**

40.1 Councillors noted that Wokingham Borough Council are proposing Traffic Regulation Order amendments to waiting, loading and parking restrictions in various roads in Earley and that a formal Notice of Proposal will be advertised by WBC, week commencing 7th August 2023.

40.2 Councillors decided against forming a working party and discussed the proposals on which a response to each proposal was agreed. The responses will be submitted by the Deputy Town Clerk to WBC.

41. PUBLICATIONS

Members noted that following publications had been received and are available for perusal from the Council Offices:

Wokingham Borough Council	Neighbourhood CIL Proportion Reports May and June 2023.
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42. PRESS RELEASES

No press releases were requested.

43. EXCLUSION OF PUBLIC AND PRESS

There were no members of the public or press present. It was agreed that the remaining items on the Agenda be taken under Part II.

PART II

44. MINUTES OF THE PREVIOUS MEETING

The Confidential Minutes of the Planning Committee meeting held on 4th July 2023 were agreed as a true record and it was **RESOLVED** they be signed by the Chair (Minutes 29 - 30). There will be no confidential minutes arising from this evening's meeting.

45. TERMINATION OF MEETING

The meeting was declared closed by the Chair at 8.17 pm.

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Chair, Planning Committee