



PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held in the Council Chamber at the Council Offices, Radstock Lane, Earley on Tuesday 4th April 2023 which commenced at 7.00pm.

Present:

Chair – Councillor G Littler

Councillors: T Maher, A Mickleburgh, A Neal, 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 from ACER.

147. APOLOGIES FOR ABSENCE

Apologies were received from Councillor R Cook.

148. DECLARATIONS OF INTEREST

There were no declarations of interest.

149. PUBLIC FORUM

The representative from ACER raised concerns regarding application 230671 – 20 Whitegates Road in relation to the increase in mass/bulk and the issue of overlooking. The representative also raised concerns about application 230737 – 67 Hilltop Road in that the parking allocation is unrealistic and that ACER would like to see one tree retained, as part of the proposed soft landscaping scheme.

150. MINUTES OF PREVIOUS MEETING

The Minutes of the meeting held on 7th March 2023 were agreed as a true record and it was **RESOLVED** they be signed by the Chair. (Minutes 133-146)

151. APPLICATIONS FOR PLANNING PERMISSION

151.1 Decision Notices Issued by the Local Planning Authority

The Decision Notices reported to the meeting were noted.

151.2 Planning Applications Received since the Last Meeting of this Committee

151.2.1 No Objection Notifications

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

230469 Householder application for the proposed erection of a single storey front extension, single storey rear extension plus changes to fenestration following conversion of existing garage to create habitable accommodation at 13 Joel Close.

- 230514 Householder application for the proposed erection of a single storey side/rear extension following demolition of existing garage at 61 Meadow Road.
- 230522 Householder application for the proposed first floor side extension to include 1no. dormer at 22 Sutcliffe Avenue.
- 230540 Householder application for the proposed conversion of the garage, including two internal wall removals at 28 Skelmerdale Way.
- 230545 Householder application for the proposed erection of a single storey front extension, single storey rear infill extension, replacement of existing rear roof and addition of roof lights, plus garage conversion to create habitable accommodation and changes to fenestration at 119 Pitts Lane.
- 230546 Householder application for the proposed erection of a single storey front extension to form a porch including formation of a new pitched single storey roof, plus partial conversion of the garage to form habitable accommodation and changes to fenestration at 15 Doddington Close.
- 230575 Householder application for the proposed modification of the existing rear roof form consisting of an increase in ridge height and replacement of the existing 2no. rear gables with a hipped crown roof, plus insertion of rooflights to facilitate conversion of the loft to habitable accommodation at 3 Kennedy Gardens.
- 230603 Householder application for the proposed conversion of the garage to habitable accommodation with associated changes to fenestration at 18 Markby Way.
- 230655 Householder application for the proposed erection of a single storey side and rear extension with no.3 roof lights following demolition of existing garage at 201 Silverdale Road.
- 230671 Application for 20 Whitegates Lane was discussed and the decision can be found in Minute Item 151.2.3.

Councillor Mickleburgh entered the meeting.

151.2.2 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:

- 223739 Householder application for the proposed erection of single storey side extensions to existing outbuilding (part retrospective) at 3 Compton Close.

Councillors recommended that no objection be raised to this application subject to WBC imposing the following condition: - 1. The extended outbuilding is of a substantial construction, the outbuilding as hereby approved shall only be used as ancillary accommodation to the main dwellinghouse and shall not be used, sold or sub-let as separate dwellings. Therefore, 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.

- 230495 Householder application for the proposed erection of a front canopy roof, a single storey side extension and car port and a part single part two storey side extension, plus changes to fenestration and the erection of a detached double garage, following demolition of the existing single storey side extension and detached garage at 87 Elm Road.

Councillors recommended that no objection be raised to this application subject to WBC imposing the following conditions: - 1: The first-floor windows to the rear elevation of the side extension, serving the ensuite bathrooms, shall be obscured glazing, and with no opening lights below 1.7m above floor level, unless otherwise agreed in writing by WBC. To protect the future privacy and amenity of the properties behind the application site, as supported by Policy CP3.

2: The first-floor side window to Bedroom 4, in the south elevation of the two-storey side extension, shall be obscured glazing and fixed closed, unless otherwise agreed in writing by WBC, to protect the future privacy and amenity of the properties behind the application site, as supported by Policy CP3.

230497 Householder application for the proposed erection of a two-storey rear extension, first floor side extension and garage conversion to create habitable accommodation at 14 Colmworth Close.

Councillors recommended that no objection be raised to this application subject to the following informative, as the first floor extension relies on the garage party wall, therefore the applicant should be aware that a Party Wall Award will be required.

230509 Householder application for the proposed erection of a single storey rear extension plus extension and conversion of the garage to habitable accommodation with associated changes to fenestration at 3 Byreton Close.

Councillors recommended that no objection be raised to this application subject to WBC imposing the following condition: - 1: As the alterations result in accommodation with a separate entrance, the extension as hereby approved shall be used as ancillary accommodation to the main dwellinghouse and shall not used, sold or sub-let as separate dwellings. Reason: 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

230614 Householder application for the proposed erection of a single storey rear and side extension and first floor rear extension, including a front porch conversion at 49 Measham Way.

Councillors recommended that no objection be raised to this application subject to WBC imposing the following condition: - 1: As the alterations result in accommodation with a separate entrance, the extension as hereby approved shall be used as ancillary accommodation to the main dwellinghouse and shall not used, sold or sub-let as separate dwellings. Reason: 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.

230648 Application for 2 Stilton Close was discussed and the decision can be found in Minute Item 151.2.3

230737 Householder application for the proposed erection of a part single storey, part two storey rear extension following demolition of existing conservatory, rear extension and garage, 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.

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.

The representative from ACER left the meeting.

151.2.3 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:

221797 Outline application with all matters reserved for the proposed erection of 10 no. dwellings following demolition of the existing dwelling at Crockers, Rushey Way. WBC has received revised plans.

Councillors recommended that objection be raised to this application and recommended that WBC refuses the application as whilst the layout is "indicative", it is the applicant's intention that it shows that 9 dwellings can be satisfactorily accommodated on this site. However, ETC consider that this layout has failed to demonstrate that 9 dwellings can be accommodated satisfactorily, in failing to demonstrate that a suitable and safe access can be achieved, with an existing junction opposite, and no assessment of the viability of the proposed junction in geometric and highway safety terms, and with no transport statement; and that the TPO trees shown fail to show they can be realistically retained, as even set out in the applicants own Arboricultural Report. A resolution of these issues is unlikely without impacting the site capacity significantly, contrary to Policy CP3 and CC03, and Manual for Streets. Also, a failure to demonstrate the protection of wildlife contrary to Policies CP3 and TB21. In addition, a failure to adequately carry out pre-application consultation, as described in Paragraphs 33-42 of the NPPF 2021. If WBC are minded to approve this application the following condition is requested: 1. The indicative layout submitted as part of the outline application in no way represents an acceptable form of layout, being in conflict with WBC Policy CP3 and Design Policies R15 and R16, and not demonstrating a suitable and safe access from the highway, contrary to MfS.

230648 Full application for the proposed erection of a rear infill extension to combine two existing extensions. To create a larger internal space for the living room, dining room and a small space for conducting private dance lessons. (Retrospective) at 2 Stilton Close.

This application was referred to in Minute Item 151.2.2. Councillors recommended that objection be raised to this application and recommended that WBC refuses the application as the parking associated with the proposed uses as a dance studio for dance lessons, and as a large "temple room", potentially for third parties, has not been addressed by the applicant, and may cause adverse impacts on the amenity of neighbouring properties, contrary to Policies CP3 and CC07

230671 Householder application for the proposed erection of a two storey front/side extension following demolition of existing garage, first floor side extension, plus the insertion of rear dormer and roof lights to facilitate conversion of loft to create habitable accommodation at 20 Whitegates Lane

This application was referred to in Minute Item 151.2.1. Councillors recommended that objection be raised to this application and recommended that WBC refuses the application as the front elevation is unbalanced and out of character with the host dwelling, to the detriment of the visual amenity of the area; and the change from a hipped end to a gable end is out is keeping with the general character of the semi-detached dwellings on this side of the road; contrary to Policy CP3, and paragraph R23 in the Borough Design Guide.

151.2.4 Tree Works Applications

There were no tree works applications.

151.3 Permitted Development Rights

RESOLVED that the following comment as detailed below be sent to the Local Planning Authority in respect of the following application:

230638 Application for a certificate of existing lawful development for the conversion of a double length garage and erection of single storey extension to garage for habitable accommodation at 5 Nash Close.

ETC would raise concerns about this application, in that the existing garage has no planning history as a separate dwelling, as shown on the submitted drawings, and that the application is incomplete, with the lack of a proposed floor plan for the extended "garage/workshop". It is also considered that the application does not fall within the permitted development regime, appearing to be for a new separate dwelling. If WBC are minded to approve this application the following condition is requested: - 1: The outbuilding as hereby approved shall be used as ancillary accommodation to the main dwellinghouse and shall not used, sold or sub-let as separate dwelling(s). Reason: 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.

151.4 Planning Applications Withdrawn

There were no withdrawn applications.

151.5 Adjoining Parish Consultations

There were no adjoining parish consultations.

It was **RESOLVED** that Item 10 – Residential Conversions Supplementary Planning Document be brought forward on the agenda.

152. RESIDENTIAL CONVERSIONS SUPPLEMENTARY PLANNING DOCUMENT

Members discussed the response which had been received from Councillor Lindsay Ferris, WBC's Executive Member for Planning & Local Plan to ETC's request for WBC to adopt a similar document to Reading Borough Council's Residential Conversions Supplementary Planning Document. The committee was pleased to note Policy H10 - Conversion and sub-division of buildings in WBC's draft Local Plan and looks forward to this being made actual policy. It was agreed that ETC would express its further concerns to Councillor Lindsay Ferris in relation to the overall adverse impact of HMOs on local suburbia.

153. PLANNING APPEALS

153.1 Appeals Submitted

153.1.1 221636 – Land opposite no 640 Wokingham Road, Earley, RG6 7EL

Councillors noted that an appeal has been made to the Secretary of State against the decision of Wokingham Borough Council to refuse a prior approval application for the proposed erection of a 16m 5G telephone mast and 4 additional equipment cabinets.
Appeal ref: APP/X0360/W/22/3310570

Bill Luck left the meeting.

154. PLANNING ENFORCEMENT STATISTICS

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

155. TREE PRESERVATION ORDERS

The committee noted that Tree Preservation Order 1897/2022 - Oak at 13 The Crescent, Earley was confirmed without modifications by Wokingham Borough Council., on 28th March 2023.

156. LICENSING

Councillors noted renewal street trading application for the University of Reading, Whiteknights Campus, Outside the Palmer Building. Full details had been sent to committee members and a ‘No Comment’ response had been submitted.

157. PUBLICATIONS

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

Wokingham Borough Council	Neighbourhood CIL Proportion Reports January 2023.
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158. PRESS RELEASES

No press releases were requested.

159. TERMINATION OF MEETING

The meeting was declared closed by the Chair at 8.15 pm.

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Chair, Planning Committee