



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 July 2023 which commenced at 7.00pm.

Present:

Chair – Councillor R Cook

Councillors: N Brock, R Browne, M De Jong and M Iyengunmwena.

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

18. APOLOGIES FOR ABSENCE

Apologies were received from Councillors S Jordan, P Jorgensen, A Neal, C Smith and M Smith.

19. DECLARATIONS OF INTEREST

There were no declarations of interest.

20. PUBLIC FORUM

The representative from ACER raised concerns about application 231300 – 128 Church Road in relation to the possible overspill of parking onto nearby streets/grass verges and would like to see screening of the proposed car park to reduce the impact on the street scene. One member of the public present concurred with the concerns raised by the ACER representative.

The ACER representative also raised concerns about application 230929 – 81 Hilltop Road in that the revised drawings still show a house that will be of considerable mass and bulk and out of keeping with the street scene. One member of the public present added that his concerns were the same as he had raised at a previous meeting in relation to overdevelopment, height, loss of light and that the property will become a House in Multiple Occupation (HMO).

21. MINUTES OF PREVIOUS MEETING

The Minutes of the meeting held on 6th June 2023 were agreed as a true record and it was **RESOLVED** they be signed by the Chair (Minutes 1 - 17).

22. APPLICATIONS FOR PLANNING PERMISSION

22.1 Decision Notices Issued by the Local Planning Authority

The Decision Notices reported to the meeting were noted.

22.2 Planning Applications Received since the Last Meeting of this Committee

22.2.1 No Objection Notifications

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

- 230929 Application for 81 Hilltop Road was discussed and the decision can be found in Minute Item 22.2.3.
- 231133 Full application for the installation of solar panels to the main roof at Unit 24, Suttons Business Park, Suttons Park Avenue.
- 231300 Application for 128 Church Road was discussed and the decision can be found in Minute Item 22.2.3.

The ACER representative and two members of the public left the meeting.

- 231336 Householder application for the proposed erection of a single storey side extension following demolition of existing detached garage at 1 Hartsbourne Road.
- 231433 Householder application for the proposed garage conversion and single storey rear extension at 15 Thorney Close.

22.2.2 Conditional Approval Recommendations

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

- 231290 Householder application for the proposed single storey side rear extension including internal alterations following demolition of existing W.C at 111 Pitts Lane.

Councillors recommended that no objection be raised to this application subject to WBC imposing the following conditions that the proposed windows and glazed doors in the proposed north elevation of the rear/side extension shall be obscured glazing, unless otherwise agreed by WBC, to protect the amenity of the occupiers of 113 Pitts Lane, as supported by Policy CP3.

- 231345 Householder application for the proposed conversion of the garage into habitable accommodation at 28 Ravenglass Close.

Councillors recommended that no objection be raised to this application subject to WBC imposing the following condition that a scheme for the provision of two parking spaces on curtilage shall be submitted to and approved by WBC, and implemented prior to the first occupation of the conversion, to satisfy the requirements of Policy CC07, and Sections P1, P2 and P3 of the Borough Design Guide, in that safe and convenient parking is provided on-curtilage on this corner location property. If WBC are minded to approve this application, the following informative is requested: 1: As these proposals appear to impact directly on a party wall with 27 Ravenglass Close the applicant's attention is drawn to the potential need for a Party Wall Notice.

- 231418 Householder application for the proposed single storey rear and front extension, following demolition of existing conservatory, loft conversion with insertion of roof lights, raising of ridge height by 300mm, demolition of existing garage/store to replace with new garage/storeroom and changes to fenestration at 65 Mill Lane.

Councillors recommended that no objection be raised to this application subject to WBC imposing the following condition that the window in the north elevation, to the stairs, facing 63 Mill Lane shall be obscured glazing, with no opening lights below 1.7m above the highest adjacent landing level, unless otherwise agreed by WBC, to protect the privacy and amenity of the adjoining

property as supported by Policy CP3.

231453 Full application for change of use from a residential dwelling house to children's home at 29 Stanton Close.

Councillors recommended that no objection be raised to this application subject to WBC imposing the following condition that whilst there are two tandem parking spaces on curtilage, there is concern that they are not individually accessible, and, as a result, staff may park in the street during shift changes, because of this, details of two, side-by-side parking spaces should be submitted to, and approved by WBC, with the spaces provide within 12 months of the approval. As supported by Policy CC07, and further detailed in sections P1, P2 and P3 of the Borough Design Guide, to ensure that parking can be accommodated satisfactorily on curtilage, is compatible with the local character and is safe and, importantly, convenient to use.

22.2.3 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:

230929 Householder application for the proposed erection of a single storey front extension, single storey side extension and the erection of a first floor including loft space habitable accommodation at 81 Hilltop Road. WBC has received revised/additional plans. Revised plans received have set the extension further in from the neighbouring boundary and displayed lines showing 45-degree visibility splays. Roof plans have also been included.

This application was discussed in Minute Item 22.2.1. Councillors recommended that objection be raised to this application and recommends that WBC refuses the application as the proposed extension is out of character with the host dwelling, as described in the Borough Design Guide, and by virtue of its bulk and mass, as supported by Policy CP3, to the detriment of the character of the area. If WBC are minded to approve the application the following condition is requested to be attached that all first-floor windows proposed in the flank walls facing the side boundaries shall be obscured glazing, with no opening lights below 1.7m above floor level, unless otherwise agreed by WBC, to protect the amenity of the adjacent properties, as supported by Policy CP3.

231300 Full application for the proposed change of use of the existing building to a mixed use of 1 no. dwelling and a place of worship with associated parking. (Part retrospective) at 128 Church Road.

This application was discussed in Minute Item 22.2.1. Councillors recommended that objection be raised to this application and recommends that WBC refuses the application due to concern that the amount of parking proposed is not commensurate with the actual use of the property, it is considered that the parking requirement should be established by way of a Transport Statement based on the actual number of people likely to be visiting the place of worship, rather than the floor area, as in the WBC parking standards. The parking standards state that they are only a starting point for discussion and that each site needs to be assessed on its own merits. This is particularly of importance as the example of a nearby place of worship. approved a few years ago, has proved to have inadequate parking. Therefore, it is considered that the applicant has failed to demonstrate an adequate level of car parking, on curtilage, contrary to Policy CC07, and Sections P1, P2 and P3 in the Borough Design Guide. If WBC are minded to approve the application conditions to address the following points are requested: 1: The submission and approval of a landscape scheme addressing the screening of the front boundary from the street, to mitigate the visual impact on the character of the area, and consideration to screening to the boundaries with the neighbouring property, to protect the amenity of the neighbouring occupants, pursuant to Policies Cp1 and CP3. 2: The submission and approval of a Management Plan for the existing rear garden, to ensure that its use does not impinge upon the amenity of the neighbouring property, and that there is no unneighbourly uses, pursuant to Policy CP3. 3: The submission and approval of hours of operation,

to protect the amenity of neighbouring properties, pursuant to Policy CP3. 4: The submission and approval of a Travel Plan to ensure that parking on-curtilage is satisfactorily managed to avoid the need for on-street parking, pursuant to Policy CC07. 5: the submission and approval of a scheme for white lining at the site access to ensure the safe operation of a two-way working entrance and exit, pursuant to Policy CC07, highway safety.

231305 Full application for the proposed sub-division of a dwelling to form 2No semi-detached dwellings. Conversion of existing dwelling No79 into 2No dwellings No79 and 79A. Changes to fenestration to create access. Erection of close board fencing to divide the rear garden, following demolition of the front boundary wall to create access and parking at 79 Elm Road.

Councillors recommended that objection be raised to this application and recommends that WBC refuses the application for the following reasons: 1: The applicant has failed to demonstrate that the proposed new dwelling are compliant with Policy TB07, Space Standards, and have failed to address the Nationally Described Space Standards for new dwellings. 2: The applicant has failed to provide adequate parking for two separate dwellings, contrary to Policy CC07, with the parking for the dwelling annotated as "79" not contained within its curtilage, requiring that parking on the adjacent proposed, separately owned dwelling "79A" has to be moved to allow access. In this the application fails to demonstrate an appropriate level of off-street parking and fails to meet the guidance in Sections P1, P2 and P3 of the Borough Design Guide, in that the parking does not accommodate cars satisfactorily, is not positioned such that they are safe and convenient for users, and the complex access thereto means they are not sited to minimise any impact on the safety of the public realm.

231377 Householder application for the proposed erection of a single storey rear extension plus insertion of roof lights and rear dormer to facilitate conversion of the loft to create habitable accommodation at 14 Camborne Close.

Councillors recommended that objection be raised to this application and recommends that WBC refuses the application for the following reasons 1: By virtue of the inappropriate mass, built form, height and character, of the proposed roof extension, and its prominent visual impact from the junction with Newquay Drive; and its failure to maintain or enhance the quality of the environment, as supported by Section 23 of the Borough Design Guide, regarding rear roof dormers, in that it fails to appear subservient to the host roof; contrary to Policies CP1 and CP3. 2: By virtues of its relationship to 3 Newquay Drive, it fails to maintain the amenity of the occupants of that property, to the detriment if their quality of life, in that the flank wall of that property scales at 12.5m from the windows in the proposed dormer, as opposed to the recommendation in Section R16 of the Borough Design Guide, which indicates 15m separation for a three storey building, to maintain privacy, contrary to Policy CP3. If WBC are minded to approve this application, the following informative is requested: 1: As these proposals appear to impact directly on the party wall with 12 Camborne Close the applicant's attention is drawn to the potential need for a Party Wall Notice.

231477 Householder application for the proposed erection of a single storey side extension to form external store area, single storey side/rear extension following demolition of existing garage, plus the insertion of a roof lantern to existing roof and changes to fenestration at 61 Meadow Road.

Councillors recommended that objection be raised to this application and recommends that WBC refuses the application due to the topography of the gardens in the vicinity the resulting floor level of the proposed garden room will provide the opportunity for overlooking the rear garden to 63 Meadow Road to the detriment of the privacy and amenity of the occupiers of that property, contrary to Policy CP3. If WBC are minded to approve this application, the following conditions are requested: 1: The glazed openings to south side of the extension shall be obscured glazing, unless otherwise agreed by WBC, to protect the amenity and privacy of the occupiers of 63 Meadow Road, as supported by Policy CP3. 2: As the approved extension has a separate entrance, it shall only be used incidental to the use of the main dwelling and shall not be used as a separate

unit of accommodation 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 CC07.

22.2.4 Tree Works Applications

The following tree works applications were noted and no objections were raised: -

- 231460 Application for works to Protected Trees – TPO-0197-1980. T6, Ash - Request is to remove dead branches and reduce the size of the crown to preserve its health. Reason for works: Main Ash tree under the TPO is showing early signs of Ash dieback disease. Also overhangs public footpath at 17 Laniver Close.
- 231466 Applications for works to protected tree/s TPO-0197-1980 (G1) G1, Mixed Species (A2 on TPO) – To cut overhanging branches back to or just beyond boundary to appropriate pruning points or collar cuts. Reason for works: To make the garden more useable and safer for the elderly resident at 11 Sharpthorpe Close.
- 231468 Application for works to Protected Trees - TPO 0383-1988, A1, one oak and one ash. Cut back branches overhanging in to rear garden of 26 Swepstone Close to just beyond boundary line to suitable pruning points or collar cuts. Sever ivy at base of trees along boundary line using handsaws ensuring the bark/cambium of the trees are not damaged at 26 Swepstone Close.

22.3 Permitted Development Rights

The following permitted development rights application was noted: -

- 231429 Application for a certificate of existing lawful development for a single storey rear extension to existing dwelling at 23 Erleigh Court Gardens.

22.4 Planning Applications Withdrawn

There were no applications withdrawn.

22.5 Adjoining Parish Consultations

There were no adjoining parish consultations.

23. **PLANNING APPEALS**

23.1 Appeals Submitted

23.1.1 222875 – 10 Ilfracombe Way, Earley, RG6 3AQ

Members noted that an appeal has been made to the Secretary of State against the decision of Wokingham Borough Council to refuse planning permission for the proposed conversion of the garage into habitable accommodation (part retrospective).
Appeal ref: APP/X0360/W/23/3314483

Bill Luck left the meeting.

24. **PLANNING ENFORCEMENT STATISTICS**

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

25. TREE PRESERVATION ORDERS

The committee noted that no Tree Preservation Orders notifications had been received.

26. PUBLICATIONS

Members noted that no publications had been received.

27. PRESS RELEASES

No press releases were requested.

28. 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

29. MINUTES OF THE PREVIOUS MEETING

30. ADVISOR TO THE PLANNING COMMITTEE

31. TERMINATION OF MEETING

The meeting was declared closed by the Chair at 8.26 pm.

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Chair, Planning Committee