



PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held in the Council Chamber at the Council Offices, Radstock Lane, Earley on Tuesday 6th June 2023 which commenced at 7.00pm.

Present:

Chair – Councillor M Smith

Councillors: N Brock, R Browne, R Cook, M De Jong, M Iyengunmwena, S Jordan, P Jorgensen and C Smith.

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

Prior to the start of the meeting, it was agreed that Councillor C Smith would act as Chair until the Chair & Vice Chair of the Planning Committee had been formally appointed in Agenda Item 2.

1. APOLOGIES FOR ABSENCE

Apologies were received from Councillor A Neal.

2. APPOINTMENT OF COMMITTEE CHAIR & VICE CHAIR

2.1 Councillor C Smith called for nominations for the position of Chair of the Planning Committee and following one nomination it was: -

RESOLVED that Councillor M Smith be elected as Chair of the Planning Committee.

2.2 Councillor C Smith called for nominations for the position of Vice Chair of the Planning Committee and following one nomination it was: -

RESOLVED that Councillor R Cook be elected as Vice Chair of the Planning Committee.

Councillor C Smith stepped down as Chair and Councillor M Smith assumed his place as Chair of the Planning Committee.

Councillor M Smith expressed his thanks to Councillor Littler for his time as the previous Chair of the Planning Committee and introduced Bill Luck, Planning Advisor to members of the committee.

At the Chair's suggestion, councillors agreed that in reference to Standing Order 3i, members of the committee would not be required to stand when speaking at this and future planning committee meetings.

3. DECLARATIONS OF INTEREST

Councillor C Smith declared an interest in application 231000 – 42 Ilfracombe Way, as she lives near to the application site.

4. PUBLIC FORUM

The representative from ACER raised concerns about application 230929 – 81 Hilltop Road in that this is another bungalow to house conversion, which increases the mass/scale of the property. A member of the public present also raised concerns about the same application in relation to overdevelopment, loss of light, overlooking and the visual impact on the street scene.

The ACER representative also expressed concerns in relation to application 231136 – 26 Hilltop Road due to its mass/bulk and impact on the street scene. Concerns were also raised about the parking provision and loss of soft landscaping in the front garden.

Members agreed to bring forward the discussion on both applications from Agenda Item 6.2.2 - Conditional Approval Recommendations and, following discussions it was: -

RESOLVED that the following observations and comments to the applications be sent to the Local Planning Authority.

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. The revised details show: Revised plans received adding a bedroom window to the front blank wall, the dormer size has been reduced and mirrored so that there are two dormers instead of one, the side bedroom windows have been omitted in respect of potential loss of privacy.

Councillors recommended that objection be raised to this application and recommended that WBC refuses the application for the following reasons: 1: It is considered that the proposals are of an inappropriate scale, mass and built form to the detriment of the quality of the area and are also of an unbalanced design, striking a discordant note in the general architectural style of the street scene and are not of a high-quality contrary to Policies CP1 and CP3. 2: It is considered that the two-front facing dormers are at variance with the general character of the area. 3: The applicant has failed to demonstrate that the proposals do not shade windows of adjoining properties as defined in sections R18 and R3 of the Borough Design Guide, as supported by Policy CP3.

If WBC are minded to approve this application the following condition is requested:

1: The proposed windows to the side elevations shall be of obscured glazing, with no opening lights below 1.7m above floor level, unless otherwise agreed by WBC, to protect the privacy and amenity of neighbouring properties, pursuant to Policy CP3. In addition, the following informative is also requested: 1: The applicant is made aware that this approval is for the extension of the existing property and that if the existing property is completely demolished in carrying out these works then a fresh planning application for a new dwelling will be required. ETC would also express concern about the potential future use of this property as a House in Multiple Occupation, in particular with regards to the impact of such a use under Policies CP3 and CC07.

231136 Householder application for the proposed erection of a first-floor extension, two storey front, side and rear extension with loft conversion to form additional accommodation. Following demolition of existing conservatory at 26 Hilltop Road.

Councillors recommended that objection be raised to this application and recommended that WBC refuses the application for the following reasons: 1: It is considered that the proposals are of an inappropriate scale, mass and built form to the detriment of the quality of the area; and are also of an unbalanced design, striking a discordant note in the general architectural style of the street scene, and are not of a high-quality contrary to Policies CP1 and CP3. 2: It is considered that the two front facing dormers are at variance with the general character of the area. 3: It is considered that

the detailed design of the front elevation is of an inappropriate character, much too complex to complement the character of the surrounding building, failing to respond to the general character of the street nor does it reflect the character of the host dwelling, in failing to integrate with its surroundings, contrary to Policy CP3. It also fails to maintain a high quality for the environment, contrary to Policy CP1, and Para 130 of the NPPF. 4: The design is also contrary to the National Design Guide Part 2, Identity, in that it fails 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. If WBC are minded to approve this application, the following condition is requested: 1: All windows in the proposed flank elevations shall be obscured glazing and at first floor and roof level such windows shall not have any opening lights below 1.7m above floor level, to protect the amenity of neighbouring properties pursuant to Policy CP3. In addition, the following informative is requested: 1: The applicant is made aware that this approval is for the extension of the existing property and that if the existing property is completely demolished in carrying out these works then a fresh planning application for a new dwelling will be required.

The ACER Representative and members of the public left the meeting.

5. MINUTES OF PREVIOUS MEETING

The Minutes of the meeting held on 2nd May 2023 were agreed as a true record and it was **RESOLVED** they be signed by the Chair (Minutes 160 - 172).

6. APPLICATIONS FOR PLANNING PERMISSION

6.1 Decision Notices Issued by the Local Planning Authority

The Decision Notices reported to the meeting were noted.

6.2 Planning Applications Received since the Last Meeting of this Committee

6.2.1 No Objection Notifications

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

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| 230921 | Full application for the proposed erection of a part single storey part three storey rear extension to the existing care home to accommodate a lift shaft at Rowan Court, Newquay Drive. |
| 230945 | Householder application for the proposed erection of a single storey rear extension at 8 Blackthorn Close. |
| 230965 | Householder application for the proposed erection of a single storey rear infill extension at 9 Pond Head Lane. |
| 231000 | Householder application for the proposed erection of a single storey rear extension including the insertion of a roof lantern, part garage conversion, plus the insertion of roof lantern to existing flat roof at 42 Ilfracombe Way. |
| 231017 | Householder application for the proposed change of roof profile from hipped to gable with new dormer windows to front and rear elevations and 4no. new windows to front of roof at 425 Wokingham Road. |
| 231069 | Householder application for the proposed erection of a dropped kerb at 35 Pitts Lane. |

- 231199 Householder application for the proposed erection of two storey side extension plus changes to fenestration following demolition of existing conservatory at 85 Anderson Avenue.
- 231218 Householder application for proposed erection of a single storey rear extension and part conversion of existing garage to storage space with fenestration changes at 15 Sibley Park Road.
- 231230 Householder application for the proposed erection of a part two storey part first floor side extension at 11 Adwell Drive.
- 231262 Householder application for the proposed erection of a single storey front extension following demolition of existing front extension, garage conversion to create habitable accommodation including insertion of roof light to existing roof, single storey rear extension, first floor rear extension, two storey side extension and changes to fenestration at 514 Wokingham Road.
- 231311 Full application for the proposed erection of two temporary structures and a canopy for the purpose of storage in the rear yard. (Retrospective application) at Suttons Business Park, Unit 49, Suttons Business Park Avenue.

6.2.2 Conditional Approval Recommendations

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

- 230929 Application for 81 Hilltop Road was brought forward on the agenda and the decision can be found in Minute Item 4.
- 231040 Householder application for the proposed erection of a single storey rear extension with 1no. roof lantern following demolition of existing utility outbuilding, garage conversion to create habitable accommodation, plus changes to fenestration at 43 Hawkedon Way.

Councillors recommended that no objection be raised to this application subject to WBC imposing the following conditions: - 1: Because the converted garage is provided with a separate entrance, no part of the converted garage, as hereby approved shall be used as a separate unit of accommodation, or part of a separate unit of accommodation, for fee paying occupants, unless otherwise approved by WBC in writing, to ensure that adequate car parking is provided at all times, and to protect the amenity of neighbouring properties, pursuant to Policies CC07 and CP3. In addition, to address concerns from the neighbouring property, the following informatives are requested: 1: The applicant's attention is drawn to the potential need to serve notice on adjoining properties under the Party Wall Act. 2: The applicant is advised that this approval does not grant any rights for any part of the works as constructed to oversail the property boundaries.

- 231113 Householder application for a double length garage converted to an annexe (retrospective) at 5 Nash 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 a separate dwelling. 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.

231118 Householder application for the proposed erection of single storey rear and side extensions at 47 Meadow Road.

Councillors recommended that no objection be raised to this application subject to WBC imposing the following informative: - 1: The applicant is advised that this approval does not grant any rights over adjoining property with regards to the relationship of the side extension roof to the neighbouring property and is reminded that roof drainage must be contained within their own property.

231136 Application for 26 Hilltop Road was brought forward on the agenda and the decision can be found in Minute Item 4.

231246 Application to vary conditions 2 and 13 and remove condition 14 of planning consent 203283 for the erection of a new replacement dwelling with habitable loft space and basement following the demolition of the existing dwelling. Condition 2 refers to Approved Details, Condition 13 to Boundary Fencing and Condition 14 to Landscaping; the variation and removal is to allow the removal of the 1.7m high boundary fencing and planting screen. (Part Retrospective) at 26 Maiden Erlegh Drive.

Councillors recommended that no objection be raised to this application subject to WBC imposing the following informative: - 1: The applicant is to ensure that boundary fences to the height of 2.2m to 24 Maiden Erlegh Drive, and of 2.6m to 28 Maiden Erlegh Drive, are maintained in perpetuity, unless otherwise approved by WBC, to protect the amenity of these adjoining dwellings from overlooking from the constructed patio area, pursuant to Policy CP3.

231251 Full application for the proposed erection of 1no. 3 bed dwelling with new crossover, landscaping and associated access, parking and amenity space. Following the demolition of the existing garage and store/utility room at 23 Erleigh Court Gardens.

Councillors recommended that no objection be raised to this application subject to WBC imposing the following condition 1: The parking as shown on the approved drawing J/645/04 shall be provided prior to first occupation of the approved new dwelling, to details approved by WBC, pursuant to Policy CC07.

6.2.3 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:

231120 Householder application for the proposed single storey front extension, single storey rear extension plus changes to fenestration following demolition of existing conservatory and conversion of existing garage to create habitable accommodation at 10 Henley Wood Road.

Councillors recommended that objection be raised to this application and recommends that WBC refuses the application for the following reasons: 1: The front extension is an incongruous projection into the street scene and does not reflect the character of the host dwelling and harms the character of the street scene, contrary to Policy CP3, and Section R23 of the Borough Design Guide. 2: The proposed window to the home office, and the bi-fold doors to the rear extension, provide the opportunity to overlook the rear garden of 12 Henley Wood Road, from the internal raised floor level, thereby compromising the privacy and amenity of that neighbouring property, contrary to Policy CP3. 3: The rear extension results in a minimum garden depth of about 3.4m and a maximum of about 6.85m, resulting in an irregular shaped garden area of about 50sqm., which is considered to be inadequate, compromising the amenity of the current and future occupiers of the property, contrary to Policy CP3 and Section R16 of the Borough Design Guide.

If WBC are minded to approve the application the following condition is requested: 1: The proposed window and bi-fold doors in the elevation facing 12 Henley Wood Road shall be obscured glazing unless otherwise agreed by WBC.

231319 Householder application for the proposed erection of a single storey side/rear extension following demolition of the existing conservatory, plus changes to fenestration at 22 Allonby Close.

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 address the overlooking of 21 Allonby Close from the raised floor level of the proposed rear extension, in particular a bedroom window to 21 Allonby Close, which scales at about 17.8m window to window from the extension, contrary to the guidance in the Borough Design Guide and Policy CP3, in failing to protect the amenity of neighbouring properties. 2: The relationship of the proposed extension to the highway boundary is poorly designed and would present a discordant element to the character of the street, contrary to Policy CP3. If WBC are minded to approve this application, the following conditions are requested: 1: Details of suitable landscaping to screen the boundary with the rear of 21 Allonby Close are to be submitted to, and approved by WBC, with planting prior to commencement of construction, to protect the amenity of 21 Allonby Close, pursuant to Policy CP3. 2: A scheme for the proposed parking, and with associated landscaping are to be submitted to, and approved by WBC with installation prior to first occupation of the extension, to protect the amenity and character of the area, pursuant to Policy CP3, and to ensure adequate parking is provided pursuant to Policy CC07.

6.2.4 Tree Works Applications

The following tree works applications were noted: -

- 231115 Application for works to protected tree(s) TPO 615/1993, T1, T1, Mulberry – Crown reduction by up to 2m back to previous pruning points at 193 Church Road.
- 231160 Application for works to protected tree(s) TPO 94/1976, T1, T1, Oak – Crown reduction by approx. 2-3m to leave a balanced crown of 15m in height; remove deadwood at 57 Radstock Lane
- 231274 Application for works to protected tree(s) TPO 1520/2016, T5 T1, Lawson Cypress (T5 on TPO) – Remove branch resting on utility pole facing towards no. 13 Betchworth Avenue at Land along Buckhurst Way, adjacent to 13 Betchworth Avenue.

Bill Luck left the meeting.

6.3 Permitted Development Rights

The following permitted development rights application was noted: -

- 231020 Prior approval submission for the proposed installation of a Solar Photovoltaic roof mounted scheme under 1MW in size at 1 Thames Valley Park Drive.

6.4 Planning Applications Withdrawn

The following application was noted as withdrawn: -

- 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 ancillary residential use at 5 Nash Close.

6.5 Adjoining Parish Consultations

There were no adjoining parish consultations.

7. **PLANNING APPEALS**

7.1 Appeals Submitted

7.1.1 221892 – 544 Wokingham Road, Earley, RG6 7JB

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 subdivision of the site and erection of a detached 2 no. bedroom dwelling and car port following demolition of existing outbuildings, with associated access, storage and parking. *Appeal ref: APP/X0360/W/23/3315026*

8. **PLANNING ENFORCEMENT STATISTICS**

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

9. **TREE PRESERVATION ORDERS**

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

10. **STREET NAMING & NUMBERING**

Members noted that the commercial property name for Elms Montessori School & Day Nursery has changed its name to Chalkhouse Nursery, 2 Elm Lane, Lower Earley, Reading, RG6 5UF.

11. **APPLICATION 221797 – CROCKERS, RUSHEY WAY, RG6 4AS**

11.1 Members noted that notification had been received from Wokingham Borough Council informing ETC that application 221797 – Crockers, Rushey Way, RG6 4AS would be going before WBC’s Planning Committee on 14th June 2023.

11.2 Members considered whether representation should be made at WBC’s Planning Committee meeting by a member of ETC’s Planning Committee in relation to the application and it was:

RESOLVED that Councillor C Smith would make representation at the meeting on behalf of Earley Town Council and Councillor P Jorgensen as a Borough Ward Councillor for Hillside.

12. **PLANNING TRAINING**

The Deputy Town Clerk updated councillors on planning training available to members of the Planning Committee.

13. **PUBLICATIONS**

It was noted that the following publications had been received since the last meeting and were available for perusal from the Council Offices: -

Wokingham Borough Council	Neighbourhood CIL Proportion Reports April 2023.
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14. PRESS RELEASES

Members requested a press release in relation to planning application 221797 – Crockers, Rushey Way.

15. EXCLUSION OF PUBLIC AND PRESS

There were no members of the public or press present. It was agreed that Agenda Item 16 be taken under Part II.

PART II

16. ADVISOR TO THE PLANNING COMMITTEE

17. TERMINATION OF MEETING

The meeting was declared closed by the Chair at 8.44 pm.

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Chair, Planning Committee