



**PLANNING COMMITTEE**

Minutes of a meeting of the Planning Committee held in the Council Chamber at the Council Offices, Radstock Lane, Earley on Tuesday 5<sup>th</sup> September 2023 which commenced at 7.00pm.

**Present:**

Chair – Councillor M Smith

Councillors: R Browne, 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 from ACER and two members of the public.

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**46. APOLOGIES FOR ABSENCE**

Apologies were received from Councillors N Brock, R Cook and A Neal.

**47. DECLARATIONS OF INTEREST**

There were no declarations of interest.

*Councillor Jordan entered the meeting*

**48. PUBLIC FORUM**

The representative from ACER raised concerns in relation to application 231952 – 36 Pitts Lane that it is a large development in scale and mass which would affect the character of the area. Also, concerns were raised about the close proximity to the neighbouring property which would affect their privacy. A member of the public agreed with the concerns raised by ACER and raised their own concerns about overlooking.

The committee brought forward deliberation on application 231952 – 36 Pitts Road from Agenda Item 5.2.2. The application was discussed and the decision can be found in Minute Item 50.2.3.

*The two members of the public left the meeting*

The Representative from ACER also raised concerns in relation to application 232069 – 695 London Road that there has been no mention of parking and there are concerns regarding the impact on the street scene.

The committee brought forward deliberation on application 232069 – 695 London Road from Agenda Item 5.2.2. The application was discussed and the decision can be found in Minute Item 50.2.3.

**49. MINUTES OF PREVIOUS MEETING**

The Minutes of the meeting held on 1<sup>st</sup> August 2023 were agreed as a true record and it was **RESOLVED** they be signed by the Chair (Minutes 32 - 45).

## **50. APPLICATIONS FOR PLANNING PERMISSION**

50.1 Decision Notices Issued by the Local Planning Authority  
The Decision Notices reported to the meeting were noted.

50.2 Planning Applications Received since the Last Meeting of this Committee

50.2.1 No Objection Notifications

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

- 231629 Full application for the proposed installation of a foul water drain and associated drainage works at land in highway to south of University of Reading Enterprise Centre, Whiteknights Campus.
- 231806 Householder application for the retention of the as built front boundary wall (Part Retrospective) at 11 Wilderness Road.
- 231809 Full application for the proposed change of use of the existing building to a mixed use including use classes B2, B8 and E(g), creation of additional hardstanding and internal and external refurbishments to include installation of drainage, a dock leveller ramp, 2 no. additional vehicle doors, 6 no. EV charging stations and 286 no. roof-mounted PV panels, plus erection of boundary fencing and access gates, following demolition of an existing two storey side element, generator housing and removal of an external stairway to the rear at Unit 34, Suttons Business Park, Suttons Parks Avenue.
- 231817 Householder application for the proposed single-storey, rear extension (part retrospective) at 3 Wilderness Road.
- 231850 Application for 20 Kenton Road was discussed and the decision can be found in Minute Item 50.2.3.
- 231901 Full application for the proposed change of use of land to residential garden, with associated removal of existing fence and erection of new fence and gates at 3 Ramsey Close.
- 231906 Householder application for the proposed single storey front extension and loft conversion with rear dormer at 16 Allendale Road.
- 231922 Application to vary conditions 3 and 5 of planning consent 230495 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. Condition 3 refers to External Materials and condition 5 refers to Parking and Turning Space, and the variation is to allow the change of roof tile colour and the width reduction and relocation of proposed garage at 87 Elm Road.
- 231934 Householder application for the proposed erection of a single storey front extension and a part first floor part two storey side and single storey rear extension, plus conversion of the garage to habitable accommodation and changes to fenestration at 18 Beaconsfield Way.

- 231989 Householder application for the proposed erection of single storey rear extension and pergola, plus fenestration to match existing including 2no. rooflights, following the demolition of existing conservatory at 127 Hilmanton.
- 232005 Full application for the proposed replacement of existing Atmospheric Observatory Shed, erection of a helium cylinder storage shed and new paving at University of Reading Atmospheric Observatory, Whiteknights Campus.
- 232013 Householder application for the proposed erection of single storey side and front extension, including fenestration to match existing at 23 Allendale Road.
- 232035 Householder application for the proposed erection of part single part two storey rear extension, plus alteration to fenestration including 1no. rooflight, and removal of existing kitchen boiler flue chimney, following the demolition of existing outbuilding at 35 Kenton Road.

#### 50.2.2 Conditional Approval Recommendations

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

- 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. WBC received revised/additional plans for this application. The revised details showed changes to the design and scale of the proposal 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, and to the south elevation facing No.67, 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.

- 231646 Full planning application for the proposed erection of a single storey front extension and raising and modification of the roof of the existing Gospel Hall to form a first floor, plus changes to fenestration, addition of a front canopy roof and creation of first floor access via rear external stairs, with associated changes to car parking and landscaping and erection of gates at 20 Pitts Lane.

Councillors recommended that no objection be raised to this application subject to WBC imposing the same conditions as applied to Approval 200564.

- 231727 Householder application for the proposed erection of a front canopy roof and a part single part two storey side and rear extension following demolition of the existing garage, rear conservatory and 1 no. chimney, plus erection of a detached outbuilding and widening of the existing dropped kerb. (Part retrospective) at 30 Radstock Lane.

Councillors recommended that no objection be raised to this application subject to WBC imposing the following condition that as an approval of this application would result in a new permission for all the works, the conditions attached to 212205, where appropriate, should also be attached to any approval of 231727.

- 231841 Householder application for the proposed erection 2No storey side/rear extension including Juliet balcony and single storey rear with rooflight. Erection of a single storey detached rear outbuilding. WBC received revised/additional plans this

application. The revised details showed the side extension set back at first floor level by 2.3 metres, changes to the proposed layout and addressed other discrepancies within the original plans at 93 Silverdale Road.

Councillors recommended that no objection be raised to this application subject to WBC imposing the following condition that the outbuilding hereby approved shall only be used incidental to the host dwelling, and shall not be let as a separate unit of accommodation, without prior approval by WBC, to ensure adequate parking is provided and to protect the amenity of neighbouring properties, pursuant to Policies CP3 and CC07.

231869 Full application for the proposed change of use of building to educational use, including internal and external alterations (part retrospective) at Maiden Erlegh School, Silverdale Road.

Councillors recommended that no objection be raised to this application subject to WBC imposing the following condition that the submission to, and approval by, WBC of a scheme for heating that achieves the necessary mandatory Building Research Establishment Assessment Method (BREEAM) requirements, or any future national equivalent, for non-residential buildings, as defined by Policies CP1 and CC04. ETC would also like to highlight their concerns that, given the history of traffic and parking problems in the vicinity, no transport statement accompanies the application to judge whether the proposals give rise to any changes of concern.

231939 Householder application for the proposed erection of a single storey rear extension, and front extension to form a porch and internal alterations, garage conversion with front bay window. Following demolition of existing conservatory and rear bedroom at 24 Repton Road.

Councillors recommended that no objection be raised to this application subject to WBC imposing the following condition that the proposed windows to the side elevation facing 26 Repton Road shall be of obscured glazing, unless otherwise agreed by WBC, to protect the privacy and amenity of neighbouring properties, pursuant to Policy CP3.

#### 50.2.3 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:

231850 Householder application for the proposed erection of single storey front extension, part single part two storey side extension with garage conversion to create habitable accommodation along with first floor side extension with balcony, proposed erection of a terrace to the existing side extension, following demolition of the existing porch at 20 Kenton Road.

This application was referred to in Minute Item 50.2.1. Councillors recommended that objection be raised to this application and recommends that WBC refuses the application for the following reasons: - 1: The proposed porch is considered too large and out of keeping with the character of the area, projecting too far beyond the building line to the detriment of the quality of the street scene, contrary to Policy CP3. 2: The proposed balcony on the front elevation is considered inappropriate and out of character with the area, contrary to Policy CP3.

231887 Householder application for the proposed installation of rooflights and 2 no. rear dormers to facilitate conversion of the loft to habitable accommodation at 156 Maiden Place.

Councillors recommended that objection be raised to this application and recommends that WBC refuses the application for the following reasons: 1: ETC consider that the proposed two blank dormers, particularly that on the front elevation of the terrace, of which the application property

forms a part, are incongruous and out of character with the host dwelling and the adjoining properties, and the prominent location of the terrace causes significant harm to the character of the area, contrary to Policy CP3. The proposals are not designed in sympathy with the design of the host dwelling, as set out in Section R23 of the Borough Design Guide and fails to maintain the quality of the environment as supported by Policies CP1 and CP3. 2: The proposals are contrary to Para 130 of the NPPF(2021), in that the proposed dormer extensions fails to add to the overall quality of the area, are of poor architectural quality, making the building visually unattractive and not sympathetic to the character of the adjoining properties; 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, and failing to adopt typical building forms and features of the area.

If WBC are minded to approve this application the following informative is requested: 1: The applicant's attention is drawn to the potential need for a Party Wall Notice on the adjoining property due to the close proximity of the proposed dormers to the party wall and the likely impact their construction will have on the neighbouring property.

231952            Householder application for the proposed erection of a part single part first floor side and two storey side and rear extension, a single storey rear extension and a porch canopy roof, plus insertion of rooflights, modifications to the existing roof and changes to fenestration, following demolition of the existing garage and two storey front bay windows at 36 Pitts Lane.

This application was discussed in Minute Item 48. Councillors recommended that objection be raised to this application and recommend that WBC refuses the application for the following reasons: 1: The proposal fails to maintain the spacious landscaped character of this row of houses, being overly large and close to the boundaries, failing to respect the existing separation character of other properties along this side of the road, being of an inappropriate mass, layout, built form, height and character, without a high quality design, to the detriment of the street scene and the visual amenity of neighbouring properties, contrary to Policies CP1 and CP3.

2: The proposal is poorly designed and fails to maintain or enhance the quality of the environment, contrary to Policy CP1; is of an inappropriate built form and character to the detriment of the character of the area, contrary to Policy CP3; and further, it fails to create a high quality and beautiful building, failing to add to the character of the area, is visually unattractive, unsympathetic to local character, and is not well designed, and as such should be refused, as set out in Paragraphs 126, 130 and 134 of the NPPF (2021)].

3: It is considered that the large rear extension adjacent to the adjoining property gives rise to the potential for increased overlooking of the rear garden of that adjoining property, to the detriment of the amenities of the adjoining land users, contrary to Policy CP3.

If WBC are minded to approve this application the following conditions are requested: 1: As the "annexe" formed as part of these proposals has a separate entrance and staircase, it shall only be used incidental to the use of the main dwelling, and shall not be used as a separate unit of accommodation for fee paying occupants, 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 CC 07. 2: All proposed first floor windows in the side elevations shall be obscured glazing, with no opening lights below 1.7m above floor level to protect the amenity of neighbouring properties as supported by Policy CP3.

231998            Householder application for the proposed raising and modification of the roof to create first floor accommodation and erection of a two-storey side and single storey rear extension with 2 no. lantern rooflights following demolition of existing rear conservatory and garage, plus changes to fenestration at 14 Gipsy Lane.

Councillors recommended that objection be raised to this application and recommends that WBC refuses the application for the following reasons that the front elevation is poorly designed and fails to maintain or enhance the quality of the environment, contrary to Policy CP1; is of an

inappropriate built form and character to the detriment of the character of the area, contrary to Policy CP3; and further, it fails to create a high quality and beautiful building, failing to add to the character of the area, is visually unattractive, unsympathetic to local character, and is not well designed, and as such should be refused, as set out in Paragraphs 126, 130 and 134 of the NPPF (2021).

If WBC are minded to approve this application the following conditions are requested: 1: The proposed first floor 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. 2: A parking plan is to be submitted to and approved by WBC, to show how two parking spaces can be accommodated on the frontage such that vehicles can enter and leave the property in forward gear at the junction to ensure highway safety, as supported by Policy CC07

232069 Full application for the proposed raising of existing flat roof to mansard roof with windows to create habitable accommodation at 695 London Road.

This application was discussed in Minute Item 48. Councillors recommended that objection be raised to this application and recommends that WBC refuses the application for the following reason that there is no information provided with regards to parking provision for this enlarged property, particular in consideration of the oversubscribed on-street parking in the area, contrary to Policy CPI, harm to the character and amenity of the area; and Policy CC07 provision of adequate, and appropriate, car parking.

If WBC are minded to approve this application, the following condition is requested: 1: The proposed second window to bedroom 4, in the west elevation of the mansard roof, incorrectly annotated as the "southwest elevation" on the drawings, shall be fixed closed, to prevent windows opening over the title boundary into the adjoining property, and to be obscured glazing, unless otherwise agreed by WBC, to protect the future amenity of the adjoining property, pursuant to Policy CP3. 2: Access to any roof areas shall be restricted to maintenance only, to prevent their future use as balconies infringing the privacy and amenity of neighbouring properties, as supported by Policy CP3.

In addition, the following informative is requested that the applicant's attention is drawn to the need to enter into an agreement with the owner of the adjoining maisonette with regards to the construction of the works, potentially by way of a Party Structure Notice.

#### 50.2.4 Tree Works Applications

231844 Application for works to protected tree(s) 1366/2010, Area 2, T1, Oak – Section fell to just above ground level at 399 Wokingham Road.

Councillors recommended that concerns be raised about the adequacy of the submission documents and that there is insufficient information from a tree expert.

The following Tree Works application was noted.

232084 Application for works to protected tree(s) TPO 1614/2017 T3, Birch – Removal of overhanging branch at 30 Henley Wood Road.

#### 50.3 Permitted Development Rights

There were no permitted development applications.

#### 50.4 Planning Applications Withdrawn

The following withdrawn application was noted: -

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

50.5 Adjoining Parish Consultations

There were no adjoining parish consultations.

**51. PLANNING APPEALS**

51.1 Appeal Decision

51.1.1 221892 – 544 Wokingham Road, Earley, RG6 7JB

Members noted the decision made by the Secretary of State in relation to Wokingham Borough Council's refusal of 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. The appeal was dismissed. *Appeal ref: APP/X0360/W/23/3315026*

51.1.2 222875 – 10 Ilfracombe Way, Earley, RG6 3AQ

Members noted the decision made by the Secretary of State in relation to Wokingham Borough Council's refusal of planning permission for the proposed conversion of the garage into habitable accommodation (part retrospective). The appeal was allowed. *Appeal ref: APP/X0360/W/23/3314483*

**52. PLANNING ENFORCEMENT STATISTICS**

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

**53. TREE PRESERVATION ORDERS**

Members noted that no Tree Preservation Order notifications had been received.

**54. STREET NAMING & NUMBERING**

Councillors noted that no Street Naming & Numbering notifications had been received.

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

55.1 Councillors noted that Wokingham Borough Council are proposing further Traffic Regulation Order amendments to waiting, loading and parking restrictions in various roads in Earley. A formal Notice of Proposal will be advertised by WBC, week commencing 14<sup>th</sup> September 2023.

55.2 Councillors discussed the proposals and agreed a response to each proposal which would be submitted to WBC by the Deputy Town Clerk.

*The ACER representative left the meeting*

**56. REPRESENTATION AT BOROUGH PLANNING COMMITTEE MEETINGS**

Councillors agreed that the Chair or another planning committee member nominated by the Chair would act as the representative of ETC’s Planning Committee at WBC Planning Committee meetings when required.

**57. 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 July 2023.
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**58. PRESS RELEASES**

No press releases were requested.

**59. TERMINATION OF MEETING**

The meeting was declared closed by the Chair at 9.14 pm.

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Chair, Planning Committee