



PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held in the Council Chamber at the Council Offices, Radstock Lane, Earley on Tuesday 3rd October 2023 which commenced at 7.00pm.

Present:

Chair – Councillor M Smith

Councillors: N Brock, R Browne, R Cook, M Iyengunmwena, S Jordan, P Jorgensen, A Neal 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.

60. APOLOGIES FOR ABSENCE

Apologies were received from Councillor M De Jong.

61. DECLARATIONS OF INTEREST

Councillors P Jorgensen and A Neal declared an interest in Item 11 – Wokingham Borough Council’s Active Travel Improvements between Wokingham Town and Winnersh consultation, as they are both part of WBC’s Task & Finish Group.

62. PUBLIC FORUM

One member of the public raised concerns in relation to application 231952 – 36 Pitts Lane in that the revised plans show a marginal reduction in size and that there are still issues about loss of view and impact on neighbouring property.

The representative from ACER spoke in a personal capacity on application 231946 – 21 Milton Road that there is no real change and that it is in keeping with the area.

The representative from ACER this time on behalf of ACER raised concerns in relation to 231952 – 36 Pitts Lane and the issue of it being a large development in scale and mass which would affect the character of the area. The representative also raised concerns about application 231953 – 7 Delamere Road, in view of the visual impact of the vertical gable end and application 232138 – 31 Culver Lane in relation to the size of the balcony and loss of privacy.

63. MINUTES OF PREVIOUS MEETING

The Minutes of the meeting held on 5th September 2023 were agreed as a true record and it was **RESOLVED** they be signed by the Chair (Minutes 46 - 59).

64. APPLICATIONS FOR PLANNING PERMISSION

64.1 Decision Notices Issued by the Local Planning Authority

The Decision Notices reported to the meeting were noted.

64.2 Planning Applications Received since the Last Meeting of this Committee

64.2.1 No Objection Notifications

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

- 231888 Householder application for the proposed erection of part single part two storey rear extension, plus the alteration of fenestration to match existing at 25 Tinwell Close.
- 231953 Application for 7 Delemere Road was discussed and the decision can be found in Minute Item 64.2.3.
- 232258 Householder application for the conversion of the existing garage to create habitable accommodation to include changes to fenestration (RETROSPECTIVE) at 11a Palmerstone Road.

64.2.2 Conditional Approval Recommendations

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

- 231946 Householder application for the proposed single storey garage with inspection pit and single storey infill with pitched roof to create cloakroom along with pitched canopy roof to the garage, following demolition of the existing garage at 21 Milton Road.

This application is referred to in Minute Item 64.2.3. Councillors recommended that no objection be raised to this application subject to WBC imposing the following condition that as the new garage that constitutes this application is below WBC minimum standards for new garages, being 2m wide at its narrowest point and the applicant has failed to provide any details of parking for cars on curtilage, a plan demonstrating how a minimum of two cars can be parked on-curtilage, for compliance with Policy CC07, shall be submitted to and approved by WBC, and the approved works completed within 12 months. ETC would also raise concerns that from a representation on the WBC website it would appear that these works have already been completed.

- 231952 Application for 36 Pitts Lane was discussed and the decision can be found in Minute Item 64.2.3.

Two members of the public left the meeting.

- 232182 Householder application for the proposed erection of a single-storey part front and part side extension and single-storey rear extension with roof lantern at 9 Woodsend Close.

Councillors recommended that no objection be raised to this application subject to WBC imposing the following condition that the works hereby approved shall be carried out in accordance with the submitted AIA and AMS and be supervised by a suitably qualified Arboriculturist, in accordance with Policy CC03, as supported by Policies CP1 and CP3.

64.2.3 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:

- 231946 Application for 21 Milton Road was discussed and the decision can be found in Minute Item 64.2.2.

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. WBC has received revised/additional plans for this application. The revised details show: Revised plans received reducing the width of the two-storey side extension facing Hitch Hill Close and the depth of the part two storey side extension facing No.38 Pitts Lane and reconfiguring parking provision at 36 Pitts Lane.

This application was referred to in Minute Item 64.2.2. Councillors recommended that objection be raised to this application and recommends 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].

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 CC07.

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,

231953 Householder application for the proposed erection of part two storey side part single storey rear extension, including fenestration to match existing, and alteration of hipped roof to form gable at 7 Delamere Road.

This application was referred to in Minute Item 64.2.1. Councillors recommended that objection be raised to this application and recommends that WBC refuses the application as the gable end to the proposed side extension is considered out of character in this largely hipped roof road, being unsympathetic to the neighbouring properties, contrary to Policy CP3, being of an inappropriate built form, height and character to the detriment of the quality of the area, and Policy CP1, failing to maintain or enhance the quality of the environment.

232138 Application to vary condition 2 of planning consent 222832 for the proposed extension to the existing loft conversion, the erection of a rear dormer, forming a flat roof and raising the side roof up to the existing ridge height. Condition 2 refers to drawing numbers and the variation is for the addition of a balcony at 31 Culver Lane.

Councillors recommended that objection be raised to this application and recommends that WBC refuses the application as it is considered that the proposed balcony, when compared to existing windows in the application property, will provide the opportunity to significantly increase the overlooking of the neighbouring gardens and to give the occupants of those properties a sense of loss

of privacy due to presence of people sitting or standing on the proposed balcony, to the detriment of their amenity, contrary to policies CP1 and CP3.

The ACER representative left the meeting.

232169 Full application for the citing of a modular kiosk associated storage and storage container to the existing carpark (RETROSPECTIVE) at Asda, Chalfont Way.

Councillors recommended that objection be raised to this application and recommends that WBC refuses the application as the applicant has failed to demonstrate that the cumulative impact on the level of parking available for ASDA's customers has not be significantly impacted. The provision of customer parking has been eroded over the years, with cumulative losses due to the petrol station and the loss of the undercroft parking; the losses due to the car wash and the click and collect bay, the losses due to the increase in the number of disabled spaces and the provision of parent and child spaces; the loss to the ASDA delivery compound; losses due to the bottle banks; and the losses due to the successive expansions of the ASDA delivery yard.

This failure to demonstrate that the proposals do not significantly reduce the number of ASDA customer parking spaces is contrary to Policy CC07, in that the applicant has failed to demonstrate that the revised parking provision available for ASDA customers meets the WBC standards for an appropriate overall level of off-street parking, to the detriment of the amenity of the adjoining users of the ASDA complex contrary to Policy CP3.

232247 Householder application for the proposed erection of two storey side extension at 433 Wokingham Road.

Councillors recommended that objection be raised to this application and recommends that WBC refuses the application due to the close proximity of the extension to the boundary with 435 Wokingham Road and is out of keeping with the more spacious separation in this section of road, giving the impression of a terracing effect, especially given the elevated position of the property in relation to the street, contrary to guidance in the WBC Design Guide and to the detriment of the visual amenity and character of the area, contrary to Policies CP1 and CP3.

64.2.4 Tree Works Applications

The following Tree Works application was noted.

232145 Application for works to protected tree(s) 1422/2012, T1, T1, Oak – Crown reduction by 3m; lift by 1m over telephone wire; remove deadwood at 382 Wokingham Road.

64.3 Permitted Development Rights

The following Permitted Development application was noted: -

232170 Application for advertisement consent for 1No Fascia sign,1No fascia sign listing services, 1No Hoarding sign, 1No Hoarding sign with decal and 1No hoarding sign listing services all NON illuminated (RETROSPECTIVE) from 02/08/2023 until 02/08/2028 at Asda, Chalfont Way.

The following Permitted Development application was noted and Councillors requested that an informative be recommended.

232268 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 6.00m, for which the

maximum height would be 3.63m and the height of the eaves 2.75m at 11 Pond Head Lane.

Councillors recommended that no objection be raised to this application subject to WBC imposing the following informative that as the side wall to the proposed rear extension appears to cross the legal boundary with 9 Pond Head Lane, the applicant's attention is drawn to the need for a Party Wall Notice for these works as detailed on the approved drawings.

64.4 Planning Applications Withdrawn

There were no withdrawn applications.

64.5 Adjoining Parish Consultations/Local Authority Consultations

The following Local Authority Consultation was noted: -

232308 Consultation from Reading Borough Council for the following proposal 'Outline application with all matters reserved with the exception of access, for site redevelopment involving the demolition of all existing structures & a residential-led mixed use proposal for up to 820 residential units (Class C3) & up to 5,500 sqm (GEA) of commercial uses (Class E), together with various associated works including replacement pedestrian and vehicle access routes, open spaces, hard & soft landscaping & sewer works, basement excavation, up to 200 basement level car parking spaces, up to 53 separate car parking spaces for Class E uses, up to 860 cycle parking spaces & servicing facilities. This application is accompanied by an Environmental Statement.' at Forbury Retail Park, Forbury Road.

65. PLANNING APPEALS

65.1 Enforcement Appeal Decision

65.1.1 223382 - 112 Silverdale Road, Earley, RG6 7LU

Members noted the decision made by the Secretary of State in relation to an enforcement notice issued by Wokingham Borough Council. The appeal has been part allowed and part dismissed. Full details have been sent to Councillors under separate cover.
Appeal refs: - APP/X0360/C/22/3310836 & APP/X0360/C/22/3310837.

66. PLANNING ENFORCEMENT STATISTICS

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

67. TREE PRESERVATION ORDERS

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

68. STREET NAMING & NUMBERING

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

69. WOKINGHAM BOROUGH COUNCIL'S DRAFT STATEMENT OF COMMUNITY INVOLVEMENT CONSULTATION

Councillors discussed the draft response to WBC's draft Statement of Community Involvement consultation, that had been drafted by the Chair and it was: -

RESOLVED that the response with the added comment received by email from Councillor Litter, be submitted to Wokingham Borough Council.

70. WOKINGHAM BOROUGH COUNCIL'S ACTIVE TRAVEL IMPROVEMENTS BETWEEN WOKINGHAM TOWN AND WINNERSH CONSULTATION

Councillors noted that WBC are consulting on the first stage of a planned new cycling and walking route along A329 Reading Road from Wokingham town centre to the outskirts of Winnersh, as part of its active travel improvements and that the closing date for comments is 22nd October 2023.

71. 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 August 2023.
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72. PRESS RELEASES

Members requested that the submitted comments to WBC's draft Statement of Community Involvement consultation be publicised on ETC's website and that details of WBC's Active Travel Improvements between Wokingham Town and Winnersh consultation, also be publicised.

73. TERMINATION OF MEETING

The meeting was declared closed by the Chair at 8.27 pm.

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Chair, Planning Committee