



PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held in the Council Chamber at the Council Offices, Radstock Lane, Earley on Tuesday 5th December which commenced at 7.00pm.

Present:

Chair – Councillor M Smith

Councillors: N Brock, R Browne, R Cook, M Iyengunmwena, S Jordan, A Neal and C Smith.

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

91. APOLOGIES FOR ABSENCE

Apologies were received from Councillor P Jorgensen.

92. DECLARATIONS OF INTEREST

Councillor Neal declared an interest in Item 13 – Wokingham Borough Council's A329 Reading Road Cycle and Pedestrian Improvements, as he is Chair of WBC's Task & Finish Group, therefore would refrain from making comment.

93. PUBLIC FORUM

The representative from ACER raised concerns about application 232834 – 31 Culver Lane in relation to the full balcony which is unacceptable due to overlooking and loss of privacy. The ACER representative also raised concerns about application 232494 – 20 Culver Lane, as the revised plan still does not provide sufficient soft landscaping.

The ACER representative raised concerns in relation to 232854 – 75 Pitts Lane, as this is an extensive side extension, which is out of character and does not conform to national policy or WBC's policy CP3.

94. MINUTES OF PREVIOUS MEETING

Councillor M Smith requested that an amendment be made to Minute 78.2.2 in relation to application 232404 – 67 Hilltop Road for the applicable conditions to be added to the minutes.

The Minutes of the meeting held on 7th November, with the additional amendment were agreed as a true record and it was **RESOLVED** they be signed by the Chair. (Minutes 74 - 90)

95. APPLICATIONS FOR PLANNING PERMISSION

95.1 Decision Notices Issued by the Local Planning Authority

The Decision Notices reported to the meeting were noted.

95.2 Planning Applications Received since the Last Meeting of this Committee

95.2.1 No Objection Notifications

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

- 232459 Householder application for the proposed erection of single storey rear extension, plus alteration to existing fenestration at 5 Nash Close.
- 232673 Householder application for the proposed loft conversion, hip to gable roof and rear dormer, including the insertion of 3 roof lights at 53 Mill Lane.
- 232692 Householder application for the proposed erection of single storey side and rear extensions at 3 Byron Road.
- 232733 Householder application for the proposed erection of a single storey front extension, part single part two storey side/rear extension including insertion of Juliet balcony, plus changes to fenestration, following demolition of existing extension and garage at 8 Meadow Road.
- 232909 Householder application for the proposed erection of a single storey rear extension and an erection of a single first floor side extensions at 25 Tinwell Close.
- 232934 Householder application for the proposed erection of single storey front, side and rear extension plus internal amendments 652 Wokingham Road.
- 232950 Householder application for the proposed erection of a single storey rear extension, single storey front extension to garage, first floor side extension and proposed dropped kerb at 59 Sibley Park Road.

95.2.2 Conditional Approval Recommendations

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

- 232494 Householder application for the proposed alterations to the front garden to create a driveway and new vehicular access, erection of single storey rear outbuilding following the demolition of the existing detached garage plus the erection of new boundary fencing and associated landscaping (part-retrospective) at 20 Culver Lane.

Councillors recommended that no objection be raised to this application subject to WBC imposing the following conditions 1: 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. 2: The windows to the northwest elevation of the proposed outbuilding shall be obscured glazing, unless otherwise agreed by WBC, to protect the amenity of the neighbouring property, as supported by Policy CP3.

- 232811 Householder application for the proposed two storey side and rear extension plus internal amendments following demolition of existing garage, storage and WC at 4 Whitegates Lane.

Councillors recommended that no objection be raised to this application subject to WBC imposing the following condition that the proposed new window to the front elevation of the first-floor side extension shall be obscured glazing, to avoid increasing the opportunity of views into the rear of 6 Whitegates Lane. In addition, the proposed first floor window to the flank wall of the extension shall similarly be obscured glazing, with no opening lights below 1.7m above first floor level to protect the amenity of the neighbouring property, both as supported by Policy CP3.

232835 Householder application for the erection of a single storey detached outbuilding and the proposed erection of a front extension to this outbuilding, with changes to fenestration and addition of a rooflight. (Part Retrospective) at 225 Wokingham Road.

Councillors recommended that no objection be raised to this application subject to WBC imposing the following condition that as the outbuilding hereby approved, appears to be of a habitable construction and is provided with bathing and kitchen facilities, it 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.

232966 Householder application for the proposed erection of a single storey front extension, conversion of 1no. existing garage to create habitable accommodation, two storey rear extension following demolition of existing sunroom, changes to fenestration plus internal amendments following removal of 1no. existing chimney at 1 Elm Lane.

Councillors recommended that no objection be raised to this application subject to WBC imposing the following condition that as the proposed alterations result in accommodation with a separate entrance, the amended building as hereby approved shall only be used as ancillary accommodation to the main dwelling house and shall not be 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.

95.2.3 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:

232732 Householder application for the proposed raising of the roof and the erection of a single storey front extension, a first-floor front and side extension, a part single part two storey rear extension and conversion of the garage to create habitable accommodation, plus changes to fenestration at 28 Clevedon Drive.

Councillors recommended that objection be raised to this application and recommends that WBC refuses the application for the following reasons: 1: The proposed windows in the flank wall, facing the front elevation of No.26 result in a front to flank distance of only 7.6m, and adversely impact the amenity and privacy of the occupiers of No.26, contrary to Policy CP3 and section R16 of the Borough Design Guide.

2: The proposed raising of the eaves of the host dwelling results in a discordant elevation, out of character with the surrounding dwelling, contrary to Policy CP1, in not maintaining the quality of the environment and contrary to Policy CP3, being of an inappropriate built form and out of character with the area. It is also contrary to Para 130 of the NPPF, in that the proposals fail 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 area 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, failing to adopt typical building forms and features of the area

If WBC are minded to approve this application the following condition is requested that the proposed windows in the flank wall, facing the front elevation of No.26, shall be obscured glazing, with no opening lights below 1.7m above floor level, to address the resultant front to flank distance of only 7.6m and to protect the amenity and privacy of the occupiers of No 26, as supported by Policy CP3 and

section R16 of the Design Guide.

232748 Full application for the change of use from a dwelling house to a House of Multiple Occupancy (HMO) with the addition of one window to the first-floor North elevation at 102 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 adequate parking can be accommodated on-curtilage, as required by Policy CC07, to ensure highway safety and contrary to Policy CP3, impact on the character of the area and amenity of neighbouring properties

2: In addition, it is considered that such a development will adversely impact the character of the area, as defined in Policy CP3, and as recently supported in the Appeal Court case *Kazalbash v Secretary of State*.

3: The proposed conversion of the outbuilding into what appear to be self-contained accommodation, does not fall within the definition of an HMO and therefore cannot be considered under this application description.

Reason: Whilst there is no specific WBC parking standard for sui generis HMOs, the parking standards do require that the applicant can prove that adequate parking is provided for on a proposed site and that their proposal will not have a detrimental impact on highway safety and that any on-street parking generated will not have an adverse impact on the character of the area. Whilst there is no specific standard it is considered that the standard for hotels would be the most appropriate, especially as the majority of proposed bedrooms are configured as a hotel room would be, each with an ensuite.

With ten bedrooms the proposed standard would require 10 spaces on-curtilage, whereas only six are provided. Whilst, ordinarily, on-street parking can be considered to contribute, in this case Elm Road is a classified road (B3350) and not suitable for on-street parking. It is also considered that the proposal as presented, with inadequate on-curtilage parking, would result in parking on the verges, not just in front of the application property but also in front of other properties to the detriment of the amenity of those occupiers and to the character of the area contrary to Policy CP3.

232834 Householder application for the proposed erection of a balcony at 31 Culver Lane.

Councillors recommended that objection be raised to this application and recommends that WBC refuses the application as the proposed balcony, by virtue of its location, will provide direct views into the rear gardens of 29 and 33 Culver Lane to the detriment of the amenity and privacy of the occupants of those properties, contrary to Policy CP1, failing to maintain the quality of the environment, and Policy CP3, being of an inappropriate built form and height to the detriment of quality of life of neighbouring occupiers.

232854 (Retrospective) Householder application for the proposed erection of a single storey extension with a flat roof, internal alternations, change of fenestration and the demolition of the existing garage and a new drop kerb at 75 Pitts Lane.

Councillors recommended that objection be raised to this application and recommends that WBC refuses the application for the following reasons: 1: The single storey, flat roofed extension would be a prominent feature on this corner location and would present a discordant character to the locality. As a result, the proposals fail to maintain or enhance the quality of the environment, contrary to Policy CP1. In addition, by virtue of the inappropriate layout, built form and character and its exposed location and with its poor design concept, the proposals are detrimental to the visual amenity of the area, failing to contribute to the sense of place, and failing to integrate with the surroundings, contrary to Policy CP3.

2: The proposed extension has not been well considered, failing to respond to the character of the host dwelling, failing to complement its architectural style, not being well designed, nor contributing positively to the character of the area, contrary to Section R23 of the WBC Borough Design Guide, as supported by Policy CP3.

3: Contrary to Paragraphs 126 and 130 of the NPPF (2023), the proposed extension fails to add to the overall quality of the area, it is of poor architectural quality, making the building visually unattractive and not sympathetic to the character of the area; 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, failing to adopt typical building forms and features of the area.

If WBC are minded to approve this application and because ETC have concerns that the proposed extension could be separated from the host dwelling to form a separate unit of accommodation, the following condition is requested that as the proposed extension could potentially be separated from the host dwelling, the extension 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. 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.

The representative from ACER left the meeting.

95.2.4 Tree Works Applications

The following Tree Works applications were noted.

- 232658 Application for works to protected tree(s) TPO 1175/2007, T2 T2, Oak – Remove epicormic growth from main lower trunk; remove dead branches overhanging the road at 401 Wokingham Road.
- 232699 Application for works to protected tree(s) TPO 1636/2018, T1 T1, Crack Willow – Crown reduction by approx. 8m from 15m in height to 7m, and reduction in spread to approx. 7m at Land at Bulmershe Allotments.

95.3 Permitted Development Rights

The following Permitted Development application was noted: -

- 232743 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 5.95m, for which the maximum height would be 2.95m and the height of the eaves 2.80m at 9 Felstead Close.

95.4 Planning Applications Withdrawn

There were no withdrawn applications.

95.5 Adjoining Parish Consultations/Local Authority Consultations

The following Local Authority Consultation was noted: -

- 232872 Consultation from Reading Borough Council for the following proposal: Erection of terrace of three units of teacher's accommodation ancillary to main C2 educational use at Leighton Park School, Shinfield Road.

Bill Luck left the meeting.

96. PLANNING APPEALS

96.1 Appeals Submitted

96.1.1 230291 – 1 Wheelton Close, Earley, RG6 7YD

Councillors noted that an appeal had been made to the Secretary of State against the decision of Wokingham Borough Council to refuse planning permission for the proposed change of use of amenity land to residential garden and erection of a 1.8m high brick wall.

Appeal ref: APP/X0360/W/23/3322810

97. PLANNING ENFORCEMENT STATISTICS

Councillors noted the Planning Enforcement figures received from Wokingham Borough Council for October 2023 – closed cases and November 2023 – live cases.

98. TREE PRESERVATION ORDERS

Members noted that Tree Preservation Order 1937/2023– Trees located on Gipsy Lane between Kilnsea Drive and Felixstowe Close had been made by Wokingham Borough Council on 15th November.

99. STREET NAMING & NUMBERING

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

100. HOUSES OF MULTIPLE OCCUPATION (HMOs)

Members noted that should they have concerns about HMOs, these are to be raised at Planning Committee meetings when individual applications are being discussed and that the Deputy Town Clerk will keep a list of these applications.

101. WOKINGHAM BOROUGH COUNCIL'S SPEED REVIEW

Councillors noted that no response/outcome had been received from Wokingham Borough Council on its Speed Review, which ETC sent a submission to in July 2020. It was agreed that a formal letter will be sent to Wokingham Borough Council requesting an update and suggesting that an interim report should be provided.

102. READING BOROUGH COUNCIL'S - READING TRANSPORT STRATEGY CONSULTATION 2040

102.1 Members considered the working group's draft response to Reading Borough Council's Reading Transport Strategy consultation, which closes on 11th December 2023.

102.2 The Chair thanked Councillors R Cook, S Jordan, P Jorgensen and C Smith for their work on the draft response and it was: -

RESOLVED that the draft response be accepted with the agreed amendments to sections Parking and General Points and to submitted to Reading Borough Council by the Deputy Town Clerk.

103. WOKINGHAM BOROUGH COUNCIL'S A329 READING ROAD (WOKINGHAM TOWN) CYCLE AND PEDESTRIAN IMPROVEMENTS

Councillors noted that WBC is consulting on the second phase 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. Councillors agreed that if they wish to comment on the consultation that they should do so as individual Councillors.

104. READING BOROUGH COUNCIL'S LOCAL PLAN PARTIAL UPDATE CONSULTATION

Councillors noted that Reading Borough Council is consulting on its Local Plan Partial Update on Scope and Content (Regulation 19). Councillors agreed that a working group consisting of Councillors R Cook, M Iyengunmwena, S Jordan, C Smith and M Smith will draft a response to the consultation to be considered at the next Planning Committee meeting on 9th January 2024.

105. 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 October 2023.
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106. PRESS RELEASES

No press releases were requested.

107. TERMINATION OF MEETING

The meeting was declared closed by the Chair at 8.18 pm.

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Chair, Planning Committee