



PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held in the Council Chamber at the Council Offices, Radstock Lane, Earley on Tuesday 7th November which commenced at 7.00pm.

Present:

Chair – Councillor M Smith

Councillors: N Brock, R Browne, R Cook, M De Jong, M Iyengumwena, 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 three members of the public.

74. APOLOGIES FOR ABSENCE

There were no apologies for absence.

75. DECLARATIONS OF INTEREST

Councillor Neal declared an interest in application 232475 - European Centre for Medium-Range Weather Forecasts (ECWMF) at Earley Gate, Reading University and Agenda Item 13, Reading Transport Strategy Consultation, and would refrain from any decision making, due to being a member of Wokingham Borough Council’s Planning Committee.

76. PUBLIC FORUM

One member of the public raised concerns in relation to application 231136 – 26 Hilltop Road that there will be an increase in road parking on an already narrow road which will impact residents. The representative from ACER also raised concerns about the same application that the revised plans do not change the size of the development, which will impact the street scene.

The representative from ACER raised concerns about application 232494 – 20 Culver Lane in relation to the greenery that has been lost following the removal of trees and front lawn, which has impacted the street scene.

77. MINUTES OF PREVIOUS MEETING

The Minutes of the meeting held on 3rd October 2023 were agreed as a true record and it was **RESOLVED** they be signed by the Chair. (Minutes 60 - 73)

78. APPLICATIONS FOR PLANNING PERMISSION

78.1 Decision Notices Issued by the Local Planning Authority

The Decision Notices reported to the meeting were noted.

78.2 Planning Applications Received since the Last Meeting of this Committee

78.2.1 No Objection Notifications

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

- 232232 Householder application for the proposed erection of a single storey side extension, part single part two storey rear extension, plus changes to fenestration at 12 Thistleton Way.
- 232245 Householder application for the proposed erection of a single storey rear extension following demolition of existing conservatory at 59 Egremont Drive.
- 232403 Householder application for the proposed erection of single storey front extension, single storey side extension and replacement roof tiles following conversion of existing garage to create habitable accommodation (retrospective) at 9 Dene Close.
- 232413 Householder application for the proposed Loft conversion with two pitched roof dormers and two roof-lights to the front elevation. Three roof-lights to the rear elevation to form additional habitable space at 156 Maiden Place.
- 232425 Householder application for the proposed erection of a single storey infill, a single storey front/side extension with a front canopy roof and a single storey rear extension following demolition of the existing external store and conservatory, plus changes to fenestration and modifications to the existing roof form at 61 Wilderness Road.
- 232428 Householder application for the proposed erection of single storey rear extension at 24 Collins Drive.
- 232440 Householder application for the proposed erection of single storey rear and side extension, plus 2no. rooflights, following demolition of existing garage at 268 Silverdale Road.
- 232475 Full planning application for the erection of the headquarters building of European Centre for Medium-Range Weather Forecasts (ECWMF) with access parking and landscaping, following demolition of existing buildings at Tob1 Earley Gate.

Councillors raised no objection to this application, but ask WBC to ensure that the Transport Assessment addresses residents' concerns about the suitability of the Earley Gate junction for the level of development and that on-street parking pressures are addressed, including parking controls. In addition ETC would like to see the use of non-car modes of transport, such as cycling, fully promoted.

- 232531 Application to vary condition 2 of planning consent [222600] dated (13/02/2023) for the Householder application for the two storey front extensions, two storey side extension, two storey rear extension and 1no. balcony. Condition 2 refers to [Approved details] at 37 Ramsbury Drive.
- 232585 Householder application for the proposed erection of a two-storey side/rear extension at The Chestnuts, Elm Lane.

78.2.2 Conditional Approval Recommendations

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

231136 Application for 26 Hilltop Road was discussed and the decision can be found in Minute Item 78.2.3.

The three members of the public left the meeting.

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. WBC has received revised plans. The revised detail shows: - The scheme includes a side extension to accommodate a new front entrance door, a mono-pitched roof and changes to fenestration at 14 Gipsy Lane.

Councillors recommended that no objection be raised to this application subject to WBC imposing the following condition that 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.

232404 Householder application for the proposed erection of first floor rear and side extension, to include 6no. dormers. Changes to fenestration, plus extension of existing dropped kerb, erection of 1m brick wall and associated landscaping, following demolition of existing garage at 67 Hilltop Road.

Councillors recommended that no objection be raised to this application subject to WBC imposing the following conditions that are also subject to all those conditions attached to the previous approval 230213. 1: The window to the lounge on the northeast elevation shall be obscured glazing and fixed closed at all times, unless otherwise agreed in writing by WBC, to protect the amenity and future privacy of 65 Hillside Road, as supported by Policy CP3.

2: The windows to the side dormers in the proposed roof shall be obscured glazing and have no opening lights below 1.7m above first floor level, unless otherwise agreed by WBC in writing, to prevent overlooking of neighbouring properties thereby protecting the amenity and privacy of those properties as supported by Policy CP3.

232427 Householder application for the proposed first floor front extension, removal of front and rear roof dormers. Addition of 2No roof lights to the main roof, additional window to front gable, erection of a two-storey rear extension with Juliet balcony, conversion of the garage to create habitable accommodation and erection of a detached single garage along with changes to fenestration, following demolition of the existing carport and demolition of existing conservatory at 548 Wokingham Road.

Councillors recommended that no objection be raised to this application subject to WBC imposing the following condition: - 1: Ancillary accommodation - The extensions and alterations hereby approved shall be used as ancillary accommodation to the main dwellinghouse and the dwelling shall remain in use as a single dwellinghouse and 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.

232507 Application for 560 Wokingham Road was discussed and the decision can be found in Minute Item 78.2.3.

232534 Householder application for the proposed erection of single storey rear extension, following conversion of existing garage to form habitable accommodation (retrospective) at 34 Tilney Way.

Councillors recommended that no objection be raised to this application subject to WBC imposing the following condition that as these proposals have a separate entrance, and no direct access from the host dwelling, no part of the alteration and extension as hereby approved shall be used as 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, to protect the amenity of neighbouring properties, pursuant to Policies CC07 and CP3. In light of the outstanding enforcement issue, ETC are concerned about the potential use of the proposed conversion/extension as a separate dwelling and its suitability for occupants for such a use.

232599 Householder application for the proposed erection of a single storey rear extension, part garage conversion and changes to fenestration at 47 Kerris Way.

Councillors recommended that no objection be raised to this application subject to WBC imposing the following condition that as these proposals have a separate entrance to the extra bedroom, no part of the extension, as hereby approved, shall be use as 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, to protect the amenity of neighbouring properties, pursuant to Policies CC07 and CP3.

78.2.3 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:

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 plus the insertion of 1no. dormer and rooflights. Following demolition of existing conservatory and partial demolition of front boundary wall at 26 Hilltop Road.

This application was discussed in Minute Item 78.2.2. Councillors recommended that objection be raised to this application and recommends that WBC refuses the application as it is considered that the proposals are of an inappropriate scale, mass and built form to the detriment of the quality of the area, failing to integrate with its surroundings, 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. It also fails to maintain a high quality for the environment, contrary to Policy CP1, and Para 130 of the NPPF.

If WBC are minded to approve this application, the following condition is requested that 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 that 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.

232494 Householder application for the proposed erection of single storey rear outbuilding, plus boundary fence (part retrospective) at 20 Culver Lane.

Councillors recommended that objection be raised to this application and recommends that WBC refuses the application as the proposed fence is out of character with area, and there are insufficient details provide to establish the relationship of the fence level with the level of the footway. In addition the applicant has not sought permission for the engineering works involved in reducing the ground level

at the front dwelling by as much as 600mm, resulting in an in an inappropriate boundary treatment to the detriment of the character of the area, contrary to Policy CP3.

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

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.

The ACER representative left the meeting.

232507 Householder application for the proposed erection of single storey rear outbuilding, plus boundary fence, following demolition of existing outbuilding at 560 Wokingham Road.

This application was discussed in Minute Item 78.2.2. Councillors recommended that objection be raised to this application and recommends that WBC refuses the application due to the failure to provide any plan locating the proposed outbuilding on the property, making it impossible to assess the implication of the amenity of neighbouring properties, contrary to Policy CP3 and the likely impact, in the absence of a location plan, on the visual amenity of neighbouring properties due to the height, bulk and mass of the proposed outbuilding, and its overbearing nature, contrary to Policy CP3.

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

1: Due the close proximity of windows to the side and rear boundaries of the property, all windows to the side and rear walls of the proposed outbuilding shall be obscured glazing, unless otherwise agreed by WBC, to protect the amenity and privacy of neighbouring properties from overlooking from the elevated floor level in this building, as supported by Policy CP3.

2: Due to the nature of the proposal and its potential to provide living accommodation, the outbuilding hereby approved shall only be used incidental to the host dwelling, and shall not be let or sold 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.

232672 Householder application for the proposed erection of first floor rear extension, conversion of loft to create habitable accommodation plus changes to fenestration, to include 1no. dormer and 1no. rooflight at 53 Mill Lane.

Councillors recommended that objection be raised to this application and recommends that WBC refuses the application as the proposed extension would create a large, dominating expanse of two storey wall, presenting an overbearing character to the patio area of the adjoining dwelling, No.55. In addition, there are two openable windows at first floor which present the potential for overlooking of the neighbouring patio and would open across the title boundary onto the neighbouring property, for which the applicant has not given notice. These issues would be contrary to Policy CP1, in that they fail to enhance the quality of environment, and Policy CP3, in that they are of an inappropriate scale, built form, height and character and present the opportunity for overlooking, all to the detriment of the amenity of the adjoining occupiers and their quality of life.

If WBC are minded to approve this application the following condition is requested that the proposed first floor windows, overlooking No.55, should be of obscured glazing and permanently fixed closed, unless otherwise agreed by WBC, to avoid overlooking of the neighbouring property, and the windows

opening over third-party land causing a loss of amenity and privacy to the neighbouring occupiers, contrary to Policy CP3.

78.2.4 Tree Works Applications

The following Tree Works application was noted and no objections were raised.

232649 Application for works to protected tree(s) TPO 724/1995, AREA 1 T1, London Plane - Reduce lateral extent to the north over highway by 4-5m; crown left by 5.4m over road. T2, Oak – Monolith tree to a height of 6m. T3, Blue Atlas Cedar - Reduce lower lateral limbs to the east by 3-4m leaving a spread of approx. 6m. T4, Leylandii – Remove. T5, Robinia – Remove at Woodley Hill House, Eastcourt Avenue.

78.3 Permitted Development Rights

There were no Permitted Development applications.

78.4 Planning Applications Withdrawn

There were no withdrawn applications.

78.5 Adjoining Parish Consultations/Local Authority Consultations

There were no Adjoining Parish or Local Authority applications.

79. PLANNING APPEALS

There were no Planning Appeal notifications.

80. PLANNING ENFORCEMENT STATISTICS

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

81. TREE PRESERVATION ORDERS

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

82. STREET NAMING & NUMBERING

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

83. PROPOSED UPGRADE TO EXISTING RADIO BASE STATION

Councillors noted the communication received in relation to the proposed upgrade of the existing telecommunications base station comprising of the relocation and replacement of 17.5m pole with 20m pole supporting 6 no antennas, the relocation of existing 1no 200mm dish and ancillary development at London Road Roundabout, near Suttons Business Park, RG6 1LA. There were no comments on the communication.

Bill Luck left the meeting.

84. REMOVAL OF BT PAYPHONE

Councillors noted that BT are proposing to remove the payphone located at Asda Mall, Lower Earley District Centre, Earley, Reading, RG6 5TT.

85. WOKINGHAM BOROUGH COUNCIL'S LICENSING POLICY CONSULTATION

Members noted that Wokingham Borough Council is updating its Statement of Licensing Policy to reflect changes in legislation and best practice.

86. READING TRANSPORT STRATEGY CONSULTATION

Members noted that Reading Borough Council is consulting on its draft Reading Transport Strategy 2040. Members agreed that a Working Group consisting of Councillors R Cook, S Jordan, P Jorgensen and C Smith will draft a response to the consultation to present at the next Planning Committee meeting on 5th December 2023.

87. 2024/2025 BUDGET – IDEAS FOR CONSIDERATION

87.1 Councillors discussed ideas/projects to put forward for the 2024/25 budget setting process for action in the 2024/25 financial year. The following suggestions were made: -

- Installation of benches
- Upgrade of current town maps

87.2 Councillors discussed ideas which may be suitable for the current unallocated £17,000 CIL funds to be spent in 2025/2026. The following suggestions were made: -

- General tree planting
- Flower planting on verges

88. 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 September 2023.
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89. PRESS RELEASES

No press releases were requested.

90. TERMINATION OF MEETING

The meeting was declared closed by the Chair at 8.47 pm.

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Chair, Planning Committee