



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 February 2024 which commenced at 7.00pm.

Present:

Chair – Councillor N Brock

Councillors: R Browne, R Cook, M De Jong, M Iyengunmwena and S Jordan.

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

123. APPOINTMENT OF CHAIR

In the absence of Councillor M Smith, Chair of the Planning Committee and the incapacity of Councillor R Cook, Vice Chair, it was: -

RESOLVED that Councillor N Brock would chair the meeting.

124. APOLOGIES FOR ABSENCE

Apologies were received from Councillors P Jorgensen, A Neal, C Smith and M Smith.

125. DECLARATIONS OF INTEREST

There were no declarations of interest.

126. PUBLIC FORUM

The representative from ACER raised concerns in relation to application 240143 – 23 Erleigh Court Gardens about soft landscaping and drainage, which are not elements of the actual application. Further concerns were also raised by the representative about application 232854 – 75 Pitts Lane in relation to inappropriate scale and mass, which is considered detrimental to the character of the area; application 240167 – 4 Pitts Lane due to a lack of screening; and application 240260 – 9 Delamere Road in view of the proposed gable end roof and lack of soft landscaping.

127. MINUTES OF PREVIOUS MEETING

The Minutes of the meeting held on 9th January 2024 were agreed as a true record and it was **RESOLVED** they be signed by the Chair. (Minutes 108-122)

128. APPLICATIONS FOR PLANNING PERMISSION

128.1 Decision Notices Issued by the Local Planning Authority

The Decision Notices reported to the meeting were noted.

128.2 Planning Applications Received since the Last Meeting of this Committee

128.2.1 No Objection Notifications

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

- 233109 Application for works to protected tree(s) TPO-1842-2022 (G1) G1, Oak (G1 on TPO) - Fell and leave 4-5m monolith for habitat. Reason for Works: Large Mature Oak in poor structural condition with significant die back at 5 Henley Wood Road.
- 240081 Householder application for proposed loft conversion to create habitable accommodation to include rear dormer with additional roof lights to main front elevation at 12 Sharpthorpe Close.
- 240089 Full application for the proposed change of use of units 57 and 58 into a combined single Commercial industrial storage and distribution unit. Internal and external works to include 2No additional vehicle doors, replacement of roof cladding sheets, Roof mounted solar panels and new boundary fence line to the rear service yard along with a new canopy entrance to the front and vertical cladding sheets to the main elevations along 4No EV charging points at Suttons Business Park, Suttons Park Avenue.
- 240141 Householder application for proposed single storey rear extension and part garage conversion with changes to fenestration at 42 Moorhen Drive.
- 240143 Application to vary conditions 2 and 3 of planning consent 231251 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. Condition 2 relates to the approved details and condition 3 to the external materials at 23 Erleigh Court Gardens.
- Councillors recommended that no objection be raised to this application, however, wished to highlight concerns that landscaping to the frontage, as approved as part of 231251, is implemented as approved, particularly given the hard paved nature of the existing frontage.
- 240157 Householder application for proposed single storey side/rear extension. Garage conversion, front porch infill and changes to fenestration at 46 Skelmerdale Way.
- 240160 Householder application for proposed single storey rear extension with roof lights, changes to fenestration, following demolition of existing conservatory at 11 Chatteris Way.
- 240162 Householder application for proposed single storey side extension with changes to fenestration at 11 Adwell Drive.
- 240259 Householder application for proposed single storey rear extension, single storey front extension to create a porch at 26 Finch Road.
- 240260 Householder application for proposed single storey front, two storey side extensions with one additional roof light to the existing front. Hipped to gable roof extension to create loft conversion, 1no dormer to the rear along with changes to fenestration at 9 Delamere Road.
- 240272 Householder application for the proposed erection of a two-storey front and a part two storey part single storey side and rear extension, including a front canopy roof, a single storey rear veranda, addition of roof lights and changes to fenestration, following demolition of the existing rear extension, conservatory and detached outbuilding at

536 Wokingham Road.

128.2.2 Conditional Approval Recommendations

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

240043 Householder application for proposed conversion of the integral garage to create habitable accommodation including enlargement of the front hardstanding (RETROSPECTIVE) at 33 Jay Close.

Councillors recommended that no objection be raised to this application subject to WBC imposing the following condition that adequate on-curtilage parking is provided, details of the second parking space, to address the loss of the garage, are to be submitted to WBC within 3 months of this approval and following approval by WBC the extension to the parking is to be completed within 12 months of that approval of details.

240151 Householder application for proposed single storey front and two storey rear extensions with changes to fenestration and a single storey outbuilding at 19 Easby Way.

Councillors recommended that no objection be raised to this application subject to WBC imposing the following condition from approval 222527: 1: Ancillary accommodation - The outbuilding hereby approved shall be used as incidental 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.

240156 Householder application for proposed two storey rear/side extension. Single storey front extension to create porch, a garage conversion and side extension to create habitable living space with changes to fenestration. Demolition of existing single storey rear extension at 7 Wilderness Road.

Councillors recommended that no objection be raised to this application subject to WBC imposing the following conditions: - 1: As the "annexe" formed as part of these proposals has a separate entrance, it shall only be used incidental to the use of the main dwelling and shall not be used as a separate unit of accommodation 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: The proposed windows to the southern side elevation, facing 9 Wilderness Road, 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 property, pursuant to Policy CP3.

240167 Householder application for the proposed erection of a single storey side extension, part single part two storey rear extension with a terrace and covered balcony, widening of existing access and driveway, following demolition of existing rear dormer, garage and outbuildings at 4 Pitts Lane.

Councillors recommended that no objection be raised to this application subject to WBC imposing the following conditions: - 1: No further part of the ground floor extension roof, over and above that shown on the approved drawings, shall be used as a balcony, without prior approval of WBC, in writing, to protect the amenity of neighbouring properties, as supported by Policy CP3.

2: As the alterations result in the possibility of a separate entrance, between the proposed garage and the host dwelling, no part of the extended dwelling, hereby approved, shall 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.

128.2.3 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:

232854 (Part-retrospective) 3m single storey side extension to the side of the house with flat roof 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 proposals are contrary to Section R23 of the Borough Design Guide, in not being well designed, failing to add positively to the character of the original dwelling, failing to contribute positively to the character of the area, as supported by Policy CP3.

2: By virtue of the relationship of the proposed extension to the street, its plain flat roofed design and its prominent exposed location, it is considered that the extension fails to maintain or enhance the quality of the environment, contrary to Policy CP. It is of an inappropriate mass, built form and character, with a poor quality of design, to the detriment of the character of the area and visual amenity of neighbouring occupiers and fails to contribute to a sense of place, particularly given its prominent location, all contrary to Policy CP3.

3: Contrary to Para 131 and 139 of the NPPF (12:2023), 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.

128.2.4 Tree Works Applications

The following Tree Works applications were noted.

240088 Application for works to protected tree(s) TPO 1423/2012, T1 and T2, T1 Oak – Crown reduction by 2m. T2, Oak - Crown reduction by 2m at 102 Redhatch Drive.

240134 Application for works to protected tree(s) TPO 94/1976, T1 Oak - Crown thin by 10% around old aggressive cuts and remove major deadwood at 57 Radstock Lane.

128.3 Permitted Development Rights

The following Permitted Development applications were noted: -

232945 Householder application for the conversion of the garage to habitable accommodation, erection of a single storey side extension following removal of an outbuilding, and replacement of the existing timber balcony at the rear with a metal balcony. (Part retrospective) at 3 Wyatt Crescent.

233159 Application for advertisement consent for 4 no. non-illuminated vinyl signs on the building and 3 no. non-illuminated pole-mounted car park signs at Knight Building, Whiteknights Campus, University of Reading.

128.4 Planning Applications Withdrawn

The following application was noted as withdrawn: -

- 232820 Householder application for the proposed erection of a single storey front extension to form a porch and a part single part two storey side and single storey rear extension, following demolition of the existing garage / single storey side extension at 161 Church Road.

128.5 Adjoining Parish Consultations/Local Authority Consultations

There were no Adjoining Parish Consultations or Local Authority consultations.

Bill Luck left the meeting.

129. PLANNING APPEALS

129.1 Appeals Submitted

129.1.1 2326215 – 12 Culver Lane, Earley, RG6 1DS

Members noted that an appeal had been made to the Secretary of State against the decision of Wokingham Borough Council to issue an enforcement notice for without planning permission, the erection of a building and associated hardstanding. *Appeal ref: APP/X0360/C/23/3331731*

129.2 Appeal Decisions

129.2.1 230291 – 1 Wheelton Close, Earley, RG6 7YD

Members noted that an appeal decision had been made by the Secretary of State in relation to Wokingham Borough Council's decision 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. The appeal has been dismissed. *Appeal ref: - APP/X0360/W/23/3322810*

130. PLANNING ENFORCEMENT STATISTICS

Councillors noted the Planning Enforcement figures received from Wokingham Borough Council for December 2023 – closed cases and January 2024 – live cases.

131. TREE PRESERVATION ORDERS

Councillors noted that TPO 1950/2024 – Tree at 157a Church Road, Earley, RG6 1HQ which was made by Wokingham Borough Council on 15th January 2024.

132. STREET NAMING & NUMBERING

Councillors noted that in relation to planning application 212131 – 89 Church Road, the newly erected dwelling had been registered as 87 Church Road, Earley Reading, RG6 1HG, by Wokingham Borough Council.

133. LICENSING

Members noted that a renewal street trading application for Suttons Bowling Club Car Park, Chalfont Way, Lower Earley, RG6 5HQ had been received and that a no comment response had been submitted.

134. WOKINGHAM BOROUGH COUNCIL'S LOCAL TRANSPORT PLAN

Members discussed the response to WBC's Local Transport Plan consultation which had been drafted by the working group. Members were happy with the content of the response and just amended a couple of typos.

It was agreed that the corrections would be made by the Deputy Town Clerk and the response be emailed to Councillor M Smith, Chair of the Planning Committee for his agreement that the response be submitted to WBC.

135. WOKINGHAM BOROUGH COUNCIL'S HOUSING STRATEGIES CONSULTATIONS

Councillors noted that Wokingham Borough Council had launched two Housing Strategies consultations, Affordable Housing and Housing for Young People and that the closing date for both consultations is 18th February 2024. Councillors agreed that there was not enough time to form a working group and Councillor Brock suggested that Councillors respond to the consultations, as individuals.

136. 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 December 2023.
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137. PRESS RELEASES

No press releases were requested.

138. TERMINATION OF MEETING

The meeting was declared closed by the Chair at 7.44 pm.

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Chair, Planning Committee