



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 March 2024 which commenced at 7.00pm.

Present:

Chair – Councillor M Smith

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

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

139. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors M De Jong, M Iyengunmwena and P Jorgensen.

140. DECLARATIONS OF INTEREST

There were no declarations of interest.

141. PUBLIC FORUM

There were no members of the public present.

142. MINUTES OF PREVIOUS MEETING

The Minutes of the meeting held on 6th February 2024 were agreed as a true record and it was **RESOLVED** they be signed by the Chair. (Minutes 123 - 138)

143. APPLICATIONS FOR PLANNING PERMISSION

143.1 Decision Notices Issued by the Local Planning Authority

The Decision Notices reported to the meeting were noted.

143.2 Planning Applications Received since the Last Meeting of this Committee

143.2.1 No Objection Notifications

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

240287 Application for proposed erection of part single, part two storey side and rear extensions, changes to fenestration and additional outbuilding to the rear. Followed by drop kerb to create parking access at 93 Silverdale Road.

240302 Application for proposed garage conversion to create habitable accommodation, single storey side and rear extension with changes to the fenestration at 4 Burwell Close.

- 240423 Application for proposed single storey rear extension and roof conversion of existing conservatory to a flat roof with changes to the fenestration at 8 Burniston Close.
- 240445 Application for proposed first floor front extension and 1 no. dormer to the front elevation with changes to the fenestration at 44 Ratby Close.
- 240519 Application for proposed single storey rear extension with changes to fenestration, along with garage conversion to create habitable accommodation following demolition of existing conservatory at 10 Pavenham Close.
- 240521 Application for proposed single storey side extension at 36 Radnor Road.

143.2.2 Conditional Approval Recommendations

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

- 231802 Application for the proposed erection of a single storey side and rear extension and proposed roof conversion to create additional living space with 2 no. dormers to the side and rear at 342 Wokingham Road.

Councillors recommended that no objection be raised to this application subject to WBC imposing the following condition that the proposed dormer window facing towards 344 Wokingham Road, shall be obscured glazing and have no opening lights below 1.7m above floor level, unless otherwise agreed in writing by WBC, to protect the amenity and privacy of the adjoining dwelling, as supported by Policy CP3.

- 240296 Application for proposed single storey rear and side extension with patio and approx. 2.32m close boarder fence along with changes to the fenestration at 64 Silverdale Road.

Councillors recommended that no objection be raised to this application subject to WBC imposing the following conditions: - 1: Despite the annotation on the approved drawings, the proposed windows in the flank wall to the ground floor side extension shall be obscured glazing and non-opening, unless otherwise agreed in writing by WBC, to protect the privacy and amenity of the neighbouring property pursuant to Policy CP3. 2: The proposed first floor window, to the ensuite, in the flank wall of the host dwelling, shall be obscured glazing, with no opening light below 1.7m above floor level, to protect the privacy and amenity of the neighbouring property, pursuant to Policy CP3. 3: Details of the proposed boundary screening adjacent to the proposed patio, shall be submitted to and approved by WBC, prior to construction commencing, to protect the privacy and amenity of the neighbouring properties, pursuant to Policy CP3.

The following informative is also requested that the applicant's attention is drawn to the need for a party wall notice for 62 Silverdale Road, prior to works commencing, for the works abutting that property boundary.

- 240485 Application for proposed single storey side and rear extensions with changes to the roof to create hip to gable to accommodate 2no dormers to the rear to create habitable accommodation along with changes to fenestration following demolition of existing single storey side extension at 61 Silverdale Road.

Councillors recommended that no objection be raised to this application subject to WBC imposing the following condition for the submission of details of the proposed parking area, including drainage, to WBC for prior approval and such approved details shall be constructed before first occupation of the roof extension, to ensure that adequate parking is provided, in accordance with Policy CC07 and that adequate drainage is provided to prevent flooding of the highway by water run-off, as supported by

Policy CC09. ETC would also like to take the opportunity to raise their concerns about highway safety issues caused by on-street parking on Silverdale Road.

143.2.3 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:

240265 Application for proposed loft conversion to create habitable accommodation with 1no. dormer to the front elevation with changes to the fenestration at 18 Frieth Close.

Councillors recommended that objection be raised to this application and recommends that WBC refuses the application for the following reasons: - 1: The proposed sub-division of the existing property results in substandard accommodation, with the resultant two "double" bedrooms not even complying with the Nationally Described Space Standard for a single bedroom, of 7.5 sq. m, contrary to the principles of Policy TB07, Internal Space Standards. 2: The resultant dwelling is a poorly designed, and contrary to the provision of WBC Design Guide Section, R17 and R23, in failing to provide large enough bedrooms for the proposed activity, as supported by Policy CP3, being of an inappropriate built form to the detriment of the future occupiers of the property. 3: Failure to provide natural daylight and ventilation to the proposed, windowless second bedroom, resulting in a detrimental environment for the occupiers, and contrary to Policy CC04, in that electric lighting and mechanical ventilation will be required, resulting in an unsustainable design and construction outcome.

If WBC are minded to approve this application, the following informative is requested that the applicant's attention is drawn to the Building Regulation requirements for mechanical ventilation to the proposed bedroom without a window.

240338 Application for the proposed erection of a carport at 81 Redhatch Drive.

Councillors recommended that objection be raised to this application and recommends that WBC refuses the application as the proposed car port will be very prominent in the street scene and is poorly designed and would adversely impact the character and amenity of the area, contrary to Policy CP1, in failing to maintain the quality of the character of the area, contrary to Policy CP3, in that it is of an inappropriate mass built form, height and character, with a poor quality of design, to the detriment of adjoining land users. It also fails to contribute to a sense of place and is contrary to Section 12 of the NPPF (Dec 2023), in that the proposals fail to add to the overall quality of the area, it is of poor architectural quality, being a visually unattractive structure 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.

240369 Application for proposed garage conversion to annex along with changes to fenestration and new pitched roof. Two additional outbuildings to the rear with pitched roof and hard standing part retrospective at 81 Elm Road.

Councillors recommended that objection be raised to this application and recommends that WBC refuses the application as the 2.525m high boundary wall to No.83 and the 2.525m high square blockwork enclosure to the rear corner of the property appear to visually dominate the neighbouring property and appear to have no justification, impacting the amenity and character of the area, contrary to Policy CP3. If WBC are minded to approve this application, the following condition is requested that 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.

240527 Application for proposed two storey side extension, single storey rear extension with changes to the fenestration following the demolition of the existing garage at 44 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 how the works, as submitted can be constructed within the boundaries of the property without significant health and safety risks to users of the adjoining public footpath, nor how access would be maintained along the path during construction without its closure to the detriment of the amenity of the users of this important access path to the nearby school; contrary to Policy CP3, being detrimental to the users of the adjoining path and to their quality of life; and Policy CP1, failing to provide an accessible and safe scheme.

2: It is considered that the proposed two-storey extension, by virtue of its built form, mass and external appearance does not reflect the character of the host dwelling and is dominant form in the street scene, contrary to Policy CP1 and CP3.

If WBC are minded to approve this application the following condition is requested: that there be submission to and approval by WBC prior to construction commencing of a Construction Management Plan detailing how safe and secure passage will be afforded to users of the adjacent public footpath at all times during construction, as supported by Policy CP3, to ensure the works are not detrimental to the users of the adjoining path and to their quality of life and Policy CP1, to ensure that the works do not affect the accessibility and safety of the path for users.

ETC also wish to express their concerns about the construction of recent extensions in the area, where the building works have resulted in scaffolding over footpaths to the detriment of the safety and accessibility for passing pedestrians, who have had to leave the path to get by. In the case of this application there is no opportunity for a reasonable alternative route for this important connecting path and this needs to be considered in any decision.

143.2.4 Tree Works Applications

The following Tree Works applications were noted.

240215 Application for works to protected tree(s) TPO 205/1981, GROUP 3 T1, Oak – Crown reduction by approx. 3m to a height of approx. 14m and a spread of approx. 12m at 44 Kerris Way.

240362 Application for works to protected tree(s) TPO 1509/2015, T1 and T2 T1, Oak – Crown lift epicormic growth to first major branch; reduce branches over no. 20 Chittering Close to give 3m clearance; reduce upper limb currently at 12m by 2m. T2, Ash - Crown lift epicormic growth to first major branch; reduce branches over no. 20 Chittering Close to give 3m clearance at 20 Chittering Close.

143.3 Permitted Development Rights

The following Permitted Development application was noted: -

240452 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 4.35m, for which the maximum height would be 3.00m and the height of the eaves 3.00m at 16 Gosforth Close.

143.4 Planning Applications Withdrawn

There were no withdrawn applications.

143.5 Adjoining Parish Consultations/Local Authority Consultations

There were no Adjoining Parish Consultations or Local Authority consultations.

144. PLANNING APPEALS

Councillors noted that no Planning Appeal notifications or decisions had been received.

145. PLANNING ENFORCEMENT STATISTICS

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

146. TREE PRESERVATION ORDERS

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

147. STREET NAMING & NUMBERING

Councillors noted that in relation to planning reference 231305 – 79 Elm Road, the following numbered property has been registered by Wokingham Borough Council: - 79A Elm Road, Earley, Reading, RG6 5TB.

148. LICENSING

Members noted that no Licensing applications had been received.

Councillor C Smith left meeting

149. WOKINGHAM BOROUGH COUNCIL'S SPEED LIMIT REVIEW

149.1 Councillors noted that following ETC's submission to WBC Speed Review in 2020, no outcome or feedback has been received from WBC.

Councillor C Smith entered meeting

149.2 Councillors discussed ETC's original submission to the Speed Review, as WBC had advised that it is dealing with current issues on the road network, which has changed significantly since Covid, rather than past issues. Councillors agreed that a working group be formed consisting of Councillors S Jordan, A Neal and C Smith who will review the original submission and produce a list of priority roads, ready for the next planning meeting.

150. 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 January 2024.
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151. PRESS RELEASES

No press releases were requested.

152. TERMINATION OF MEETING

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

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Chair, Planning Committee