



**PLANNING COMMITTEE**

Minutes of a meeting of the Planning Committee held in the Council Chamber at the Council Offices, Radstock Lane, Earley on Tuesday 9<sup>th</sup> April 2024 which commenced at 7.00pm.

**Present:**

Chair – Councillor R Cook

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

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

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**153. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor M Smith

**154. DECLARATIONS OF INTEREST**

There were no declarations of interest.

**155. PUBLIC FORUM**

The representative from ACER raised concerns in relation to application 240587 – 22 Hilltop Road due a dominant appearance and overlooking. Also, that there is no parking plan and with an increase in the number of bedrooms, there are likely to be more vehicles.

Concerns were also raised about application 240593 – 17 Byron Road that the loft space is larger than what had been drawn and application 240760 – 7 Delamere Road that a 6m long wall will have a visual impact on the occupants of 9 Delamere Road and the height of the wall will create permanent shading.

**156. MINUTES OF PREVIOUS MEETING**

The Minutes of the meeting held on 5<sup>th</sup> March 2024 were agreed as a true record and it was **RESOLVED** they be signed by the Chair. (Minutes 139 - 152)

**157. APPLICATIONS FOR PLANNING PERMISSION**

157.1 Decision Notices Issued by the Local Planning Authority

The Decision Notices reported to the meeting were noted.

157.2 Planning Applications Received since the Last Meeting of this Committee

157.2.1 No Objection Notifications

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

- 240483 Householder application for proposed changes to fenestration and front landscape to include level changes and steps to access front door, changes to side boundary fence (retrospective) at 30 Clevedon Road.
- 240609 Householder application for proposed conversion single storey attached garage into the habitable accommodation along with changes to fenestration at Red Apples, Elm Lane.
- 240623 Householder application for proposed single storey rear extension at 4 Knossington Close.
- 240631 Householder application for proposed garage conversion to habitable accommodation along with changes to fenestration at 35 Melling Close.
- 240633 Application to vary condition 2 of planning consent 213083 for the proposed erection of a single storey rear extension with 1 no. demolition of existing rear extension / conservatory, erection of a single storey front extension to extend garage. Condition 2 refers to the approved details and the variation is to reduce the size of the rear extension at 53 Lakeside.
- 240669 Householder application for proposed single storey rear extension with changes to fenestration, along with a garage conversion to habitable accommodation at 5 Silverdale Road.
- 240717 Householder for proposed erection of a first-floor front extension to create habitable accommodation including 1 no dormer window at 26 Measham Way.
- 240791 Householder application for proposed garage conversion to create habitable accommodation with changes to the fenestration at 2 Irvine Way.

#### 157.2.2 Conditional Approval Recommendations

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

- 240593 Householder application for proposed single storey front extension to create a porch, two storey side extension, part single part two storey rear extension, loft conversion to create habitable accommodation with changes to the fenestration following the demolition of the existing garage (part-retrospective) at 17 Byron Road.

Councillors recommended that subject to this being a S73A application, ETC raises no objection to the application subject to WBC imposing the following conditions:

1: As this will become a new permission it is requested that the appropriate conditions from approvals 211682 and 222170 be attached to this new planning permission.

2: The attic space shown on the plans hereby approved shall only be used for storage, and not as habitable accommodation, unless otherwise agreed in writing by WBC, to ensure compliance with the CIL regulations.

ETC would also wish to raise the following concerns: 1: As the applicant has constructed the works more or less as previously approved under 211682 and 222170, is WBC confident that the works providing access to the attic. have not been completed. 2: As this appears to be a S73A application is WBC satisfied that the provisions of *Gardiner v Hertsmere BC*, regarding S73 applications and CIL, do not apply.

240650 Application for 1 Wheelton Close was discussed and the decision can be found in Minute Item 157.2.3.

### 157.2.3 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:

240587 Householder application for proposed two storey side extension, two storey rear extension with changes to the fenestration following the demolition of the existing shed at 22 Hilltop Road.

Councillors recommended that objection be raised to this application and recommends that WBC refuses the application as the applicant fails to address the potential for the proposed roof extension overshadowing windows to the rear of the adjacent 24 Hilltop Road, contrary to Sections R18 and R23 of the Borough Design Guide, and, as a result, are of an inappropriate mass and built form, to the detriment of the amenities of the occupiers of the adjoining land, contrary to Policy CP3; and also contrary to Policy CP1, in failing to maintain or enhance the quality of the environment.

If WBC are minded to approve this application, the following condition is requested that the rooflights shown in the flank slopes of the proposed roof, shall be sited such that the cill of any such opening is at least 1.7m above finished first floor level, to protect the privacy and amenity of neighbouring properties as supported by Policy CP3.

240650 Full application for the proposed change of use of amenity land to residential garden and erection of a 1.8m high wall at 1 Wheelton Close.

This application was discussed in Minute Item 15.2.2. Councillors recommended that objection be raised to this application and recommends that WBC refuses the application as the loss of the hedge and visual amenity space, will have a significant impact on the street scene, when taken with the hedge opposite.

ETC feel the loss of the hedge and amenity land would have an unacceptable impact on the important visual amenity of the area, as supported by the Inspector at the Appeal on application 230291, and Policy CP3, being of an inappropriate built form and character to the area to the detriment of the visual amenity of local residents; and Policy CP1, in that the proposal fails to maintain or enhance the quality of the local environment; and Policy CC03, failure to retain the existing visually important hedge.

If WBC are minded to approve this application the following condition is requested that due to the impact of these proposals on the important visual amenity of the location, a suitable replacement landscape scheme is required, and such a scheme is to be submitted to WBC for approval prior to work commencing, and such approved scheme shall be implemented within the first planting season after completion of the works, to ensure an adequate replacement, as supported by Policy CP1, to maintain the high quality of the environment; Policy CP3, to be of an appropriate character to the area, and contribute to the sense of place with appropriate landscaping; as supported by Sections R12, R13 and R14, of the Borough Design Guide, boundary treatments to contribute positively, open space and landscaping well designed soft landscape, as supported by Policy CP3.

240667 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 proposed level of development is inappropriate for the location and will generate significant, adverse impacts on the amenity of the neighbouring properties and also the anticipated level of traffic, will adversely impact the character of the area. As a result, it is considered that the principles in the Appeal Court ruling on Kazalbash v LB Hillingdon are applicable with its impact on the character of the area.

Whilst it is acknowledged that Section 5 of the NPPF (Dec 2023) encourages the increased provision of a variety of homes it is felt that these proposals are contrary to Section 12 of that NPPF, in particular Para 135, in that they will not function well and will detract from the quality of the area, by virtue of the significant traffic movement that nine, mainly double, bedrooms will generate. In addition, the proposals are contrary to Policy CP1, in that they will fail to enhance the quality of the environment; and Policy CP3, due to their inappropriate scale of activity, to the detriment of the amenity of neighbouring properties and the character of the environment.

2: The proposed parking is inadequate in that the size of the parking spaces do not meet WBC's current standards, adopted to address the increased size of modern cars and as a result of the run of parking spaces being constrained at each end, by the building at one end and the front boundary at the other, some spaces will be difficult, if not impossible, to access, contrary to Policy CC07 and the guidance in sections P1, P2 and P3 of the WBC Design Guide.

3: The level of car parking is inadequate when considered against the eight double bedrooms and one single bedroom, potentially 17 occupants. Whilst Appendix 2 to Policy CC07 does not specifically address HMOs, it does state that developers should prove that they have adequately catered for the proposed site, and that off-site on-street parking will not be detrimental to highway safety, particularly on this very busy classified road, nor detrimental to the character of the area due to increased on-street parking. In addition, the developer has failed to demonstrate that parking demand has been adequately catered for.

Whilst it is a matter for officers to discuss and agree with applicants the appropriate levels of car parking, it is considered that the starting point for discussion should be a minimum of that required for hotels, Use Class C1, of one space per bedroom, which would reflect the accommodation being provided, of ensuite bedrooms with communal common lounge and eating areas, rather than the 0.5 space per bedroom suggested by WBC Highways on application 232748. particularly as the experience in Earley of Class 4 HMOs is they generate at least one car per bedroom. Policy CC07 and the WBC Design Guide place emphasis on on-curtilage parking and highlight the risks to highway safety and public amenity of on-street parking, particularly on a classified road.

If WBC are minded to approve this application the following condition is requested: -

1: The outbuilding hereby approved shall only be used incidental to the host dwelling and shall be used as ancillary accommodation to the main property and shall not used, sold or sub-let as separate dwelling(s), without prior approval of WBC.

Reason: Separate unit(s) 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.

ETC is also concerned about the potential for the outbuilding to be used as additional residential accommodation and would ask WBC to closely monitor this aspect of the property.

240694 Full application for the proposed erection of 4No dwellings and 1No detached garage along with landscaping and access following demolition of the existing 2No dwellings at 1 Compton Close.

Councillors recommended that objection be raised to this application and recommends that WBC refuses the application for the following reasons: -

1. Inadequate parking, with garages physically unable to accommodate a car and the plans, as drawn not being compliant with WBC's standards for garages, of 3m wide x 6m long, as a result the number of spaces per dwelling is reduced by one, with controlled on-street parking ruling out that option, all contrary to Policy CC07.

2: The applicant has failed to demonstrate that the dwellings meet the requirements of the Nationally Described Space Standard, as supported by Policy TB07.

240760           Householder application for proposed single storey rear extension at 7 Delamere Road.

Councillors recommended that objection be raised to this application and recommends that WBC refuses the application for the following reasons: -

1: By virtue of its height and mass and orientation the proposed extension would unacceptably overshadow the amenity area to 9 Delamere Road, immediately outside the rear of that property and would also shade the ground floor windows to that adjoining property, such that it would adversely impact the amenity of the occupiers of the adjacent dwelling, contrary to Policy CP3.

2: By virtue of the falling ground levels the finished floor level of the proposed extension, and the associated patio, would result in unacceptable overlooking of the garden to 9 Delamere Road, to the detriment of the privacy and amenity of that property, contrary to Policy CP3.

If WBC are minded to approve the application, the following condition is requested that details of proposed screening of the raised patio to the extension, to protect the amenity of the neighbouring property, are to be submitted to, and approved by, WBC, with the screening to be erected prior to first occupation of the extension. as supported by Policy CP3, the protection of the privacy and amenity of neighbouring properties.

*The ACER representative left the meeting.*

240764           Householder application for proposed two storey side extension, single storey front extension, single storey rear extension with changes to the fenestration following the demolition to the existing detached garage outbuilding at 63 Elm Road.

Councillors recommended that objection be raised to this application and recommends that WBC refuses the application due to inadequate parking provision on curtilage to satisfy the likely demand for parking, the proposed garage being too small to accommodate a car and not compliant with WBC's standards and no provision for visitor parking on-curtilage, to prevent such parking taking place on the adjacent busy classified road, with considerable risk to highway safety, contrary to Policy CC07 and sections P1, P2 and P3 of the Borough Design Guide.

If WBC are minded to approve this application the following informative is requested that the applicant's attention is drawn to the fact this approval is for an extension to the existing dwelling only, and if the works result in the demolition of the majority of the existing superstructure a full application will be required for a new dwelling. ETC would also wish to raise its concerns about the provision of adequate tree protection to the large tree at the site entrance during construction.

#### 157.2.4 Tree Works Applications

The following Tree Works application was noted.

240827 Application for works to protected tree(s) TPO 726/1995, AREA 1 G1, Mixed Species - Cut back to provide clearance to cables and WP2 and WP5 pole – Land adjacent to 91 Elm Road.

157.3 Permitted Development Rights

The following Permitted Development application was noted: -

240616 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 5.00m, for which the maximum height would be 3.50m and the height of the eaves 3.00m at 2 Radnor Road.

157.4 Planning Applications Withdrawn

There were no withdrawn applications.

157.5 Adjoining Parish Consultations/Local Authority Consultations

There following Local Authority consultation was noted: -

240845 Consultation from Reading Borough Council for the following proposal: Redevelopment of Caversham Park for assisted living accommodation (Class C2) for over 55's through conversion of Caversham Park House, erection of a care home (Class C2) and age-restricted retirement dwellings (Class C3) including conversion of existing buildings Bursars House and The Lodge. Erection of affordable housing (Class C3 non-age restricted) and refurbishment/extension of existing pavilion to provide changing facilities, café/studio/interpretation hub, sports provision of 2 croquet lawns & 2 bowling greens, refurbishment of tennis court, associated parking and landscaping following demolition of extensions/outbuildings to the main house (amended description) at Caversham Park, Peppard Road.

**158. PLANNING APPEALS**

Councillors noted that planning application 230099 – Aldi Stores Ltd, Land to the South of Gazelle Close, Winnersh, RG41 5HH has been called in by the Secretary of State and will be determined on the basis of a public inquiry.

**159. PLANNING ENFORCEMENT STATISTICS**

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

*Bill Luck left the meeting.*

**160. TREE PRESERVATION ORDERS**

Members noted that TPO 1962/2024 to protect– Tree in front of 13 Aldbourne Avenue, Earley, RG6 7DB had been made by Wokingham Borough Council on 27<sup>th</sup> March 2024.

**161. STREET NAMING & NUMBERING**

Councillors noted that no street naming and numbering notifications had been received.

**162. LICENSING**

Members noted that an application to renew a street trading consent for the University of Reading, Whiteknights Campus outside the Palmer Building had been received and that a no comment response had been submitted.

**163. WOKINGHAM BOROUGH COUNCIL'S SPEED LIMIT REVIEW**

Councillors received an update from the working group who met on 19<sup>th</sup> March 2024 in that they had reviewed ETC's 2020 and 2022 submissions to Wokingham Borough Council's Speed Limit Review, to which ETC had not received a response. ETC has been advised by WBC that due to the impact of covid, changes in road usage and staff resources, WBC officers are now focusing on current requests in relation to speed limits.

The working group's conclusion was that WBC's process for requesting speed limit changes /requests for traffic calming is not transparent and recommended that ETC formally request that WBC's Overview & Scrutiny Management Committee consider WBC's policy and decision-making process in relation to speed limit requests. Councillors thanked the working group for the work undertaken and agreed to their suggestion.

**164. 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 February 2024.
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**165. PRESS RELEASES**

No press releases were requested.

**166. TERMINATION OF MEETING**

The meeting was declared closed by the Chair at 8.09 pm.

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Chair, Planning Committee