



## **PLANNING COMMITTEE**

Minutes of a meeting of the Planning Committee held in the Council Chamber at the Council Offices, Radstock Lane, Earley on Tuesday 4<sup>th</sup> June 2024 which commenced at 7.00pm.

### **Present:**

Chair – Councillor A Neal

Councillors: N Brock, R Cook, R Browne, M Iyengunmwena and S Jordan.

In attendance: E Carroll (Deputy Town Clerk), W Luck (Advisor to Planning Committee) and Councillor S Newton.

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### **1. APPOINTMENT OF CHAIR & VICE CHAIR**

- 1.1 Councillor R Cook, current Vice Chair of the Planning Committee called for nominations for the position of Chair of the Planning Committee for the 2024/2025 municipal year. A nomination for Councillor Mike Smith was proposed and seconded. There were no other nominations. It was:

**RESOLVED** that Councillor Mike Smith be appointed as Chair of the Planning Committee. There was 1 abstention.

- 1.2 Councillor R Cook called for nominations for the position of Vice Chair of the Planning Committee for the 2024/2025 municipal year. A nomination for Councillor Alistair Neal was proposed and seconded. There were no other nominations. It was:

**RESOLVED** that Councillor Alistair Neal be appointed as Vice Chair of the Planning Committee. There was 1 abstention.

In the absence of Councillor M Smith, newly appointed Vice Chair Councillor Neal took the position of Chair for the meeting and the meeting proceeded.

### **2. APOLOGIES FOR ABSENCE**

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

### **3. DECLARATIONS OF INTEREST**

There were no declarations of interest.

### **4. PUBLIC FORUM**

Councillor S Newton raised concerns about application 241255 – 11 Erleigh Court Gardens in relation to excessive development, that it is out of keeping with the area and that there will be a loss of greenery.

## 5. MINUTES OF PREVIOUS MEETING

The Minutes of the meeting held on 7<sup>th</sup> May 2024 were agreed as a true record and it was **RESOLVED** they be signed by the Chair. (Minutes 167- 181)

## 6. APPLICATIONS FOR PLANNING PERMISSION

### 6.1 Decision Notices Issued by the Local Planning Authority

The Decision Notices reported to the meeting were noted.

### 6.2 Planning Applications Received since the Last Meeting of this Committee

#### 6.2.1 No Objection Notifications

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

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| 241143 | Householder application for proposed new retention of concrete foundation to the rear following demolition of a single storey rear extension (retrospective) at 44 Elm Road.   |
| 241149 | Householder application for proposed erection of a single storey rear extension at 2 Dove Close.   |
| 241165 | Application for removal or variation of a condition following grant of planning permission (231358) dated (15/9/2023) erection of a part single part two storey side and single storey rear extension. Condition 2 Approved details and the variation is following client and structural engineer's discussions and the approved side extension has been extended at the side and rear at 34 Luckmore Drive. |
| 241205 | Householder application for proposed single storey rear extension, partial garage conversion to create habitable space and changes to fenestration at 4 Irvine Way.  |
| 241206 | Householder application for the proposed erection of a single storey rear extension, including internal alterations at 54 Henley Wood Road.  |
| 241211 | Householder application for proposed garage conversion to create habitable accommodation along with changes to fenestration at 7 Hilmanton.  |
| 241223 | Householder application for the proposed erection of a single storey flat roof rear extension at 9 Delamere Road.  |
| 241336 | Householder application for proposed erection of a front porch to the existing dwelling and changes to fenestration. (Front porch only) at 25 Tinwell Close.   |
| 241340 | Householder application for proposed single storey rear extension with changes to fenestration at 18 Roman Way.  |
| 241342 | Householder application for proposed single storey rear extension with changes to fenestration, followed by two roof lights to be added to the front elevation at 9 Dennose Close.   |

- 241360 Householder application for proposed raising of the roof to create first floor accommodation with erection of a front canopy roof, single storey side and two storey rear extension with 1no. Juliet balcony following demolition of the existing garage, rear extension and chimneys plus landscaping to the front at 29 Mill Lane.
- 241365 Householder application for proposed single storey rear extension with changes to fenestration. Following a garage conversion to create habitable accommodation and enlargement of existing driveway at 20 Robindale Avenue.

#### 6.2.2 Conditional Approval Recommendations

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

- 241052 Full application for the proposed erection of a wooden gazebo as a designated outdoor smoking area in front of The Poachers Gastro Pub.

Councillors recommended that no objection be raised to this application subject to WBC imposing the following conditions: - 1: The upper, open parts of the side walls to the proposed structure shall remain open, with no temporary or permanent enclosure, without prior approval in writing from WBC, to ensure compliance with the relevant outdoor smoking regulations, to protect the health and amenity of the users of the structure in accordance with the provisions of Policy CP3. 2: Details of the low impact lighting strategy shall be submitted to, approved by WBC in writing prior to commencement, to ensure impact on bats is minimised, pursuant to Policies CP3 and TB23.

#### 6.2.3 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:

- 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. WBC has received revised/additional plans for this application. The revised details show: Revision to proposal showing an amended layout 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.

- 241255 Householder application for proposed erection of a single storey rear outbuilding at 11 Erleigh Court Gardens.

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 the potential impact on the health and vitality of existing trees in the area of the proposed structure, where foundations may impact the root protection zone of said trees. Failure to demonstrate how the proposals maintain the quality of the environment, contrary to Policy CP1; failure to demonstrate there is no detriment to the visual amenity of the area due to the loss of trees, contrary to Policy CP3; and failure to demonstrate how the proposals protect and retain existing trees contrary to Policy CC03.

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

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

241337           Householder application for proposed loft conversion and 1No dormer to create habitable accommodation and changes to 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 sqm., and contrary to the principles of Policy TB07, Internal Space Standards.

2: The resultant dwelling is a poorly designed, 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.

*Councillor Newton left the meeting.*

#### 6.2.4   Tree Works Applications

There were no Tree Works application.

#### 6.3     Permitted Development Rights

There were no Permitted Development Rights applications.

#### 6.4     Planning Applications Withdrawn

There were no withdrawn applications.

#### 6.5     Adjoining Parish Consultations/Local Authority Consultations

There were no Adjoining Parish Council or Local Authority consultations.

### 7.     **PLANNING APPEALS**

Councillors noted that no planning appeals had been received.

*Bill Luck left the meeting.*

### 8.     **PLANNING ENFORCEMENT STATISTICS**

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

### 9.     **TREE PRESERVATION ORDERS**

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

**10. STREET NAMING & NUMBERING**

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

**11. LICENSING**

Councillors noted that no licensing applications had been received.

**12. 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 April 2024.
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**13. PRESS RELEASES**

No press releases were requested.

**14. EXCLUSION OF PUBLIC AND PRESS**

There were no members of the public or press present. It was agreed that the remaining items on the agenda be taken under Part II.

**PART II**

**15. CONFIDENTIAL MINUTES OF PREVIOUS MEETING**

The Confidential Minutes of the meeting held on 7<sup>th</sup> May 2024 were agreed as a true record and it was **RESOLVED** they be signed by the Chair. (Minute 180)

**16. TERMINATION OF MEETING**

The meeting was declared closed by the Chair at 7.50pm.

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Chair, Planning Committee