



## **PLANNING COMMITTEE**

Minutes of a meeting of the Planning Committee held in the Council Chamber at the Council Offices, Radstock Lane, Earley on Tuesday 2<sup>nd</sup> July 2024 which commenced at 7.00pm.

### **Present:**

Chair – Councillor M Smith

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

In attendance: E Carroll (Deputy Town Clerk), W Luck (Advisor to Planning Committee), a representatives from ACER and a member of the public.

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### **17. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors M De Jong and A Neal.

### **18. DECLARATIONS OF INTEREST**

There were no declarations of interest.

### **19. PUBLIC FORUM**

The member of the public present raised concerns about application 241559 – 36 Pitts Lane in relation to the different roof forms, the height of the roof of the side extension and loss of privacy. The ACER representative added that there are also concerns about the accuracy of the application drawings.

The ACER representative raised concerns in relation to application 241588 – 28 Milton Road in that the gable end roof is not in keeping with the area and that no parking plan has been submitted. The representative also raised concerns about application 241471 – 2 The Drive and application 241471 – 161 Church Road in relation to insufficient parking.

The ACER representative also gave a personal statement expressing his view that ETC Planning Meetings have changed in recent years and the committee now primarily assesses each application against planning rules and only secondary consideration is given to the views of local residents. The representative also finds that only being able to speak in the Public Forum section of the meeting is restrictive and that additional comments or questions cannot be debated by the members of the public present.

*The ACER representative left the meeting.*

### **20. MINUTES OF PREVIOUS MEETING**

The Minutes of the meeting held on 4<sup>th</sup> June 2024 were agreed as a true record and it was **RESOLVED** they be signed by the Chair. (Minutes 1 - 16)

### **21. APPLICATIONS FOR PLANNING PERMISSION**

#### **21.1 Decision Notices Issued by the Local Planning Authority**

The Decision Notices reported to the meeting were noted.

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

### 21.2.1 No Objection Notifications

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

- 241327      Householder application for the proposed single storey rear extension, side infill extension and the addition of a porch at 24 Sweystone Close.
- 241406      Householder application for the proposed erection of a single storey front extension to form a porch and a single storey side/rear extension following demolition of existing conservatory and detached garage, plus the creation of a rear balcony and changes to fenestration at 6 Basil Close.
- 241440      Householder application for proposed single storey rear extension, part garage conversion to create habitable accommodation and changes to fenestration at 5 Pimento Drive.
- 241448      Householder application for proposed single storey rear extension plus part removal of boundary fence at 24 Fleetham Gardens.
- 241523      Householder application for proposed single storey rear extension with changes to the fenestration at 16 Witcham Close.
- 241559      Application for 36 Pitts Lane was discussed and the recommendation can be found in Minute Item 21.2.3.

*The member of the public left the meeting.*

### 21.2.2 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. WBC has received revised/additional plans.

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.

- 241384      Householder application for proposed erection of a single storey side and rear extension following demolition of the existing attached garage at 142 Silverdale Road.

Councillors recommended that no objection be raised to this application subject to WBC imposing the following condition that because of the falling nature of the rear garden and the extended patio area round the proposed extension, details of any patio or decking around the approved extension, including

any boundary screening are to be submitted to and approved by WBC prior to construction commencing to ensure no significant impact on the amenity of neighbouring properties, pursuant to Policy CP3.

241408            Application for 384 London Road was discussed and the recommendation can be found in Minute Item 21.2.3.

241451            Householder application for the proposed side extension and garage conversion at 10 Cassia Drive

Councillors recommended that no objection be raised to this application subject to WBC imposing the following condition that, as these proposals result in accommodation have the potential for a separate entrance, no part of the 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.

241454            Householder application for the proposed two storey side extension with changes to fenestration, (Part retrospective) at 35 Amber Close.

Councillors recommended that no objection be raised to this application subject to WBC imposing the following conditions: - 1: As the alterations result in accommodation with a separate entrance, the extension as hereby approved shall only be used as ancillary accommodation to the main dwellinghouse and shall not used, sold or sub-let as a separate dwelling. 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.

2: Regardless of the applicant's comments regarding levels it is considered that the first-floor side windows do present the possibility of overlooking the neighbouring property and as these windows in the side elevation 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.

3: As the works appear to impact existing trees on the site boundary, the applicant shall submit to WBC for approval details of the tree works proposed to minimise the impact on the character of the area, pursuant to Policy CP3 and to assist in the aims of Policies CP7 and TB23.

241471            Householder application for the proposed erection of part single part two storey side extension, single storey rear extension and front porch, following demolition of existing garage at 161 Church Road.

Councillors recommended that no objection be raised to this application subject to WBC imposing the following conditions: - 1: The submission to and approval by WBC, prior to construction commencing, of the construction details of the two parking spaces shown on the approved plans, to ensure compliance with Policy CC07 and the completion of said parking spaces before one year after commencement of construction, unless otherwise agreed in writing by WBC.

2: Implementation of this application is at variance with the approval under 232818 and as such implementation of this approval will negate approval 232818.

In addition, the attached informative is requested that applicant should note that this approval does not grant any rights to access neighbouring land to carry out the works, nor to construct any works crossing the title boundary, such as gutters and the agreement of neighbouring land owners should be sought where access is required.

241508           Householder application for proposed single storey rear extension with changes to the fenestration at 54 Henley Wood Road.

Councillors recommended that no objection be raised to this application subject to WBC imposing the following condition that the submission to and approval by WBC, prior to construction commencing, of the construction details of the two parking spaces shown on the approved plans, to ensure compliance with Policy CC07 and the completion of said parking spaces before one year after commencement of construction, unless otherwise agreed in writing by WBC.

241544           Householder application for the proposed single storey front extension at 434 Wokingham Road.

Councillors recommended that no objection be raised to this application subject to WBC imposing the following condition that as the alterations result in accommodation with a separate entrance, the extension as hereby approved shall be used as ancillary accommodation to the main dwellinghouse and shall 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.

#### 21.2.3 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:

241282           Full application for the proposed change of use of amenity land to residential, including reposition of the boundary fence (retrospective) at 35 Easington Drive.

Councillors recommended that objection be raised to this application and recommends that WBC refuses the application for the following reasons: - 1: Loss of amenity land, which was a significant contributor to minimising the urbanising impact of the many hard surfaces in the area, to the detriment of the amenity of neighbouring properties, contrary to Policy CP3.

2: The fence as erected appears to encroach on the assumed 1.8m wide service margin around this shared access road, potentially obstructing the forward visibility around the bend to the detriment of highway safety.

241348           Full application for proposed subdivision of the existing semi-detached dwelling to create 2no dwellings along with replacement of single storey side extension flat roof to a pitched roof and changes to fenestration, plus adjustment of the existing dropped kerb, landscaping, bin and cycle storage, and alterations to boundary treatments at 2 The Drive.

Councillors recommended that objection be raised to this application and recommends that WBC refuses the application for the following reason: - 1: The proposed one bedroom two-person dwelling fails significantly to meet the minimum floor area for a 1B2P dwelling of 50sq.m, set out in the NDSS and WBC's Policy TB07. In addition, the proposals significantly fail to meet the Policy TB07 requirement for 23sq.m. for a combined living/dining/kitchen by only providing 16.29sq.m. In addition, the proposals fail to provide the minimum 1.5sq.m. of built in storage. Therefore, the proposals fail to provide a high quality of design to the detriment of the amenity of occupiers and their quality of life, contrary to Policy CP3.

2: Failure to demonstrate adequate parking for the proposed two dwellings, by failing to provide details proposed management plan for the parking, contrary to Policy CC07.

241370 Full application for the proposed change of use from use Class C3 (Dwelling house) to C2 (Residential institution) with no alterations to the property at 98 Elm Road.

Councillors recommended that objection be raised to this application and recommends that WBC refuses the application due to insufficient information included within the application to enable a proper consideration of the potential impacts of this change in use, there being no Location or Block Plan, as required by mandatory requirements, nor is there information on the number of residents, the staffing, the management regime, nor an assessment of parking need, all issues that can impact the amenity of neighbouring properties, contrary to Policy CP3. Also, ETC would wish to query whether this should be a retrospective application?

241408 Householder application for proposed erection of a single storey side/rear extension at 384 London Road.

This application was discussed in Minute Item 21.2.2. Councillors recommended that objection be raised to this application and recommends that WBC refuses the application as the application is for a structure that is completely separated from the host dwelling, and as such, is not an "annexe" rather a new dwelling and should be considered against as 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.

If WBC are minded to approve this application the following condition is requested: 1: As the side extension shown on the application forms an "annexe" to the original dwelling and is totally separate from that dwelling and has a separate entrance, the extension as hereby approved shall only be used as ancillary accommodation to the main dwellinghouse and shall not used, sold or sub-let as a separate dwelling. 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.

241479 Householder application for the proposed erection of part single part two storey rear extension, plus changes to fenestration and roof form at 14 Marefield.

Councillors recommended that objection be raised to this application and recommends that WBC refuses the application as the proposals will result in a first floor, back to back distance with the property immediately behind of only 20m, as opposed to Section R16 of the Borough Design Guide which proposes a minimum of 22m, to "maintain privacy and limit the sense of enclosure", this reduction in separation would result in the loss of privacy and amenity of the occupiers of the neighbouring property, at 10 Owston, contrary to Policy CP3.

241559 Application to vary condition 2 of planning consent 231952 for the proposed erection of a part single part first floor side and two storey side and rear extension, a single storey rear extension and a porch canopy roof, plus insertion of roof lights, modifications to the existing roof and changes to fenestration, following demolition of the existing garage and two storey front bay windows. Condition 2 refers to Approved Details and the variation is to the side extension roof height and the first- floor rear window at 36 Pitts Lane.

This application was discussed in Minute Item 21.2.1. Councillors recommended that objection be raised to this application and recommends that WBC refuses the application for the following reasons:  
- 1: It is considered that the extra height over part of the side extension is overbearing on the neighbouring property, contrary to Policy CP3, especially as there does not appear to be any justification, as the insulated roof is continuous with the roof of the rear extension, without that section being increased in height.

2: It is considered that the step in the roof over the side extension interrupts the rhythm of the separation of dwellings in the street, and further adds to the obstruction of the view of trees beyond. The unnecessary bulk, built form and height do not respond to the character of the host dwelling, affecting the character of the area, contrary to Policy CP3 and further supported by Section R23 of the Borough Design Guide.

In addition, ETC are concerned about the accuracy of the drawings potentially making it difficult to assess the impacts of the proposed changes.

241588      Householder application for proposed single storey rear extension with the insertion of 3 no. rooflights, garage conversion to create habitable accommodation, first floor two storey side extension with the insertion of 1 no. rear facing dormer window, loft conversion to create habitable accommodation with the insertion of 2 no. rear facing dormers, 4 no. rear facing rooflights with changes to the fenestration at 28 Milton 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 that adequate on-curtilage parking can be achieved on the limited frontage, without vehicles overhanging the adjacent footway, to the detriment of pedestrian safety, contrary to Policy CC07.

2: The applicant has failed to demonstrate adequate separation to the boundary as recommended by the WBC Borough Design Guide (R23) and as a result the proposal is out of character with the prevalent semi-detached street scene, contrary to Policy CP3. 3: The proposal to convert the existing fully hipped roof to a gable end is out of character with the area, with no other properties appearing to have a similar roof conversion, thereby being contrary to Policy CP3, being of an inappropriate mass, built form and character to the detriment to the quality of the area.

#### 21.2.4 Tree Works Applications

The following Tree Works application was noted: -

241117      Application for works to protected tree(s) TPO-0661-1994 (A1) A1, (A1 various on TPO) - Fell. Reason for Works: Tree is diseased and is suffering from Ash dieback at 22 Hartsbourne Road.

*Bill Luck left the meeting.*

#### 21.3 Permitted Development Rights

There were no Permitted Development Rights applications.

#### 21.4 Planning Applications Withdrawn

There were no withdrawn applications.

#### 21.5 Adjoining Parish Consultations/Local Authority Consultations

There were no Adjoining Parish Council or Local Authority consultations.

### 22. PLANNING APPEALS

Councillors noted that no planning appeals had been received.

**23. PLANNING ENFORCEMENT STATISTICS**

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

**24. TREE PRESERVATION ORDERS**

The Deputy Town Clerk reported that TPO 1950/2024 – Tree at 157a Church Road, Earley, RG6 had been confirmed without modifications on 1<sup>st</sup> July 2024 by Wokingham Borough Council. Full details will be sent to Councillors.

**25. STREET NAMING & NUMBERING**

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

**26. LICENSING**

Councillors noted that no licensing applications had been received.

**27. 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 May 2024.
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**28. PRESS RELEASES**

No press releases were requested.

**29. TERMINATION OF MEETING**

The meeting was declared closed by the Chair at 8.25pm.

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Chair, Planning Committee