



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 August 2024 which commenced at 7.00pm.

Present:

Chair – Councillor M Smith

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

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

30. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors R Cook, M De Jong and S Jordan.

31. DECLARATIONS OF INTEREST

There were no declarations of interest.

32. PUBLIC FORUM

The first ACER representative raised concerns in relation to application 241849 – 75 Pitts Lane due to scale/mass and suggestions that the proposal does not conform to national and WBC policy. The second ACER representative added that the proposed brickwork does not complement the original build and that the plans are unclear.

The first ACER representative also raised concerns about application 241588 – 28 Milton Road due to a lack of soft landscaping, insufficient parking provision and considered it to be an inappropriate building not in keeping with the local area.

33. MINUTES OF PREVIOUS MEETING

The Minutes of the meeting held on 2nd July 2024 were agreed as a true record and it was **RESOLVED** they be signed by the Chair. (Minutes 17 - 29)

34. APPLICATIONS FOR PLANNING PERMISSION

34.1 Decision Notices Issued by the Local Planning Authority
The Decision Notices reported to the meeting were noted.

34.2 Planning Applications Received since the Last Meeting of this Committee

34.2.1 No Objection Notifications

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

240432	Householder application for proposed first floor side extension, single storey front extension to create a porch with changes to the fenestration at 48 Shepherds House Lane.
241308	Householder application for proposed erection of a part single part two storey side/rear extension along with changes to fenestration plus raising of the roof at 6 Chive Road.
241492	Full application for the proposed existing industrial building a mixed-use classes B2, B8, and E(g)with internal and external refurbishment works to include, 1 no. new vehicle doors, roof-mounted PV panels (25Kwe), replacement of roof cladding sheets, replacement of vertical cladding sheets and replacement of windows, curtain walling and doors at Unit 60, Suttons Business Park, Suttons Park Avenue.
241534	Application to vary condition [number] of planning consent [173162] for the proposed erection of 4 no. bedroom detached dwelling, following demolition of existing garage. Condition [2] refers to [Approved Details] and the variation is minor changes to the fenestration, a mono pitched roof to the front elevation, and removal of window from front gable, and boundary size increased at 1b Pond Head Lane.
241743	Full application for proposed external refurbishment, repairs and alterations consisting of replacement windows and doors; replacement roofs including new roof lights, cowls and lanterns; soffit replacement; and concrete repairs at URS Building, Whiteknights Campus, University of Reading.
241748	Householder application for proposed single storey rear extension following demolition of existing conservatory, plus changes to fenestration at 34 Sibley Park Road.
241749	Application to vary condition 2 of planning consent 220425 for the proposed conversion of garage to create habitable space with the erection of single storey front extension, the erection of single storey rear extension and a first-floor side extension, plus associated roof alterations. Condition 2 refers to approved details and the variation is to reduce the size of the proposed extensions and create a new flat roof instead of a pitched roof plus changes to fenestration at 6 Avalon Road.
241787	Householder application for proposed erection of a single storey front extension to create porch, two storey side extension, single storey rear extension along with changes to fenestration plus associated landscaping at 65 Falstaff Avenue.
241826	Householder application for proposed single storey side and rear extension, followed by changes to fenestration at 45 Amber Close.
241827	Householder application for proposed garage conversion to facilitate a gym with a WC/shower and utility room at 2 Conygree Close.
241864	Householder application for proposed 2-storey side extension, single storey rear extension and garage conversion to create habitable accommodation at 6 Waring Close.
241876	Householder application for proposed loft conversion with rear dormer extension at 39 Harcourt Drive.
241895	Householder application for proposed conversion of the existing attached garage into habitable accommodation (retrospective) at 14 Wimblington Drive.

34.2.2 Conditional Approval Recommendations

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

- 241594 Householder application for the proposed part single storey rear, front & part first floor rear extension along with changes to fenestration at 40 Elm Road.

Councillors recommended that no objection be raised to this application subject to WBC imposing the following condition that details of the materials proposed for the balcony privacy screens shall be submitted to, and approved by WBC prior to construction commencing, and such screens shall be installed prior to first occupation of the adjoining bedroom, and shall be maintained in place in perpetuity, unless otherwise agreed in writing by WBC, to protect the privacy and amenity of neighbouring properties, as supported by Policy CP3.

- 241712 Householder application for proposed two storey side extension followed by part garage conversion to facilitate a new utility room and changes to fenestration at 32 Chatteris Way.

Councillors recommended that no objection be raised to this application subject to WBC imposing the following condition that as this proposal involves the loss of an existing garage, a scheme for the provision of two parking spaces on curtilage is to be submitted to, and approved by, WBC prior to construction commencing, and the approved works completed prior to first occupation of the extended bedroom. To ensure that adequate parking is provided in accordance with Policy CC07, and Policy CP3, protection of the amenity of other users of the highway.

- 241789 Application to vary condition 2 of planning consent 212704 for the proposed erection of a single storey outbuilding for home office use, following the demolition of existing garage. Condition 2 refers to approved details and the variation is to allow changes to fenestration (part retrospective) at 10 Moor Copse Close.

Councillors recommended that no objection be raised to this application subject to WBC imposing the following condition that the windows to the rear elevation shall be obscured glazing and with no opening light projecting beyond the rear boundary of the property, to protect the amenity and privacy of the neighbouring property, pursuant to Policy CP3.

- 241849 Application for 75 Pitts Lane was discussed and the recommendation can be found in Minute Item 34.2.3

- 241867 Householder application for the proposed erection of a single storey rear extension, porch conversion, garage conversion and internal modifications at 14 Blackley Close.

Councillors recommended that no objection be raised to this application subject to WBC imposing the following condition that a plan for the provision of two parking spaces on the frontage, include areas of landscaping, shall be submitted to, and approved by, WBC prior to the commencement of works. These approved works are to be completed within one year of the commencement of work, as supported by Policies CC07 and CP3.

- 241929 Householder application for proposed single storey rear extension with a pitched roof to match the existing and changes to fenestration at 6 Freshfield Close.

Councillors recommended that no objection be raised to this application subject to WBC imposing the following condition that prior to work commencing the applicant is to submit to WBC, and receive approval of, details of how the impact of the works on the adjacent public footpath will be addressed, and such works to be implemented during the construction of the extension. To protect the amenity and

safety of pedestrians using the path, as supported by Policies CP3 and CC07.

34.2.3 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:

241553 Application for a certificate of existing lawful development for incidental residential use of land at 12 Hambledon Close.

Councillors recommended that objection be raised to this application and recommends that WBC refuses the application for the following reasons 1. The proposed change of use would result in an excessive encroachment of residential land outside of development limits into the countryside thereby unacceptably detracting from the rural character and appearance of the site and surrounding area contrary to CP1, CP3 and CP11 of the Core Strategy and Policy TB21 of the Wokingham Borough Council Managing Development Delivery 2014 and with guidance contained within the NPPF.

2. The proposed change of use to residential garden would result in the unacceptable loss of a significant area of public open space that would otherwise be available to the public for outdoor play, sport and recreational facilities contrary to the Policies CP1, CP3 and of the Wokingham Borough Core Strategy and CC02, CC03, TB08 of the Wokingham Borough Council Managing Development Delivery 2014 and Paragraph 99 of the National Planning Policy Framework 2021.

ETC would also ask WBC to investigate the possibility of seeking the removal of the fence around this land, so that it may maintain its open space designation and be used by the public.

241588 Householder application for the proposed erection of a single storey rear extension, first floor two storey side extension with 1 no. rear facing dormer, loft conversion to create additional habitable accommodation with 2 no. rear facing dormers, plus conversion of the garage to create additional habitable accommodation, along with changes to 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.

The two ACER representatives left the meeting.

241634 Householder application for proposed erection of wooden gates and a timber shed to the front of the dwelling to facilitate cycle storage at 39 Redhatch Drive.

Councillors recommended that objection be raised to this application and recommends that WBC refuses the application, as by virtue of its built form, mass and materials the proposal would be out of character with the boundary treatments in the area, having an adverse impact on the visual amenity of the street scene, all contrary to Policy CP3.

- 241849 Householder application for proposed erection of a first-floor side extension along with changes to fenestration at 75 Pitts Lane.

This application was discussed in Minute Item 34.2.2. Councillors recommended that objection be raised to this application and recommends that WBC refuses the application as the proposed extension fails to address its prominent location as a corner plot in the street and the extension forms a large mass, dominating the street scene, and failing to enhance the quality of the environment. In addition, the extension fails to respond positively to the character of the host dwelling, and the resultant extended house fails to complement the character of the area. Contrary to Policies CP1 and CP3 and Design Guide Sections R1, R2, R6, R8, R11 and R23.

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

1: The window to bedroom 5, by virtue of its close proximity to the boundary with 49 Hilltop Road, shall be obscured glazing with no opening lights below 1.7m above floor level, to protect the amenity and privacy of the adjoining property, as supported by Policy CP3.

2: The submission and approval of a landscape scheme to help the proposed development blend sympathetically with the surrounding development, such a scheme is to be implemented prior to first occupation of the extension, as supported by Policy CP1, maintaining the quality of the environment, and Policy CP3, of an appropriate form and to integrate with the surroundings.

34.2.4 Tree Works Applications

The following Tree Works application was noted: -

- 241732 Application for works to protected tree/s TPO 1218/2007, T1, Oak - Selectively reduce elongated branch tips on south side of canopy towards dwelling by 2-2.5m to nearest suitable reduction points; crown lift 3.5-4m by reducing/removing smaller secondary / tertiary growth only at land adjacent 1 Woodmere Close.
- 241868 Application for works to protected tree(s) TPO 737/1995, T2 T1, Robinia (T2 on TPO) – Pollard back to historic pollard knuckles at road verge adjacent to 16 Squirrels Way.

34.3 Permitted Development Rights

There following Permitted Development applications were noted: -

- 241744 Listed Building consent for proposed external refurbishment, repairs and alterations consisting of replacement windows and doors; replacement roofs including new roof lights, cowls and lanterns; soffit replacement; and concrete repairs at URS Building, Whiteknights Campus, University of Reading.
- 241759 Application for advertisement consent for 1 no. internally illuminated double-sided digital panel to replace existing panel forming part of bus shelter - Bus shelter outside 463 Wokingham Road.
- 241761 Application for advertisement consent for 1 no. internally illuminated double-sided digital panel to replace existing panel forming part of bus shelter – Bus shelter 45m from 583 Wokingham Road
- 241762 Application for advertisement consent for 1 no. internally illuminated double-sided digital panel to replace existing panel forming part of bus shelter - Bus Shelter ref:1306-0018, Outside Asda, Chalfont Way

- 241764 Application for advertisement consent for 1 no. internally illuminated double-sided digital panel to replace existing panel forming part of bus shelter - Bus shelter adjacent to Loddon Valley Leisure Centre, Rushey Way.
- 241853 Prior approval submission for erection of a two-storey upwards extension to provide 32no residential units on the 4th and 5th floor with associated plant, car and cycle parking at 400 Regus House, Thames Valley Park Drive.
- 241855 Prior approval submission for change of use of the ground, 1st, 2nd and 3rd floors to 62no residential dwellings (use Class C3) at 400 Regus House, Thames Valley Park Drive.

34.4 Planning Applications Withdrawn

There were no withdrawn applications.

34.5 Adjoining Parish Consultations/Local Authority Consultations

There were no Adjoining Parish Council or Local Authority consultations.

35. PLANNING APPEALS

35.1 240445 – 44 Ratby Close, Earley, RG6 4ER

- 35.1.1 Councillors noted that an appeal decision had been made by the Secretary of State's appointed Planning Inspector in relation to Wokingham Borough Council's decision to refuse planning permission for the proposed first floor front extension and 1 no. dormer to the front elevation with changes to the fenestration. The appeal was dismissed.
Appeal Ref: APP/X0360/D/24/3343854

36. PLANNING ENFORCEMENT STATISTICS

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

37. TREE PRESERVATION ORDERS

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

38. STREET NAMING & NUMBERING

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

39. LICENSING

Councillors noted that no licensing applications had been received.

40. LODDON GARDEN VILLAGE (HALL FARM) – LOCAL PLAN UPDATE

- 40.1 Councillors noted that Arborfield & Newland Parish Council are seeking to engage with neighbouring parish/town councils in advance of Wokingham Borough Council's updated Local Plan being published, in relation to Hall Farm, which will be described as Loddon Garden Village in the plan.

- 40.2 Councillors agreed to have an initial discussion with Arborfield & Newland Parish Council and that Councillors P Jorgensen, A Neal, M Smith, along with the Deputy Town Clerk would attend any meetings, reporting information to Full Council.

Bill Luck left the meeting.

41. 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 June 2024.
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42. PRESS RELEASES

No press releases were requested.

43. TERMINATION OF MEETING

The meeting was declared closed by the Chair at 8.40pm.

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Chair, Planning Committee