



PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held in the Council Chamber at the Council Offices, Radstock Lane, Earley on Tuesday 8th October 2024 which commenced at 7.00pm.

Present:

Chair – Councillor M Smith

Councillors: R Browne, R Cook, A Neal, M Iyengunmwena and S Jordan.

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

59. APOLOGIES FOR ABSENCE

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

60. DECLARATIONS OF INTEREST

There were no declarations of interest.

61. PUBLIC FORUM

There were no members of the public present.

62. MINUTES OF PREVIOUS MEETING

The Minutes of the meeting held on 3rd September 2024 were agreed as a true record and it was **RESOLVED** they be signed by the Chair. (Minutes 44 - 58)

63. APPLICATIONS FOR PLANNING PERMISSION

63.1 Decision Notices Issued by the Local Planning Authority

The Decision Notices reported to the meeting were noted.

Councillor Newton entered the meeting.

63.2 Planning Applications Received since the Last Meeting of this Committee

63.2.1 No Objection Notifications

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

241534 Section 73a application for a four-bedroom dwelling, with associated parking and landscaping. (Retrospective) at 1b Pond Head Lane.

- 241996 Householder application for the proposed single storey rear extension, along with a dropped kerb to facilitate vehicle access. Followed by a garage conversion to create habitable space and changes to fenestration. WBC has received revised/additional plans at 9 Wilderness Road.
- 242197 Application to vary condition 2 of planning consent 240302 for the proposed erection of single storey front, side, and rear extensions, following conversion of garage to habitable accommodation. Condition 2 refers to approved details and variation is to allow changes to dimensions and design of the front porch; changes to dimensions, roof design and layout of the rear extension; and changes to fenestration at 4 Burwell Close.
- 242226 Householder application for the proposed single story rear extension & first floor side extension over existing garage with changes to the main roof and addition of gable at front. Plus, addition of external bike store and bin store at 10 Edenham Close.
- 242272 Householder application for the proposed side/rear extension with a front porch at 30 Nutmeg Close.
- 242280 Householder application for the proposed front porch extension with a two-storey front/side extension in addition to a single storey rear/side extension following a garage conversion to facilitate an office at 10 Tinwell Close.
- 242282 Householder application for the proposed single storey rear extension with skylights at 10 Doddington Close.
- 242293 Full application for change of use of the existing garden outbuilding to a beauty salon (use class Sui Generis) (Retrospective) at 9 Rowland Way.
- 242302 Householder application for the proposed single storey side and rear extension, along with a two-storey rear extension to include changes to the roof and fenestration. Followed by the demolition of the existing conservatory at 28 Radstock Lane.
- 242372 Householder application for the proposed erection of a single storey front extension, front balcony, single storey rear extension, first floor rear extension, conversion of the existing attached garage into habitable accommodation, insertion of roof lights along with changes to fenestration at Marick, 10 Stockbury Close.
- 242412 Householder application for the proposed conversion of the existing attached garage into habitable accommodation along with changes to fenestration at 29 Skelmerdale Way.
- 242423 Householder application for the proposed erection of a front porch, single storey rear extension, and installation of a rear dormer and roof lights to facilitate conversion of the loft to habitable accommodation, plus changes to fenestration at 7 Hilmanton.

63.2.2 Conditional Approval Recommendations

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

- 242241 Householder application for the proposed erection of a two-storey rear extension and a single-storey side extension, and the conversion of the existing garage to habitable accommodation at 93 Redhatch Drive.

Councillors recommended that no objection be raised to this application subject to WBC imposing the

following condition that any rooflights in the roof slopes facing the adjoining dwellings shall be installed with the cill height at least 1.7m above floor level to protect the privacy and amenity of the neighbouring properties pursuant to Policy CP3.

242255 Householder application for the proposed first floor extension including conversion of roof from flat to hipped and addition of skylights at 23 Meadow Road.

Councillors recommended that no objection be raised to this application subject to WBC imposing the following condition that the proposed roof lights to the roof slopes facing the side boundaries shall be installed with the cill at least 1.7m above floor level, to protect the privacy and amenity of the neighbouring properties, pursuant to Policy CP3.

242366 Householder application for the proposed garage conversion into habitable space with 1st floor extension above garage and loft conversion into habitable space with dormer. Addition of car port at 77 Wilderness Road.

Councillors recommended that no objection be raised to this application subject to WBC imposing the following conditions: - 1: The submission and approval by WBC of details of the foundations to the support of the car port prior to construction commencing, to ensure there is no harmful impact on the roots of the significant tree belt along the Wilderness Road frontage, as supported by Policy CC03.

2: As the accommodation formed as part of these proposals could be occupied separately from the main house, 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.

242426 Householder application for proposed erection of a side extension and garage conversion at 80 Durand Road.

Councillors recommended that no objection be raised to this application subject to WBC imposing the following condition that as these proposals have a separate entrance, no part of the conversion/extension as hereby approved shall be use 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 and to protect the amenity of neighbouring properties, pursuant to Policies CC07 and CP3.

242468 Householder application for proposed part first floor side extension with changes to fenestration and a garage conversion to create a dining room and W/C at 17 Finstock Close.

Councillors recommended that no objection be raised to this application subject to WBC imposing the following condition that the proposed second parking space on the front garden is to be constructed in hard paving in accordance with the T&CPA(GPD) Order 2015, as updated, Schedule 2, Part 1, Class F(a), and completed prior to first occupation of the new bedroom at first floor, as supported by Policies CP3 and CC07.

242503 Householder application for the proposed garage conversion to form porch, single story rear extension and an outbuilding following demolition of previous extension and conservatory at 1 Cutbush Close.

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 the potential to form a separate unit of accommodation, the extension as hereby approved shall be used as ancillary accommodation to the main dwelling house 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.

63.2.3 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:

242160 Householder application for proposed part single and part double storey rear extensions to existing dwelling at 203 Beech Lane.

Councillors recommended that objection be raised to this application and recommends that WBC refuses the application for the following reasons: - 1: The design of the proposals fails to maintain or enhance the quality of the environment; and by virtue of their inappropriate bulk, mass, appearance and choice of materials the proposals are out of character with the host dwelling and are not of a high quality of design, contrary to Policy CP3.

2: The resultant building is not beautiful, contrary to Para.131 in the NPPF (Dec.23). It does not add to the quality of the area, nor is it visually attractive; is not a good architectural solution; is not sympathetic to the character of the host dwelling, all contrary to Para.135 of the NPPF (Dec.23).

3: As the development is not well designed and does not reflect the character of the host dwelling and is contrary to Borough Design Guidance, it should be refused in accordance with Para.139 of the NPPF (Dec.23). ETC would wish to highlight that there are many examples of successful extensions to thatched cottages, evidence that sympathetic designs are achievable.

242262 Application for a certificate of existing lawful development for erection of an outbuilding to the rear at 23 Meadow Road.

Councillors recommended that objection be raised to this application and recommends that WBC refuses the application as it is considered that the structure is not compliant with section E1(e)ii of the permitted development regulations, as it is higher than 2.5m within 2m of the boundary. If a planning application is subsequently submitted, ETC would request that the windows in the north elevation, overlooking No 21, should be obscured glazing to protect the privacy and amenity of that property.

242371 Householder application for the proposed erection of a front porch, single storey side and rear extension, along with a garage conversion to create habitable accommodation and changes to fenestration at 5 Chatton Close.

Councillors recommended that objection be raised to this application and recommends that WBC refuses the application for the following reasons: - 1: The proposals by virtue of their inappropriate built form and mass are contrary to the character of the area, pursuant to Policy CP3 and contrary to the guidance in section R23 of the Borough Design Guide, in not being subservient, nor addressing the side boundary satisfactorily.

2: The position of the proposed windows to the two ensuites, situated on the boundary with 4 Chatton Close would adversely impact the amenity and privacy of the neighbouring property, contrary to Policy CP3. If WBC are minded to approve this application the following condition is requested:

1: The windows to the proposed ground and first floor ensuites in the flank elevation facing 4 Chatton Close shall be obscured glazing and permanently fixed shut, unless otherwise agreed in writing by WBC, to protect the amenity and privacy of the adjoining property, pursuant to Policy CP3.

242396 Householder application for the proposed raising of the roof of the existing detached outbuilding to form loft accommodation, plus insertion of rooflights to front and rear elevations at 15 The Crescent.

Councillors recommended that objection be raised to this application and recommends that WBC refuses the application for the following reasons: - 1. The proposed development will have a negative and detrimental impact on the character and appearance of the area by reason of the proposed outbuilding's height and mass which would take on the proportions of a two-storey detached dwellinghouse and would be tantamount to a new dwelling, not a domestic outbuilding. The overall scale and design of the building would be out of keeping with the prevailing character of the area and would result in contrived and incongruous feature. The development is contrary to paragraph 139 and Section 12 of the National Planning Policy Framework, Policies CP1 and CP3 of the Core Strategy, Policy TB06 of the MDD Local Plan, the National Design Guide and the Borough Design Guide Supplementary Planning Document.

2. By reason of the outbuilding's height, scale, mass, first floor windows and immediate proximity to the rear gardens of the adjacent neighbouring properties, the proposals would have unacceptable overbearing impacts on the private rear amenity space and rear elevations of Nos.13 and 17 The Crescent and No.18 Radnor Close, to the detriment of the occupiers' privacy and amenities. The proposals are therefore contrary to policies CP1 and CP3 of the Core Strategy, R22 of the Borough Design Guide SPD and the National Planning Policy Framework.

If WBC are minded to approve this application, the following conditions are requested. 1: The outbuilding hereby approved shall only be used incidental to the host dwelling, and no part shall 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.

2: The rooflights hereby approved shall be installed with no part below 1.7m above floor level, and shall be permanently obscured glazing, unless otherwise approved by WBC, to protect the privacy and amenity of the neighbouring properties, as supported by Policy CP3.

242454 Householder application for the demolition of existing rear conservatory and erection of two storey rear extension, side extension and first floor extension above existing garage. Including removal of 1 chimney, addition of multiple sky lights and changes to existing rear patio at 17 Wilderness Road.

Councillors recommended that objection be raised to this application and recommends that WBC refuses the application due to the bulk, mass and form of the proposals on the boundary with 19 Wilderness Road, causing a "terracing effect" and being out of keeping with the character of the area, and contrary to Section R23 in the Borough Design Guide, and contrary to Policy CP1, failing to enhance the quality of the area; and Policy CP3, being of an inappropriate scale, mass, built form and character, and failing to contribute to a sense of place.

63.2.4 Tree Works Applications

The following Tree Works applications were noted with no objections: -

242320 Application for works to protected tree(s) - TPO-1109-2006 T1 Oak (T1 on TPO) - Crown lift by approximately 1.5-2m by removing secondary growth only where possible, reduce the customers property side of the crown by approximately 1.5m, remove 1 secondary stem that is growing over the neighbouring garden and remove epicormic growth up to crown break. T2 Pear (T1 Oak on TPO) - Reduce height by approximately 1m. Reason for Works: To prevent future conflict with the building and

allow more light into the garden and property. To also contain the size, spread and impact on theirs and neighbouring gardens of the tree at 31 Loxwood.

- 242342 Application for works to protected tree TPO-0605/1993 T1 (Oak) - crown clean by removing deadwood and crossing branches at 37 Repton Road.

63.3 Permitted Development Rights

There were no Permitted Development applications.

63.4 Planning Applications Withdrawn

There were no withdrawn applications.

63.5 Adjoining Parish Consultations/Local Authority Consultations

There were no Adjoining Parish Consultations/Local Authority Consultation consultations.

64. PLANNING APPEALS

64.1 Appeal Submitted

64.1.1 232748 - 102 Elm Road, Earley, RG6 5TD

Councillors noted that an appeal has been made to Secretary of State in relation to Wokingham Borough Council's decision to refuse planning permission 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.

64.2 Appeal Decision

64.2.1 223124 - Winnersh Garden Centre, 656 Reading Road, Wokingham, RG41 5HG

Councillors noted that an appeal decision has been made by the Secretary of State in relation to Wokingham Borough Council's decision to refuse granting a certificate of existing lawful development for the use of land to sell and display goods (sheds). The appeal was allowed.
Appeal Ref: APP/X0360/X/23/3314918

64.3 Enforcement Appeal Decision

64.3.1 Land at 10 & 12 Culver Lane, Earley, RG6 1DS

Councillors noted that an appeal decision has been made by the Secretary of State in relation to the Planning Enforcement Notice issued by Wokingham Borough Council for the erection of a building and associated hardstanding without planning permission. The appeal was dismissed and the enforcement notice was upheld and planning permission is refused.

65. PLANNING ENFORCEMENT STATISTICS

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

66. TREE PRESERVATION ORDERS

Members noted that Tree Preservation Order 1962/2024 – Tree in front of 13 Albourne Avenue, Earley, RG6 7DB was confirmed without modifications on 23rd September 2024 by Wokingham Borough Council.

67. STREET NAMING & NUMBERING

Members noted that Wokingham Borough Council has changed the building name of University of Reading, Central Production Unit to: - University of Reading, Reading School of Art, Pepper Lane, Whiteknights, Reading, RG6 6PU

68. LICENSING

Councillors noted that no licensing applications had been received.

69. WOKINGHAM BOROUGH COUNCIL'S LOCAL PLAN UPDATE 2023 - 2040

- 69.1 Councillors noted that Wokingham Borough Council published its Local Plan Update – Proposed Submission Plan (Regulation 19) on 30th September 2024. The closing date for representation is now 13th November 2024 and not 12th November 2024.

Councillor M Smith gave a powerpoint presentation on the LPU, which focused on the proposed Loddon Valley Garden Village. The presentation included information about transport assessments, figures on the number of houses, details about local facilities such as schools/sports provision and proposed plans for new roads and infrastructure.

- 69.2 Councillor M Smith gave verbal update to the Committee on the LPU meeting held at Arborfield & Newland Parish Council on 30th September 2024, which he had attended with Councillors P Jorgensen, A Neal and the Deputy Town Clerk. Arborfield & Newland Parish Council had called the meeting to establish if other town/parish councils bordering the proposed Loddon Valley Garden Village, would like to collaborate on making a representation to Wokingham Borough Council on the LPU.

Councillors were made aware that representations must focus on whether the LPU is legally compliant and meets the ‘tests of soundness’, which are set out in the National Planning Policy Framework. After some discussion the Committee agreed that ETC does not have the technical expertise to challenge the legality and soundness of the LPU and that to employ such expertise would be at a considerable cost. However, Councillors agreed that ETC should raise concerns about the proposed Loddon Valley Garden Village in relation to the impact the traffic will have on Earley.

Councillor Newton, in his capacity of Borough Councillor was in attendance to answer any questions the Committee may have had on LPU. Councillor Newton addressed the Committee to say that it was evident the Committee had a good understanding of the LPU and that he personally supports the plan which has many benefits such as protection over local green space, and in relation to Loddon Valley Green Village, the inclusion of new schools, amenities and an Eco Park.

It was agreed that Councillor Neal will draft a representation to Wokingham Borough Council's Local Plan Update – Proposed Submission Plan (Regulation 19). Councillors were asked to email Councillor Neal with any further comments they may have. The final draft will then be brought before the Planning Committee at its next meeting on 5th November 2024.

70. 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 August 2024.
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71. PRESS RELEASES

No press releases were requested.

72. TERMINATION OF MEETING

The meeting was declared closed by the Chair at 8.50pm.

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Chair, Planning Committee