



PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held in the Council Chamber at the Council Offices, Radstock Lane, Earley on Tuesday 5th November 2024 which commenced at 7.00pm.

Present:

Chair – Councillor M Smith

Councillors: R Browne, R Cook, A Neal, S Jordan and P Jorgensen.

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

73. APOLOGIES FOR ABSENCE

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

74. DECLARATIONS OF INTEREST

There were no declarations of interest.

75. PUBLIC FORUM

The representative from ACER informed Members that ACER would be making representation to Wokingham Borough Council's Local Plan Update – Proposed Submission Plan, in particular to Policy SS3 - Development Within or Adjacent to Major and Modest Settlements and Policy H1 - Housing Mix, Density and Standards. ACER will also be commenting on parking provision to extended homes.

The ACER representative also raised concerns about application 242558 – 12 Culver Lane as the lack of a hip end roof is out of keeping with other properties in the area and that the proposed scale of the building will reduce the gap between the neighbouring property.

76. MINUTES OF PREVIOUS MEETING

The Deputy Town Clerk reported that the previous minutes detailed Councillor Jorgensen as being both in attendance and absent, this had been corrected, to show Councillor Jorgensen as absent. A further correction to also be made to show Councillor Browne as being in attendance.

With the above amendments, the Minutes of the meeting held on 8th October 2024 were agreed as a true record and it was **RESOLVED** they be signed by the Chair. (Minutes 59 - 72)

77. APPLICATIONS FOR PLANNING PERMISSION

77.1 Decision Notices Issued by the Local Planning Authority

The Decision Notices reported to the meeting were noted.

77.2 Planning Applications Received since the Last Meeting of this Committee

77.2.1 No Objection Notifications

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

- 242290 Householder application for the proposed erection single storey side extension with skylights following the demolition of the existing garage at 85 Elm Road.
- 242339 Householder application for the proposed single storey rear and two storey side extension with sky lights and changes to fenestration at 83 Wilderness Road.
- 242411 Householder application for the proposed erection of a single storey front extension and a single storey rear extension, plus conversion of the garage to habitable accommodation with associated changes to fenestration at 3 Skeffling Close.
- 242593 Householder application for the proposed single story rear extension at 18 Shepherds House Lane.
- 242652 Householder application for the proposed erection of a single storey rear extension followed by a garage conversion into habitable accommodation at 22 Ravensglass Close.

77.2.2 Conditional Approval Recommendations

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

- 242366 Householder application the proposed loft conversion facilitated by 7no. rooflights and the erection of 1no. rear dormer, conversion of the garage and raising of its roof to provide habitable accommodation at 77 Wilderness Road. WBC has received revised/additional plans. The revised details show: Amended plans have been received which alter the following: - The previously proposed car port has now been omitted.

Councillors recommended that no objection be raised to this application subject to WBC imposing the following condition that 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, shall not be used, sold or sub-let as a separate dwelling 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.

- 242524 Householder application for proposed two storey rear extension, including the erection of 2 No dormers and changes to fenestration at 55 Sutcliffe Avenue.

Councillors recommended that no objection be raised to this application subject to WBC imposing the following condition that the new dormer windows, to the proposed bedrooms 4 and 5, facing towards the boundaries with the neighbouring properties, 53 and 57 Sutcliffe Avenue, shall be permanently fitted with obscured glazing, unless otherwise agreed in writing by WBC, and with no opening lights below 1.7m above floor level, to protect the amenity and privacy of the neighbouring properties, similar to the condition attached to F/2008/0847, and as supported by Policy CP3.

- 242672 Householder application for the proposed garage conversion to a habitable room at 142 Hilmanton.

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 conversion as hereby approved shall only be used as ancillary accommodation to the main dwelling house and shall not be 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: The submission to and approval by WBC of a parking plan to provide for the three parking spaces shown on the drawings and its implementation, prior to first occupation of the garage conversion, as supported by Policy CC07, to ensure adequate parking and Policy CP3, to protect the amenity of neighbouring properties.

ETC would also wish to raise their concerns about this property potentially becoming an unauthorised business use with the resultant impact on parking and amenity of neighbouring properties.

77.2.3 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:

242558 Householder application for the proposed vertical extension to include an additional storey with roof lights, part single and part two storey rear extensions, two storey front extension and a two-storey side extension and associated changes to fenestration at 12 Culver Lane

Councillors recommended that objection be raised to this application and recommends that WBC refuses the application for the following reasons: 1: The application is for what is to all intents and purposes a new dwelling and not an extension, by virtue of fact and degree of demolition and the application should be re-submitted as a new dwelling.

2: By virtue of its inappropriate built form, mass, height, character, with the ridge height being excessively higher than the adjacent dwellings and that it closes the gap to the boundary with No.14 to less than the 1m at first floor, as recommended in Sections R18 and R23 of Borough Design Guide and as supported by Policy CP3.

3: The bedrooms formed in the proposed attic space are sub-standard in terms usable floor area, due to ceiling heights within the rooms, to the detriment of the amenity of future occupiers and are not compliant with the Nationally Described Space Standards, as supported by Policy TB07.

4: The proposed roof lights are so low to the floor in the attic rooms as to present views downward into the adjacent properties, to the detriment of their privacy and amenity, contrary to Policy CP3.

242569 Householder application for the proposed conversion of the existing detached garage into habitable accommodation along with changes to fenestration. (retrospective) at Annexe, 14 Wyatt Close.

Councillors recommended that objection be raised to this application and recommends that WBC refuses the application for the following reasons: 1. By reason of the lack of internal space, failure to meet national and local minimum space standards, with the net area of the single person first floor bedsit only achieving 31.94sq.m. net, based on the scaled application drawings and limited provision of natural light, the proposals would provide an unsatisfactory living environment for future occupiers of the flat, to the detriment of their amenities. The proposals are therefore contrary to Policies CP1 and CP3 of the Core Strategy, TB06 and TB07 of the MDD Local Plan, Borough Design Guide SPD, Technical housing standards – Nationally Described Space Standard and Section 12 of the NPPF.

2. Insufficient information has been submitted to demonstrate acceptable parking and turning space is available for the existing and future occupiers and does not prove that the development would not have a detrimental impact on highway safety due to vehicles being forced to reverse along a long and dog-legged driveway onto a shared surface public highway. The proposals are therefore contrary to policies CP1, CP3 and CP6 of the Core Strategy, TB06 and CC07 of the MDD Local Plan and section 9 of the National Planning Policy Framework.

3. By reason of the immediate proximity of the first-floor flat's north-eastern window to the adjacent neighbouring property, the proposals would have unacceptable overlooking impacts on the private rear amenity space and rear elevations of no.14 Wyatt Crescent, to the detriment of their amenities. The proposals are therefore contrary to policies CP1 and CP3 of the Core Strategy, TB06 of the MDD Local Plan, 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 submission and approval of a parking plan and its implementation, prior to first occupation of the first-floor bedsit. 2: The ground floor of the structure as hereby approved shall only be used as ancillary accommodation to the main dwelling house and shall not be used, sold or sub-let as a separate dwelling. Reason: A further 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.

242616 Application for works to protected tree/s TPO 726/1995 Area 1 T1, Lime - Fell, T2, Oak - Fell, T3, Oak – Pollard at Trelawney, Elm Road.

Councillors recommended that objection be raised to this application and recommends that WBC refuses the application for the following reasons as this application is not accompanied by a detailed report supporting the proposed works, prepared by an appropriately qualified arborist. It is considered there is inadequate information available to consider this application, particularly given the prominent location of these tree in the street scene. Contrary to Policy CP1, in that the proposed works would fail to maintain the quality of the environment; Policy CP3, in that the works would be detrimental to the quality and amenity of the street scene; and Policy CC03 in that the application fails to demonstrate the need to carry out these works contrary to the expectation for the retention and protection of existing trees.

77.2.4 Tree Works Applications

Tree Works Application 242616 decision can be found in Minute Item 77.2.3

77.3 Permitted Development Rights

There were no Permitted Development applications.

77.4 Planning Applications Withdrawn

The following withdrawn application was noted: -

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

77.5 Adjoining Parish Consultations/Local Authority Consultations

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

78. PLANNING APPEALS

Members noted that no planning appeal notifications had been received.

79. PLANNING ENFORCEMENT STATISTICS

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

80. TREE PRESERVATION ORDERS

Members noted that no tree preservation order notifications had been received.

81. STREET NAMING & NUMBERING

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

82. LICENSING

Councillors noted that no licensing applications had been received.

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

83.1 Councillors considered the draft comments produced by Councillor Neal to Wokingham Borough Council's Local Plan Update: Proposed Submission Plan (Regulation 19). Councillor Jorgensen requested that the comments on traffic be broadened, in order to highlight further the impact of the proposed Loddon Valley Garden Village proposal on Earley.

83.2 Councillors agreed that Councillor Neal will revise the draft comments in view of Councillor Jorgensen's suggestion and send the revision to the Chair and Deputy Town Clerk.

84. PUBLICATIONS

Members noted that following publications had been received and are available for perusal from the Council Offices:

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| Wokingham Borough Council | Neighbourhood CIL Proportion Reports September 2024. |
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85. PRESS RELEASES

No press releases were requested.

86. 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

87. ADVISOR TO THE PLANING COMMITTEE

88. TERMINATION OF MEETING

The meeting was declared closed by the Chair at 8.27pm.

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Chair, Planning Committee