



PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held in the Council Chamber at the Council Offices, Radstock Lane, Earley on Tuesday 10th December 2024 which commenced at 7.00pm.

Present:

Chair – Councillor M Smith

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

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

89. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor M De Jong.

90. DECLARATIONS OF INTEREST

There were no declarations of interest.

91. PUBLIC FORUM

The member of the public present raised concerns regarding application 243045 – 4 Ramsbury Drive, due to its overdevelopment and impact on the privacy of neighbouring properties.

The ACER representative commented that the proposal for application 242558 – 12 Culver Lane had not changed in appearance, so ACER would be raising the same objections as before about the lack of a hip end style of roof. The representative raised concerns about application 242471 – 16 Pitts Lane and 242767 – 6 Pitts Lane, which, in their opinion, will both impact the privacy of neighbouring properties.

92. MINUTES OF PREVIOUS MEETING

The Minutes of the meeting held on 5th November 2024 were agreed as a true record and it was **RESOLVED** they be signed by the Chair. (Minutes 73 - 88)

93. APPLICATIONS FOR PLANNING PERMISSION

93.1 Decision Notices Issued by the Local Planning Authority

The Decision Notices reported to the meeting were noted.

93.2 Planning Applications Received since the Last Meeting of this Committee

93.2.1 No Objection Notifications

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

- 242247 Householder application for the proposed single storey front extension with a two-storey side and rear extension in addition to a part garage conversion following the demolition of the conservatory at 53 Skelmersdale Way.
- 242437 Householder application for the proposed erection of a two-storey front, side and rear extension and a single storey rear extension with a balcony and changes to fenestration and installation of games room. WBC has received revised/additional plans which show a slight increase in the size of the rear extension at ground floor level and changes to the rear elevation and roof design at 125 Beech Lane
- 242471 Application for 16 Pitts Lane was discussed and the recommendation can be found in Minute Item 93.2.2.
- 242746 Householder application for the proposed erection, first floor extension and second floor side and rear extension following the demolition of conservatory, installation of roof lights, dormer window and changes to existing fenestration at 5 Aldbourne Avenue.
- 242774 Application for 12 Compton Close was discussed and the recommendation can be found in Minute Item 93.2.3.
- 242789 Householder application for the proposed erection of first floor side/rear extension, with changes to existing fenestration at 8 Barholm Close.
- 242793 Householder application for the demolition of existing garage and erection of a two-storey side extension and front porch at 7 Courts Road.
- 242799 Housholder application for the proposed raising of eaves on the front elevation at the ground floor – retrospective at 14 Wimblington Drive.
- 242821 Householder application for the proposed single storey side and rear extension, with 4 No. roof lights and the partial conversion of the existing garage at 23 Chicory Close.
- 242840 Householder application for the proposed erection of a new front porch, two storey front and side extension, single storey rear extensions with installation of roof lights following the demolition of the existing conservatory and changes to fenestration at 11 Byron Road.
- 242921 Householder application for the proposed erection of a single storey rear extension following a part garage conversion with a loft conversion into habitable accommodation and installation of a dormer window and roof lights at 70 Sutcliffe Avenue.
- 242946 Application to vary condition 2 of planning consent 241864 for the Householder application for proposed two storey side extension, single storey rear extension and garage conversion to create habitable accommodation. Condition refers to approved details and the variation is to allow amendments to the roof structure at 6 Waring Close.
- 242973 Householder application for the proposed first floor front extension with gable end, first floor side extension above garage, ground floor front extension and partial garage conversion at 7 Bythorn Close.
- 242992 Householder application for the proposed garage conversion into habitable accommodation with changes to fenestration 371 Wokingham Road.

- 243009 Householder application for the proposed part conversion of the garage to habitable accommodation, plus changes to fenestration at 26 Somerton Gardens.
- 243010 Householder application for the proposed garage conversion and double storey side extension at 4 Chicory Close.
- 243030 Householder application for the proposed erection of a single storey rear extension at 8 Robindale Avenue.
- 243045 Application for 4 Ramsbury Drive was discussed and the recommendation can be found in Minute Item 93.2.2.

93.2.2 Conditional Approval Recommendations

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

- 242471 Householder application for the proposed erection of a single storey front porch and two storey side and rear extension following a single storey rear extension, changes to fenestration and a garage conversion at 16 Pitts Lane.

This application was discussed in Minute Item 93.2.1. Councillors recommended that no objection be raised to this application subject to WBC imposing the following condition that obscured glazing is to be fitted to the two side facing windows to the new Bedroom 1, on drawing 24291-P101, looking towards 14 Pitts Lane to protect the privacy and amenity of the adjoining property, as supported by Policy CP3.

- 242767 Householder application for the proposed demolition of existing conservatory and kitchen, preceding the erection of a single storey rear extension and installation of 2 roof dormers to form second floor extension. Plus, addition of dormer to detached garage to form first floor garage extension at 6 Pitts Lane.

Councillors recommended that no objection be raised to this application subject to WBC imposing the following conditions: - 1: As the alterations to the detached garage result in an accommodation with a separate entrance, the garage as hereby approved shall only be used as ancillary accommodation to the main dwellinghouse 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, prior to commencement of details to prevent access to the ground floor extension flat roof from the Main and Guest Bedrooms indicated on drawing 077 PL P 01 and the implementation of the approved details prior to first occupation of these rooms, to protect the privacy and amenity of the neighbouring properties, as supported by Policy CP3.

- 242803 Application for 9 Launcestone Close was discussed and the recommendation can be found in Minute Item 93.2.3.
- 242849 Householder application for the proposed single storey side and rear extension at 207 Silverdale Road.

Councillors recommended that no objection be raised to this application subject to WBC imposing the following conditions: - 1: As the alterations result in an accommodation with a separate entrance, the extension 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 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: As the alterations result in an accommodation with a separate entrance, any business use of the extension shall only be incidental to the main dwelling house. Reason: A separate business use 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, and Managing Development Delivery Local Plan Policies CC01 and CC07.

243045 Householder application for the proposed erection of a single storey rear extension, two storey side/rear extension and a loft conversion into a storage room, with installation of Velux windows and changes to fenestration at 4 Ramsbury Drive.

This application was discussed in Minute Item 93.2.1. Councillors recommended that no objection be raised to this application subject to WBC imposing the following condition that the window to the rear of the first-floor extension, to the new ensuite bedroom, shall be obscured glazing, to protect the amenity and privacy of the adjoining dwelling, as supported by Policy CP3.

93.2.3 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:

240920 Full application for the erection of 1no. detached dwelling with associated parking and landscaping. Followed by the demolition of the existing double garage at 37 Kerris Way.

Councillors recommended that objection be raised to this application and recommends that WBC refuses the application for the following reasons: - 1: Due to the relative levels and the proximity of the proposed dwelling to the boundary with the adjacent footpath/cycleway, it is considered that the resultant built form will visually dominate the public space, being out of character with the general impact of development on the path. Contrary to Policy CP3, being of an inappropriate scale, mass, height and out of character with the area.

2: The applicant has failed to demonstrate compliance with the Nationally Described Space Standards to the detriment of future occupiers as supported by Policy TB07 and Policy CP3. 3: The applicant has failed to demonstrate compliance with the Biodiversity Net Gain legislation and has failed to provide a S106 undertaking to provide for the necessary off-site credits.

242558 Full 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 and 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 of 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.

The ACER representative left the meeting

242774 Householder application for the proposed, part single storey part two storey rear extension at 12 Compton Close.

This application was discussed in Minute Item 93.2.1. Councillors recommended that objection be raised to this application and recommends that WBC refuses the application for the following reasons: - 1: Inadequate parking is provided to 12 and 12A Compton Close given that the parking restrictions in the road prevent on street parking contributing towards the required level of parking to meet WBC's standards for both dwellings, contrary to Policy CC07 and impacting the amenity of neighbouring properties contrary to Policy CP3. 2: That the significant increase in occupancy of this property will adversely affect the character of the area as defined in the Court of Appeal ruling in Kazalbash versus London Borough of Hillingdon 2023. ETC would also wish to raise concerns about the potential use of this property as an unauthorised HMO, particularly given the existing on-street parking restrictions.

242795 Application for works to protected tree/s TPO 1288/2099, T2, T1, Oak (T2 on TPO) – Crown thin by 15% at 3 Clove Close.

Councillors recommended that objection be raised to this application and recommends that WBC refuses the application due to the lack of adequate information to enable a reasoned consideration of the application.

242803 Householder application for the proposed single storey outbuilding at 9 Launcestone Close.

This application was discussed in Minute Item 93.2.2. Councillors recommended that objection be raised to this application and recommends that WBC refuses the application as by virtue of the mass, built form and proximity to neighbouring properties, the proposal will be overbearing to the detriment of the privacy and amenity of those neighbouring properties, contrary to policy CP3.

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 shall not be let as a separate unit of accommodation, without prior approval by WBC, to ensure adequate parking is provided and to protect the amenity of neighbouring properties, pursuant to Policies CP3 and CC07.

2: Any business use of the extension shall only be incidental to the main dwelling house. Reason: A separate business use 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, and Managing Development Delivery Local Plan Policies CC01 and CC07.

242845 Householder application for proposed two storey side and rear extension, along with a single storey front infill extension and changes to fenestration at 26 Easington Drive.

Councillors recommended that objection be raised to this application and recommends that WBC refuses the application as the first-floor rear extension results in windows only 4.5m from the boundary to the rear garden of 6 Flamborough Path, causing significant overlooking of this small garden and having a significantly adverse impact on the privacy and amenity of that property. Contrary to Policy CP1, failing to maintain the quality of the environment; and Policy CP3, being of an inappropriate scale, mass, layout and built form to the detriment of the amenity and privacy of the adjoining occupiers and their quality of life. Also contrary to the WBC Design Guide, Sections R15, privacy and amenity and R23, extensions to maintaining adequate separation to properties behind.

- 243055 Householder application for the proposed single storey rear extension, first floor extension with raising of the roof, single storey side extension following demolition of existing car port/workshop, with changes to fenestrations at 26 Repton Road.

Councillors recommended that objection be raised to this application and recommends that WBC refuses the application as by virtue of its bulk, mass and appearance, the proposed extension is out of character with the existing common character of Repton Road, to the detriment of the amenity of local residents, contrary to Policy CP3, and as supported by the Court of Appeal ruling in CAB Housing Ltd v SoS LUH&C, February 2023. Also, it fails to enhance the quality of the environment, contrary to Policy CP1.

If this application is approved, the following condition is requested that a submission to and approval by WBC of a parking plan to be provided for the three parking spaces shown on the drawings, and its implementation, prior to first occupation of the first-floor extension, as supported by Policy CC07, to ensure adequate parking, and Policy CP3, to protect the amenity of neighbouring properties. If this application is approved, the following Informative is requested that the applicant is advised that if approval of 243055 is implemented, then approval of 231939 will be void.

- 243058 Application for work to protected tree/s TPO 197/1980, AREA 2 T4, Norway Maple – Fell.

Councillors recommended that objection be raised to this application and recommends that WBC refuses the application as ETC considers that alternative solutions, such as a root barrier do not appear to have been considered, to ensure protection of the tree pursuant to Policy CC03.

93.2.4 Tree Works Applications

The following tree works applications were noted:

- 242908 Application for works to protected tree/s TPO-0205-1981 (G5) T1, Oak – remove deadwood >40mm in diameter, lift the crown to a height above ground level of 3 metres by removing secondary and tertiary growth at Squirrels Leap, Elm Lane.
- 243002 Application for works to protected tree/s TPO 1167/2007, T1, London Plane - Crown lift to approx. 6m over the road and 2-3m over the grass by removing secondary growth only where possible at University of Reading, Enterprise Centre, Whiteknights Road.

93.3 Permitted Development Rights

There were no Permitted Development applications.

93.4 Planning Applications Withdrawn

There were no withdrawn planning applications.

93.5 Adjoining Parish Consultations/Local Authority Consultations

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

94. PLANNING APPEALS

Members noted that no planning appeal notifications had been received.

The member of the public left the meeting

95. PLANNING ENFORCEMENT STATISTICS

Councillors noted the Planning Enforcement figures received from Wokingham Borough Council for October 2024 – closed cases and November 2024 – live cases. The Committee requested that WBC be contacted and asked to explain the ‘Voluntary Compliance’ in relation to four of the closed cases.

96. TREE PRESERVATION ORDERS

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

97. STREET NAMING & NUMBERING

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

98. LICENSING

Councillors noted that no licensing applications had been received.

99. READING BOROUGH COUNCIL’S LOCAL PLAN PRE SUBMISSION DRAFT PARTIAL UPDATE 2024 (REGULATION 19)

Councillors noted that Reading Borough Council is consulting on its Local Plan Pre-Submission Draft Partial Update, November 2024 until 18th December 2024.

100. WOKINGHAM BOROUGH COUNCIL’S PROPOSED TRAFFIC REGULATION ORDER CONSULTATIONS

- 100.1 Members noted that Wokingham Borough Council’s is consulting on its 30mph Speed Limit Order 2024, proposing a reduction from 40mph to 30mph along sections of the A329 between Coppid Beech Roundabout, Wokingham and Showcase Roundabout, Winnersh.

Councillor Neal raised concerns that ETC’s Planning Committee had responded to WBC’s Speed Limit Review in 2020 and requested that the speed limit along the A329 between Mays Lane, Earley and the Showcase Cinema be reduced from 40mph to 30mph, which has been omitted from this current consultation.

Councillors agreed that a letter be sent to WBC to remind them of ETC’s request to which no response was received and to ask why this section of the A329 has not been included, when it is of the same characteristic as other sections of the A329, which have been included.

- 100.2 Members noted that Wokingham Borough Council’s Prohibition and Restriction of Stopping, Waiting, Loading and Parking Places Consolidation Order 2023 (Amendment No 2) Order 2024 consultation, which affects certain roads in Earley.

Councillors agreed with all of the proposals and were especially pleased to see the proposed restrictions in Dunaways Close.

101. NEIGHBOURHOOD PLAN

Councillor M Smith asked the committee to consider whether the Planning Committee should undertake research work into whether there is a requirement for a neighbourhood plan for Earley.

Councillor Jorgensen said that this had been discussed by the Planning Committee in the past and the view had been that, as there is little development in Earley and Earley has a varied

character, a neighbourhood plan was not necessary and would hold little weight against Wokingham Borough Council's Local Plan. Councillor Jorgensen added that developing a plan would also be a considerable expense.

Councillor M Smith said that he had spoken to some other town/parish councils and that their plans had taken several years to develop and costs had varied. He also added that professional advice was needed, along with community involvement and the need for a referendum.

After some further discussion, Councillor Neal suggested that ETC, as alternative, could consider producing a Design Statement, which would be similar to ETC's Town Plan.

It was agreed that Councillors R Cook, C Smith and M Smith will carry out some further research into neighbourhood plans and will report back to the Planning Committee at its meeting in February.

102. 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 October 2024.
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103. PRESS RELEASES

No press releases were requested.

Bill Luck left the meeting

104. 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

105. CONFIDENTIAL MINUTES OF THE PREVIOUS MEETING

The Confidential Minutes of the meeting held on 5th November 2024 were agreed as a true record and it was **RESOLVED** they be signed by the Chair. (Minutes 87).

106. TERMINATION OF MEETING

The meeting was declared closed by the Chair at 8.48pm.

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Chair, Planning Committee