



## **PLANNING COMMITTEE**

Minutes of a meeting of the Planning Committee held in the Council Chamber at the Council Offices, Radstock Lane, Earley on Tuesday 8<sup>th</sup> April 2025 which commenced at 7.00pm.

### **Present:**

Chair – Councillor M Smith

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

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

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### **154. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor N Brock.

### **155. DECLARATIONS OF INTEREST**

There were no declarations of interest.

### **156. PUBLIC FORUM**

The representative from ACER raised concerns about application 250666 – 20 Culver Lane in relation to the outbuilding which is out of keeping with the area due to its mass/height and the fact it has a larger footprint than the main property.

### **157. MINUTES OF PREVIOUS MEETING**

The Minutes of the meeting held on 4<sup>th</sup> March 2025 were agreed as a true record and it was **RESOLVED** they be signed by the Chair. (Minutes 138 – 153)

### **158. APPLICATIONS FOR PLANNING PERMISSION**

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

The Decision Notices reported to the meeting were noted.

#### **158.2 Planning Applications Received since the Last Meeting of this Committee**

##### **158.2.1 No Objection Notifications**

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

250449      Householder application for the proposed part garage conversion into habitable accommodation. Plus, the installation of one roof light at 63 Mill Lane.

250463      Householder application for the proposed erection of single storey side extension following part demolition of the existing side extension, addition of rear decking with

- associated fencing, changes to fenestration and widening of the dropped kerb at 10 Andrews Road.
- 250465 Householder application for the proposed erection of a single storey rear extension, first floor side extension and an extension of the loft area, including a pitched roof dormer at 5 Aldbourne Avenue.
- 250488 Householder application for the proposed garage conversion into habitable accommodation. Plus, changes to fenestration at 5 Skelmerdale Way.
- 250508 Householder application for the proposed erection of a first-floor front extension to create habitable accommodation to include 1no. dormer window and roof lights at 28 Measham Way.
- 250512 Householder application for proposed garage conversion into habitable accommodation. Plus, the erection of a single storey front extension with new side main entrance, installation of roof lights and changes to fenestration at 45 Chatteris Way.
- 250555 Householder application for the proposed garage conversion into habitable accommodation, plus changes to fenestration at 16 Cannock Way.
- 250679 Application to vary condition 3 of planning consent 243074 for the proposed replacement of existing timber casement windows to new double glazed PVCu casement windows, plus replacement of the existing front entrance and patio doors with new composite and PVCu. Condition 3 refers to obscure glazing and the variation is to allow the opening windows at 1 Gelder Close.
- 250680 Application to vary condition 3 of planning consent 243075 for the proposed replacement of existing timber casement windows to new double glazed PVCu casement windows, plus replacement of the existing front entrance and patio doors with new composite and PVCu. Condition 3 refers to obscure glazing and the variation is to allow the opening windows at 6 Hornbeam Drive.
- 250704 Householder application for the proposed erection of a conservatory to the rear at 109 Collins Drive.
- 250728 Householder application for the proposed erection of a single storey front, side and rear extension. Plus, a garage conversion into habitable accommodation, installation of one roof light and changes to fenestration. Following the demolition of the existing chimney at 75 Silverdale Road.
- 250729 Householder application for the proposed front extension and garage conversion into habitable accommodation. Plus, two storey side and rear extensions and changes to fenestration at 79 Hilltop Road.
- 250801 Householder application for the proposed garage conversion into habitable accommodation and changes to fenestration 45 Andrews Road.

#### 158.2.2 Conditional Approval Recommendations

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

- 250148 Full planning permission for the erection of 3no. two storey buildings each comprising of six apartments (18 in total), together with associated ancillary development,

hardstanding, landscaping and footpaths at Liberty House, Strand Way.

Councillors recommended that whilst ETC still maintain its concerns about this proposal being out of character and the adequacy of the parking, ETC, nevertheless, raises no objection to this application subject to WBC imposing the following conditions: - 1. The conditions attached to 213457 are attached to this application, 250148. 2. That a S106 containing the same obligations as those in the S106 agreement accompanying 213457 is entered into by the applicant.

250471           Householder application for the erection of a single storey side and rear extension. (Retrospective) at 384 London Road.

Councillors recommended that no objection be raised to this application subject to WBC imposing the following condition, that subject to the inclusion of condition 4 from approval 241408, as follows: - Ancillary accommodation - the extensions and alterations hereby approved shall be used as ancillary accommodation to the main dwelling house and the dwelling shall remain in use as a single dwelling house and 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.

250501           Householder application for the proposed erection of a single storey rear/side extension to include roof lights following demolition of existing detached garage at 35 Falstaff Avenue.

Councillors recommended that no objection be raised to this application subject to WBC imposing the following conditions: - 1. Because of the elevated position in regard to 33 Falstaff Avenue, all windows to this extension facing the boundary with that property shall be obscured glazing and remain so, unless otherwise agreed in writing by WBC, to protect the amenity and privacy of the neighbouring property, as supported by Policy CP3.

2. As the extension results in 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 a separate dwelling, other than to provide accommodation for a live-in carer. 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.

250532           Application for 116 Hilmanton was considered and the decision can be found in Minute Item 158.3.

250660           Householder application for the proposed garage conversion and changes to fenestration at 38 Parsley Close.

Councillors recommended that no objection be raised to this application subject to WBC imposing the following condition that the garage conversion 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.

#### 158.2.3 Applications Requiring a Committee Decision

250464           Full application for the proposed demolition of existing house, construction of front wall and gates, extension of existing dropped kerb. (part retrospective) at 299 Wokingham Road.

Councillors recommended that objection be raised to this application and recommends that WBC refuses the application for the following reasons: 1. Whilst ETC do not have any significant concerns in principle about the demolition of this derelict building, or the provision of the static caravan in support of construction activities, subject to a temporary permission, it is concerned about the lack of detail in the submission regarding the front wall and gates, as, if they are in the order of 2m in height, to provide security to the future construction site, their permanent retention would be out of character with the area, contrary to Policy CP3. 2. The net loss of a dwelling by virtue of this demolition is contrary to policy CP3.

250467      Full application for the proposed change of use of the land to allow installation of caravan for residential use, demolition of existing house, construction of front wall and gates and extension of existing dropped kerb. (part-retrospective) at 299 Wokingham Road.

Councillors recommended that objection be raised to this application and recommends that WBC refuses the application for the following reasons: 1. Whilst ETC do not have any significant concerns about the demolition of this derelict building, or the provision of the static caravan in support of construction activities, subject to a temporary permission, and confirmation of ownership of the site, it is concerned about the height of the front wall and gates, which scale in the order of 2m in height, with the brick piers higher still, and which are considered to be significantly out of character with the area, contrary to Policy CP3. If the applicant required security of the site, a hoarding under Class A, Part 4 of Schedule 1 of the Permitted Development Legislation may have been possible, or a temporary permission for hoarding could have been sought.

2. The net loss of a dwelling by virtue of this demolition is contrary to policy CP3.

3. More significantly ETC is concerned that the applicant does not own the site and has only served Certificate D notice in the press, a notice, which has drawn the attention of the trustees of the site who are pursuing legal action to evict the applicant/occupants.

250532      Householder application for the proposed single storey rear extension, to include 4 no. roof lights, along with a two-storey extension to the existing garage to create habitable accommodation with 1 no. dormer, along with a full garage conversion. Followed by changes to fenestration and the demolition of the existing conservatory at 116 Hilmanton.

This application was considered in Minute Item 158.2.2. Councillors recommended that objection be raised to this application and recommends that WBC refuses the application as by virtue of its inappropriate built form, mass and height, it is considered that the garage extension is out of character with the area and will adversely impact the amenity of neighbouring properties, contrary to Policy CP3.

If WBC are minded to approve the application the following condition is requested that as the extension to the existing garage results in separate 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.

250666      Householder application for the proposed erection of 2 no detached outbuildings (part - retrospective) at 20 Culver Lane.

Councillors recommended that objection be raised to this application and recommends that WBC refuses the application for the following reasons: - 1. By virtue of its built form, mass, height and

location in relation to Eastcourt Avenue, it is considered that the proposal for the larger outbuilding is out of character, to the detriment of the area, contrary to Policies CP1 and CP3.

2. The car port forming part of this proposal is situated directly on the boundary onto Eastcourt Avenue and is placed well in front of the building line for properties in this road, as such it is considered harmful to the character of the area, as supported by Policy CP3.

3. The proposed car port, with gates to the front, only has a usable length of 4.1m, not large enough to accommodate a car, contrary to Policy CP3 and WBC's guidance on parking spaces, which required 5m, contrary to Policy CC07.

If WBC are minded to approve the application, the following conditions are requested:- 1. The larger outbuilding hereby approved shall only be used incidental to the host dwelling and shall not be sold or let as a separate unit of accommodation, without prior written approval by WBC, to ensure adequate parking is provided and to protect the amenity of neighbouring properties, pursuant to Policies CP3 and CC07.

2. The car port hereby approved shall be retained for the use of storing motor vehicles, unless otherwise approved in writing by WBC, to protect the amenity of neighbouring properties, pursuant to Policy CC07 and CP3.

3. The car port hereby approved shall be retained as an open sided parking facility and details of the gates are to be submitted to WBC for approval to ensure that a clear length of at least 5m is maintained, to ensure that the car port can accommodate a car, pursuant to Policy CC07 and WBC's guidance on parking spaces.

4. The garage as hereby approved shall only be used incidental to the main dwelling and shall not 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, to protect the amenity of neighbouring properties, pursuant to Policies CC07 and CP3.

250701           Householder application for the proposed erection of a new timber boundary fence, gates and brick piers. Following the removal of the existing fence at 477 Wokingham Road.

Councillors recommended that objection be raised to this application and recommends that WBC refuses the application for the following reasons: - 1. The proposed height of the gate and fence at the front of the property are at variance with general character of front boundary treatments in the area and is judged to harm the character of the area contrary to Policy CP3.

2. Inadequate waiting space, clear of the footway, is provided in front of the gates whilst a driver is opening them, a serious highway safety risk to pedestrians at this very busy major junction, it is considered at least 5m is required, as supported by Policies CP1(10), failure to provide a functional and safe development, and CP3(b), failure to provide a functional and safe access. ETC is also concerned that works are underway to hard pave the frontage with no indication as to how surface water run-off will be prevented from flowing over the adjacent highway.

#### 158.2.4 Tree Works Applications

Whilst no objections were raised to the following applications, the comments noted would be submitted to Wokingham Borough Council.

250586           Application for works to protected tree/s TPO 205/1981, GROUP 5 T1, Lime – Crown lift to 3m all round by removing secondary and tertiary branches only at Squirrels Leap, Elm Lane.

ETC raises no objection to this application but is concerned about the quality of information submitted, with no location plan, making it difficult to locate, and a block plan which is not drawn to scale.

- 250624      Application for works to protected tree/s TPO 1288/2009, GROUP 2 T1 – T5, Oak – Pollard by removing the majority of the crown to form pollard knuckles at 10 Basil Close.

Whilst ETC raises no objection, it is concerned about this proposal to pollard all five of these significant TPO oak trees and the visual impact of this on the wider area, particularly on the adjacent footpath, and would request that WBC carefully consider this application.

- 250712      Application for works to protected tree/s, TPO 197/1980, T20, T21, T22 T20, Ash – Cut 2 no. lowest overhanging branches back to source (as indicated on photo). T21, Ash – Remove TPO (tree historically reduced to monolith). T22, Ash – Remove TPO (tree historically reduced to monolith) at Land adjacent to 21 Kerris Way.

ETC raises no objection to this application, but would query the removal of the bifurcated trunk to T22 and the lack of any professional justification for the works.

#### 158.3 Permitted Development Rights

The following permitted development rights applications were noted: -

- 250615      Application for the prior approval of the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.50m, for which the maximum height would be 3.00m and the height of the eaves 2.85m at 110 Redhatch Drive.

#### 158.4 Planning Applications Withdrawn

There were no withdrawn planning applications.

#### 158.5 Adjoining Parish Consultations/Local Authority Consultations

There were no Adjoining Parish/Local Authority Consultation notifications.

### 159. PLANNING APPEALS

Members noted that no planning appeal notifications had been received.

*Bill Luck left the meeting*

### 160. PLANNING ENFORCEMENT STATISTICS

Councillors noted the Planning Enforcement data received from Wokingham Borough Council for February 2024 – closed cases and March 2025 – live cases.

### 161. TREE PRESERVATION ORDERS

Members noted that no Tree Preservations order notifications had been received.

### 162. STREET NAMING & NUMBERING

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

**163. LICENSING**

Councillors noted that notification from Wokingham Borough Council had been received of a new premises licence application for University of Reading, External Area, Palmer Quad, Reading, RG6 6EW. It was agreed that no comment on the application was required.

**164. NEIGHBOURHOOD PLANS**

Members noted that Charvil Parish Council are consulting on its pre-submission version of the Charvil Neighbourhood Plan. The consultation closes on 17<sup>th</sup> April 2025, if members wish to comment as individuals.

**165. LODDON GARDEN VILLAGE**

165.1 Councillor M Smith updated the committee on his attendance at the Loddon Garden Village webinar held on 17<sup>th</sup> March 2025 held by the University of Reading. There were presentations from various speakers who gave information sustainability, affordable homes, employment and development areas. Councillor Smith also attended an in-person session on 28<sup>th</sup> March 2025.

165.2 Councillors considered a suggestion from Shinfield Parish Council to form a working group consisting of Arborfield & Newland Parish Council, Earley Town Council, Shinfield Parish Council and Winnersh Parish Council. If formed, the group will work together on putting forward a possible planning constraint to Wokingham Borough Council, in view of a forthcoming planning application for Loddon Garden Village due to be submitted.

It was agreed that Councillors P Jorgensen, A Neal and M Smith would be the representatives for ETC on the working group, if it is formed.

**166. PUBLICATIONS**

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

Wokingham Borough Council	Neighbourhood CIL Proportion Reports February 2025.
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**167. PRESS RELEASES/WEBSITE/SOCIAL MEDIA**

No press releases were requested.

**168. 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**

**169. CONFIDENTIAL MINUTES OF THE PREVIOUS MEETING**

**170. ADVISOR TO THE PLANNING COMMITTEE**

**171. TERMINATION OF MEETING**

The meeting was declared closed by the Chair at 8.36pm.

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Chair, Planning Committee