

## PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held in the Council Chamber at the Council Offices, Radstock Lane, Earley, Berkshire on Tuesday, 9<sup>th</sup> January 2018 which commenced at 7.30 pm

### Present

Chairman – Councillor A Bradley

Councillors M Ahmed, J Armstrong, M Firmager, W Luck, Mrs P Jorgensen, Miss J Rance JP, and P Willis

Apologies for absence were received from Councillors R Houlbrooke, J Russell, B Wedge

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### **99. MINUTES OF PREVIOUS MEETING**

The Minutes of the meeting of the Planning Committee held on the 5<sup>th</sup> December 2017 were confirmed as a true record and signed by the Chairman.

### **100. APPLICATIONS FOR PLANNING PERMISSION**

#### 100.1 Decision Notices Issued by the Local Planning Authority

**RESOLVED** that the Decision Notices as reported to the meeting be noted.

#### 100.2 No Objection Notifications

**RESOLVED** that no objections be made to the Local Planning Authority in respect of the following applications

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|--------|--|
| 173350 | Application for the proposed erection of two storey rear extension, single storey side extension to dwelling, plus erection of car port at 427 Wokingham Road  |
| 173443 | Application for conversion of the existing garage to habitable accommodation at 34 Salcombe Drive  |
| 173503 | Application for the proposed conversion of existing garage to habitable accommodation and erection of single storey front extension to form porch (amendment to Planning Consent 172416) at 20 Salcombe Drive                    |
| 173554 | Application for the proposed erection of a single storey rear extension, creation of front entrance porch, additional roof light window to rear first floor and addition of oak beam effect to front elevation at 197 Beech Lane |

#### 100.3 Applications Requiring a Committee Decision

**RESOLVED** that the observations and comments as listed below be sent to the local Planning Authority in respect of the following applications

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|--------|--|
| 173385 | Application for the proposed erection of part single, part two storey rear extension to dwelling, single storey front to form porch, plus loft conversion to create habitable accommodation at 66 Finch Road |
|--------|--|

Councillors noted that whilst this proposal did not appear to impact on neighbouring properties, the headroom identified in the loft space does not appear adequate for use as habitable space.

Councillors, therefore, requested a condition be attached requesting that future habitable use of the loft space be subject to approval to ensure adequate amenity space is provided for future occupants.

173506                      Application for the proposed erection of two storey rear extension to dwelling following demolition of existing conservatory plus erection of single storey side extension and changes to the fenestration at 97 Mill Lane

Councillors noted that separation distances from the property behind appear to be below the Borough standard for back to back distances of 22m. This results in a loss of privacy and overlooking to the house behind and an overbearing appearance contrary to R16 and R23 of the Borough Design Guide

For this reason, Councillors requested that the application be refused.

173536                      Planning application for the proposed change of use of part residential accommodation over shop to Suis Generis taxi booking office at The Parade, 10 Silverdale Road

The 36sqm upper floor conversion into a two bedroom apartment appears contrary to Nationally Preferred Space Standards of 61sqm and does not seem appropriately sized for habitable accommodation contrary to Policy TB07.

The proposal for the lower floor taxi office would exacerbate the existing parking problems in the area for the local residents, the school and shops, and could cause night time disturbance for adjoining residents contrary to Policy CC6 and Policy CP01.

For these reasons, Councillors requested that the application be refused.

173572                      Application for the proposed conversion of existing loft space to additional habitable accommodation to include a side dormer at 8 Fairview Avenue

Councillors requested that this application be refused as it was considered overbearing and out of keeping with the surrounding area.

Additionally, Councillors considered that inadequate parking was available and noted that the drawings provided for the application were inaccurate.

173665                      Application for the proposed erection of single storey front extension, two storey rear extension and conversion of existing garage to habitable accommodation at 80 Measham Way

Councillors noted the loss of privacy and amenity to the properties behind and that separation distances from the property behind appear to be below the Borough standard for back to back distances of 22m. This results in a loss of privacy and overlooking to the house behind and an overbearing appearance contrary to Policy R15 in the Borough Design Guide and Core Strategy Policy CP(a).

For this reason, Councillors requested that the application be refused.

However, if Planning Officers are minded to approve the application, Councillors requested that a condition be imposed preventing future multiple occupation.

#### 100.4 Planning Applications Withdrawn

It was noted that the following application had been withdrawn

173633	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 3.9m for which the maximum height would be 3.910m and the height of the eaves 2.508m at 124 Chilcombe Way
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#### 101. **DANEHILL DEVELOPMENT**

Councillors noted that the representative from Equity Real Estate was unable to attend this meeting due to illness and would attend the next meeting.

#### 102. **ADJOINING PARISH CONSULTATION**

##### 102.1 173649 – 3 South Drive, Reading

Councillors noted that the Borough had previously responded to this consultation.

##### 102.2 173666 – 18 Falcon Avenue, Shinfield

Councillors noted this application for the proposed erection of two storey side extension to dwelling.

#### 103. **APPEALS**

##### 103.1 New Appeals

##### 103.1.1 171744 – 375 Wokingham Road

Councillors noted that an Appeal had been lodged against the Borough Council's refusal to allow planning permission for the proposed erection of 1no detached 4 bed dwelling with attached rear double garage, repositioning of existing double garage, stopping up of existing access and creation of new shared access. The Appeal will be determined on the basis of written representations.

##### 103.2 Appeal Decisions

##### 103.2.1 170530 – 385 Wokingham Road

Councillors noted that the Appeal lodged against the Borough Council's refusal to allow planning permission for the erection of double storey side and rear extensions to the existing dwelling and the replacement of the garage for conversion to habitable accommodation had been dismissed.

##### 103.2.2 171624 – 30 Sturbridge Close

Councillors noted that the Appeal lodged against the Borough Council's refusal to allow planning permission for a proposed loft conversion and new dormers to the front elevation of the existing dwelling had been allowed.

**104. TREE PRESERVATION ORDERS**

TPO.1618/2017 – 97 & 95 Mill Lane

Councillors noted that the Borough Council has made this Tree Preservation Order (TPO) in response to a TPO request and a notification of works to veteran trees which make a significant contribution to the character and amenity of the area. The order takes effect, on a provisional basis on 14<sup>th</sup> December 2017 and will continue in force on this basis for a further 6 months or until the order is confirmed by the Council, whichever occurs first. The two trees covered are Oaks.

**105. ESTIMATES**

The Draft Estimates of Income and Expenditure for 2018/19 and the Revised Estimates for 2017/18 had been circulated with the Agenda for Councillors' consideration. Councillors were reminded that following any recommendations made by the Committee, the Draft Budget would be forwarded to the Policy & Resources Committee for comment to assist in the preparation of the Precept Working Papers.

It was

**RESOLVED** that

1. The Revised Estimates for 2017/18 be approved.
2. The Draft Estimates for 2018/19 be approved.
3. The Policy & Resources Committee be recommended to approve Revised Estimates to 2017/18 and the Draft Estimates for 2018/19.

**106. PUBLICATIONS**

At the date of the meeting the following publications had been received.

Wokingham Borough Council:	Major Applications & Infrastructure Update (Confidential Report for Members Only) – December 2017 Neighbourhood CIL Proportion Report – November 2017
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**107. ONGOING MATTERS**

12.06.12. (16)	Neighbourhood Plan	No further action to be taken at present, but to be retained on Committee's Ongoing Matters List.
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**108. PRESS RELEASES**

No press releases were requested.

**109. TERMINATION OF MEETING**

The meeting was declared closed by the Chairman at 8.02pm.