

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 10th October 2017 which commenced at 7.30 pm

Present

Chairman – Councillor A Bradley

Councillors M Ahmed, J Armstrong, R Houlbrooke, Mrs P Jorgensen and J Russell

Apologies for absence were received from Councillors M Firmager, W Luck, Miss J Rance JP, B Wedge and P Willis

57. MINUTES OF PREVIOUS MEETING

The Minutes of the meeting of the Planning Committee held on the 12th September 2017 were confirmed as a true record and signed by the Chairman.

58. APPLICATIONS FOR PLANNING PERMISSION

58.1 Decision Notices Issued by the Local Planning Authority

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

58.2 No Objection Notifications

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

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| 171829 | Change of description – Application for the proposed erection of two storey front/side extension to dwelling plus use of first floor extension of 56 as part of 56A at 56A Finch Road |
| 172174 | Application for proposed erection of single storey rear extension to dwelling at 2 Hillside Road |
| 172355 | Application for the proposed conversion of existing garage to additional habitable accommodation at 22 Allonby Close |
| 172677 | Application for the proposed erection of a single storey front to form a porch, single storey side/rear extension plus two storey rear extensions and loft conversion to habitable accommodation at 41 Kenton Road |
| 172700 | Application for the proposed erection of a single storey rear extension, single storey front extension to form front porch and replacement of existing garage door with window at 226 Silverdale Road |
| 172718 | Application for the advertisement consent for the proposed installation of acrylic sign 1200mm x 2400mm mounted on external PLY board – Unit 27-28 Suttons Business Park |
| 172763 | Full application for proposed changes to fenestration at Wager Building at Wager Building, UoR, Estates & Facilities |

- 172764 Full planning application for the proposed changes to fenestration at The Allen Laboratory, UoR
- 172818 Planning application for the replacement of 4no. two stories balconies, 4no. one storey balconies and 4no. balustrades to dwelling at 2-44 Gabriels Square
- 172819 Application for the advertisement consent for the proposed installation of two illuminated freestanding entrance feature signs at Electricity Sub Station next to 30 Suttons Park Avenue

58.3 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

- 171274 Application for the proposed erection of single storey side extension, front and rear facing dormer extensions and conversion of existing garage to habitable accommodation at 3 Eastcourt Avenue

Councillors requested that if Planning Officers are minded to approve this application, a condition be imposed to prevent the dwelling being used for multiple habitation in the future.

- 172563 Planning application for proposed erection of single storey front extension and two storey rear extension to dwelling following demolition of existing rear conservatory extension plus change of use of land to the side of dwelling from amenity to residential at 2 Thistleton Way.

Whilst Councillors had no concerns with the planned building alterations, they requested the application be refused on the basis that it appeared amenity land had been taken from adjacent open space without notice being served on the land owner.

- 172639 Application for the proposed erection of a first floor side extension, single storey rear extension and single storey front extension to existing porch at 37 The Delph

Councillors were concerned about the lack of adequate on-site parking and for this reason requested that the application be refused.

It was requested that if Planning Officers are minded to approve this application, a condition be imposed to prevent the dwelling being used for multiple habitation in the future.

- 172672 Application for removal of condition 19 of planning permission 172496 for the redevelopment of site to provide a new Class B2/B8 industrial unit with ancillary office space and associated car parking and landscaping. Condition 19 relates to delivery times at Unit 27-28 Suttons Business Park

Councillors expressed concern with the removal of Condition 19 which would allow unrestricted delivery hours and requested that the application be refused.

Councillors, however, considered the alternative suggestion highlighted on the application form for deliveries to be made between the hours of 06:00 and 22:00 on Sundays, Bank and Public Holidays and suggested that Condition 19 be extended to include these additional restricted hours.

They further requested restriction on the use of reversing beepers during these hours to provide additional protection to nearby residents as suggested by the applicant.

172687 Full application for the proposed erection of 10no residential apartments with associated parking and access following demolition of the existing dwelling at 128 Church Road

In considering this application, Councillors noted the proximity to the busy Church Road which would be unsuitable for on road parking, and the restricted parking for the number of units being suggested.

Councillors considered that the large footprint of the building was out of character with the surrounding area and the siting of the building will result in flats 5 and 10 overlooking the rear garden of the house to the north.

For these reasons it was requested that the application be refused.

172802 Application for conversion of existing garage to create habitable accommodation at 35 Kerris Way

Councillors requested that if Planning Officers were minded to approve this application, a condition be imposed requiring the provision of two parking spaces on curtilage in front of the house.

172807 Application for variation of condition 6 of planning permission 163484 for the removal of Beech Tree affected by ganoderma. Condition 6 relates to protection of trees at Land Adjacent 360 Wokingham Road

Councillors expressed concern with the removal of Condition 6 relating to the protection of trees and noted that the Town Council was aware of recently created TPO 1588/2017 for this address.

Councillors requested this application be refused as the protection for other trees on site would also be removed.

172816 Application for proposed erection of first floor side extension to dwelling and loft conversion to create habitable accommodation with rear dormer at 54 Eastcourt Avenue

Councillors noted that the application did not show a 1m gap from the boundary.

With regard to parking, it was noted that the space shown was parallel to the road and would be practically impossible to access.

It was, therefore, requested that this application be refused.

However, Councillors requested that if Officers are minded to approve this application, a condition be imposed to prevent the dwelling being used for multiple habitation in the future.

59. **BUS SERVICE 19 A/C**

59.1 Bus Service Working Party

Further to Minute 36, Members considered the notes of meetings held on 15th September, 27th September and 4th October for Members information attached to these minutes. Members also considered the Final Report presented by the Working Group Chairman.

Councillors noted the request for volunteers to travel the service 12 bus route and complete survey data.

Members thanked the Working Party for their hard work and time spent on this matter.

RESOLVED that the Final Report of the Bus Service Working Party presented by the Chairman, together with the results from the service 12 survey, be taken forward to a joint meeting with Woodley Town Council and Residents Groups to be held on 25th October at the Oakwood Centre, Woodley, time to be confirmed.

59.2 Woodley and Earley Bus Service Consultation

Councillors noted the Borough Council's confirmation that the Woodley and Earley bus service consultation was available on the Council website and that the consultation was open to anyone with an interest in the service 12. The results would be used to help shape the future service by helping to inform the forthcoming tender specification. Further information can be found on the [My Journey Wokingham website](#).

The consultation can be accessed at: www.wokingham.gov.uk/consultations/ and would be open from 10th October until midnight on Friday 3rd November 2017.

Councillors noted that residents without internet access could call the Borough Council and make arrangements to talk through survey questions over the telephone or that a paper copy of the consultation could be provided.

60. **LIGHTING UPGRADE**

Councillors noted, further to the proposal from Wokingham Borough Council for upgrading the street lights and/or columns under the control of Earley Town Council, that the detailed information on the lamp columns requiring replacement, attached to these minutes, was reviewed and it was

RESOLVED

1. The 30 standard columns and lamps requiring upgrade which had been identified should be replaced
2. The columns and lamps in less accessible areas be upgraded to hinged columns and lamps
3. That existing swan neck columns and lamps be replaced with standard columns and lamps where necessary. No option for a swan neck column replacement had been provided by Wokingham Borough Council under the DfT Challenge Fund contribution contract.
4. The existing heritage columns and lanterns be replaced with standard columns and lanterns except where residents in Buckhurst Way, Kennedy Gardens and Luckmore Drive agree to contribute to upgraded heritage lamps and columns.

61. APPEALS

61.1 New Appeals

61.1.1 171882 – 185 Church Road

Councillors noted that an Appeal had been lodged against the Borough Council's refusal to allow planning permission for the erection of a rear outhouse/games room (part-retrospective). The Appeal is to be determined on the basis of written representations.

61.2 Appeal Decision

61.2.1 163443 – Land to the rear of The Willows, 9 Station Road

Councillors noted that the Appeal lodged against the Borough Council's refusal to allow planning permission for the erection of 2 dwellings to the land to the rear of The Willows, including vehicular access off Earley Station carpark, parking and landscaping had been dismissed.

61.3 Notice of Informal Hearing

61.3.1 162247 - Auto Trader House and Hartman House, Danehill

Councillors noted the communication from Wokingham Borough Council advising that an Informal Hearing into the Appeal submitted in respect of the Borough Council's refusal to allow planning permission for the erection of 126 residential flats (Use Class C3) together with associated surface level and basement car parking, open space, landscaping and infrastructure works following demolition of existing buildings, would be held. It was further noted that the Hearing would be at Shute End on the 31st October 2017, commencing at 10.00 am and that representatives of the Town Council could attend the Hearing and, at the Inspector's discretion, take part in the discussion.

62. TREE PRESERVATION ORDERS

62.1 TPO.1588/2017 – 360 Wokingham Road

It was noted that the Borough Council had made this Tree Preservation Order (TPO) in response to Planning Application 162336 and a request for the removal of significant trees on the site. It replaced the previous emergency TPO 1549/2016 which had now lapsed.

63. 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) – September 2017
	Neighbourhood CIL Proportion Report – August 2017

64. 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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65. PRESS RELEASES

No press releases were requested.

66. TERMINATION OF MEETING

The meeting was declared closed by the Chairman at 9.00pm.