

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 16th May 2017 which commenced at 7.30 pm

Present

Chairman – Councillor A Bradley

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

Apologies for absence were received from Councillor R Houlbrooke, W Luck, B Wedge

1. MINUTES OF PREVIOUS MEETING

The Minutes of the meeting of the Planning Committee held on the 11th April 2017 were confirmed as a true record and signed by the Chairman.

2. APPOINTMENT OF VICE-CHAIRMAN

On the proposition of Councillor Mrs P Jorgensen, seconded by Councillor M Firmager it was

RESOLVED that Councillor W Luck be appointed Vice-Chairman of the Planning Committee for the ensuing municipal year.

3. APPOINTMENT OF SUB-COMMITTEES & WORKING PARTIES

3.1 Plans Working Party

It was

RESOLVED that Councillors J Armstrong, A Bradley, Mrs P Jorgensen, W Luck, Miss J Rance, J Russell and B Wedge be appointed to the Plans Working Party for the ensuing municipal year.

4. APPLICATIONS FOR PLANNING PERMISSION

4.1 Decision Notices Issued by the Local Planning Authority

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

4.2 Affected Neighbour Notifications

RESOLVED that the Town Council's Affected Neighbour Notifications be sent as appropriate.

4.3 No Objection Notifications

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

- 163074 Proposed erection of a single storey rear, single storey side and first floor side extensions, plus part conversion of garage to create habitable accommodation to dwelling. Revised plans showing an amended red line for the application site to include access to the adopted highway and revised parking provision to front of dwelling at 4 Whitestone Close
- 170294 Proposed erection of a new 2no bedroom dwelling with associated car parking, refuse storage and soft landscaping following the demolition of existing garage and shed at 79 Hilmanton
- 170626 Proposed erection of a front porch extension to align with the existing garage at 5 Tiptree Close
- 170938 Proposed two storey rear and single storey front extension to dwelling at 5 Shepherds Avenue
- 170969 Proposed erection of a two storey infill extension to existing Doctors Surgery and creation of additional car parking spaces at The Brookside Group Practice, Brookside Close
- 170976 Proposed part single storey, part two storey rear extensions to dwelling at 9 Caraway Road
- 171009 Proposed erection of a single storey front and rear extension to garage, plus conversion of garage to create habitable accommodation to dwelling at 17 Adwell Drive
- 171011 Proposed erection of a single storey front extension to dwelling at 10 Ramsbury Drive
- 171028 Proposed erection of a single storey rear extension to existing garage at 8 Swepstone Close
- 171045 Proposed two storey side, first floor rear extension and raising of roof and conversion of remaining garage to habitable accommodation at 192 Silverdale Road
- 171052 Proposed erection of a single storey side and rear extension to dwelling at 48 Shepherds House Lane
- 171111 Proposed extension of existing external enclosure to house and screen new external plant equipment plus erection of external condenser units to serve internal air conditioning units at 550 Oracle Parkway
- 171115 Application to remove condition 1 of planning consent 170086 for the conversion of existing office building (Use Class B1(a)) to 6no 1 bedroom residential flats (Use Class C3). Condition 1 relates to detailed remediation strategy at 3 Cutbush Court
- 171124 Proposed construction of a covered link between the existing garage and dwelling, new pitched roof over existing flat roof and part conversion to rear of garage at 41 Falstaff Avenue

- 171145 Proposed erection of two storey side/rear extension, single storey side and single storey rear extensions following demolition of existing side garage and rear conservatory at 30 Radstock Lane
- 171147 Proposed single storey rear extension to dwelling plus conversion of garage to habitable accommodation and construction of bay window to front elevation at 4 Robindale Avenue
- 171154 Application for removal of condition 4 and variation of condition 6 of planning consent 163386 for the extension to front porch, single storey side and rear ground floor extensions, replacement of boundary fence with 1.8 metre high brick wall with piers and removal of existing TPO tree. Condition 4 relates to planting of a privet hedge which is no longer required as the existing fence is to be retained and condition 6 relates to protection of trees as there will now not be an impact to the tree roots with the fence being retained at 16 Squirrels Way
- 171160 Proposed first floor side extension to dwelling at 520 Wokingham Road
- 171169 Proposed erection of single storey front entrance porch to dwelling and side access gate at 3 High Tree Drive
- 171170 Proposed erection of a single storey rear extension to the existing dwelling at 32 Repton Road
- 171176 Proposed side and rear extension to dwelling plus conversion of garage to habitable accommodation at 14 Bridport Close

4.4 No Comment Applications

RESOLVED that no comments be made to the Local Planning Authority in respect of the following application

- 163355 Application for a Certificate Existing Lawful Development for the change of use of amenity land to residential to incorporate the retention of a bin store and storage of flower planters at 23 Harrington Close

4.5 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

- 163591 Revised plans to show the first floor element of the two storey side extension set in 750mm from the side boundary, set back 500mm from the front elevation, set back 400mm from the rear elevation with obscure glazing and a set down from the main ridge height as shown on drawing nos. PL01-05 Rev B inclusive at 4 Beauchief Close

Although these plans have been revised, Councillors continued with the view that the application be refused on the grounds of the overbearing nature of the extension which would have an overshadowing effect on neighbouring gardens.

Councillors also noted that the proposed development would extend close to the boundary and would not provide the necessary 1 metre gap

170909 Application for a certificate of existing use for use of dwelling house as a House of Multiple Occupancy (HMO) for 6 people at 3 Anderson Avenue

Although these plans have been revised, Councillors continued with the view that the application be refused on the grounds of the overbearing nature of the extension which would have an overshadowing effect on neighbouring gardens.

Councillors also noted that the proposed development would extend close to the boundary and would not provide the necessary 1 metre gap

170986 Proposed erection of part two storey, part single storey rear extension plus two storey side extension, rear dormer extension and conversion of existing roof space to provide habitable accommodation, rear decking and front porch extension (retrospective) at 38 Eastcourt Avenue

Councillors considered that this application provided insufficient on-site parking and for this reason requested that the application be refused.

171065 Proposed erection of a two storey side extension following demolition of detached garage and replacing part of the hedge with a brick fence wall at 1 Turnbridge Close

Councillors requested, that if Planning Officers are minded to approve this application, that conditions be imposed to ensure the garage has a minimum width of 3m and that two parking spaces are identified.

171128 Proposed conversion of existing detached garage to habitable accommodation at 37 Anderson Avenue

Councillors considered that the parking plan provided with this application would be unachievable and therefore requested that the application be refused.

If Planning Officers are minded to approve this application, Councillors request that conditions are imposed to ensure the inclusion of a solid rear wall and a clause to prevent the building being used as separate habitation.

171166 Proposed part conversion of existing garage to habitable accommodation; erection of a single storey front porch extension; single storey rear extension and first floor side extension to the existing dwelling at 2 Edenham Close

In considering this application, Councillors considered that the proposed parking layout was inadequate and the parking space adjacent to the garage appeared to be of insufficient size for a vehicle.

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

171175	Proposed single storey front and side extension to dwelling plus conversion of garage to habitable accommodation at 20 Finch Road
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Councillors considered that this development represented an inappropriate design which was incongruous to the street scene. Councillors also considered that the design was out of character with the street scene.

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

4.6 Permitted Development Rights

It was noted that the Borough Council had received applications for prior approval of the erection of a single storey rear extension as follows:

171338	Application for the prior approval of the erection of a single storey rear extension to dwelling which would extend beyond the rear wall of the original house by 4.5m for which the maximum height would be 3.95m and the height of the eaves 2.5m at 5 Mays Close
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4.7 Applications Withdrawn

It was noted that the following application had been withdrawn

170373	Change of use of existing A1 retail unit to 1no A1 retail unit and 1no A5 unit and the installation of an extractor fan with external flue at 390 London Road, Earley
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5. **CONSTRUCTION INFRASTRUCTURE LEVY UPDATE**

5.1 Neighbourhood CIL Proportion

Councillors noted the March 2017 communication which had been received from Wokingham Borough Council detailing the Neighbourhood CIL Proportion (Transfer to Local Parish/Town Council) Report. This document outlined the potential CIL allocation to Parishes and the amount of money that has been received to date. Members should note that as at the payment date of 28th April 2017, the amount of £3,935 (money received by Wokingham) had been paid to the Town Council.

5.2 Investing in Wokingham Strategic Infrastructure Priorities – Co-Funding Suggestions

The Deputy Town Clerk informed Councillors that a communication had been received from Wokingham Borough Council providing a list of CIL co-funding suggestions for consideration.

Councillors were asked to give consideration to these suggestions and were further asked to provide an indication to any Council led project where Wokingham Borough Council may be required to provide support and/or traded services to help deliver those projects.

RESOLVED that the suggested co-funding projects not be supported from the Town Council's CIL allocation at the present time.

6. SCHOOL CROSSING PATROLLER CONSULTATION REPORT

Councillors noted the contents of the report issued by Wokingham Borough Council following consultation on the proposed changes to the School Crossing Patrol Service. The Borough considered that the responses received did not raise any issues that would prevent the proposed removal of the School Crossing Patrollers at the two locations at Earley schools at the end of the academic year 2016/17.

7. WOKINGHAM BOROUGH COUNCIL - TRANSPORT VISION TO 2036

Councillors considered the contents of 'The Transport Vision' draft and also the comment capture from the town and parish council workshops attended by Members and officers which was previously circulated on email.

RESOLVED that no early comments be made prior to the formal consultation process which will take place before the Borough's adoption of the Vision.

8. READING BOROUGH COUNCIL DRAFT LOCAL PLAN

Councillors noted that Reading Borough Council are producing a new Local Plan to replace the existing development plan documents, for development in Reading up to 2036 and are seeking comments during a period of public consultation. Councillors further noted that the full Draft Local Plan was available at: <http://reading.gov.uk/newlocalplan> and that copies could be viewed at the Civic Offices, Bridge Street RG1 2LU and also that comments may be sent to <http://reading.gov.uk/newlocalplan>.

9. ADJOINING PARISH CONSULTATION

Councillors noted application number 171392, for the proposed demolition of the two existing retail (Homebase and Toys R Us) structures and the erection of new buildings ranging between 2 and 11 storeys in height, providing 765 (18 x studio, 302 x 1, 409 x 2 and 36 x 3 bed) residential units (Class C3), 5 commercial units (3 x flexible Class A1-5, B1 or D1-2 uses, 1 x flexible class A3 or A4 use), various works to the public realm, including a new riverside square, landscaping, accesses, parking and associated works.

10. APPEALS

10.1 New Appeals

10.1.1 163132 – 17 & 19 Henley Wood Road

Councillors noted that the Appeal which had been lodged against the Borough Council's refusal to grant planning permission for the proposed erection of two storey front extension to the existing dwelling had been restarted and that the Appeal will be heard by means of an exchange of written statements.

10.2 Appeal Decision

10.2.1 3163813 – 40 Strand Way

Councillors noted that the Appeal in respect of the Borough Council's refusal to grant planning permission for a change in use from amenity land to residential, had been allowed.

11. TREE PRESERVATION ORDERS

11.1 TPO.1588/2017 – 360 Wokingham Road

Councillors noted that the Borough Council had served a TPO on land at 360 Wokingham Road covering three Oaks and one Yew Tree.

12. PUBLICATIONS

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

Wokingham Borough Council:	Press Release – School Crossing Patrol Decision Following Consultation, May 2017.
	Major Applications & Infrastructure Update (Confidential Report for Members Only) – April 2017
	Major Applications & Infrastructure Update (Confidential Report for Members Only) – May 2017
	Neighbourhood CIL Proportion Report – Month End Apr 17

13. 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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14. PRESS RELEASES

No press releases were requested.

15. TERMINATION OF MEETING

The meeting was declared closed by the Chairman at 8.33 pm.