

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 7th February 2017 which commenced at 7.30 pm

Present

Chairman – Councillor A Bradley

Councillors R Houlbrooke, W Luck, Mrs P Jorgensen, Miss J Rance, J Russell, B Wedge and P Willis

Also in attendance Councillor Mrs L Chambers

Apologies for absence were received from Councillors M Ahmed, J Armstrong and M Firmager

Prior to the commencement of the business of the meeting, representations were heard from the following people on Planning Application 170031, proposed expansion of Aldryngton School:-

Elaine Stewart – Headteacher Aldryngton Primary School
Michael Gordon – Resident of Lancaster Gardens and Parent
Sabine Heine-Bickle – Local Resident and Parent
Paul Counihan – Parent
Hannah Selman – Parent
Jason Sutton – Local Resident, Parent and School Governor
Clive Jones – Wokingham Borough Councillor Hawkedon Ward
Steve Feltham – MERA Secretary

The main concerns centred around the volume of existing road traffic and a road network that could become inadequate for the increased traffic following any school expansion and the opening of the Tesco store. The site is unique with a narrow access point and services a parade of shops, two schools, a pre-school and a public library, and many speakers highlighted concerns for the safety of existing pedestrians, school children and cyclists, the numbers of which would increase if the school expands. A number of speakers expressed concerns with the Transport Statement provided with the application plans stating that parking plans showed cars parked on both sides of surrounding roads and pointed out that this would render them impassable. It was suggested that further detailed analysis was undertaken in conjunction with the secondary school, shops and residents to ascertain current levels of traffic using the area and a realistic evaluation of the availability of parking agreed before a final decision is taken.

The Borough calculations used to predict future demand for school places in Earley were questioned and speakers considered the estimated local demand suggested was excessive and could lead to surplus primary places in the next few years.

Discussion around the Design and Access Statement suggested that the bulk and scale of the proposed two storey building with windows that overlooked adjacent housing, would be out of keeping with the area. Speakers felt the design lacked inspiration for schools of the future and that the placement of the building on the site resulted in an odd flow through the school. Concerns were highlighted about the narrow width of the new main access for all students. A local resident drew attention to the position of the proposed MUGA, adjacent to houses in Lancaster Gardens, which was currently used by the school as a ‘quiet area’ but could in future be floodlit and used out of school hours to the detriment of neighbours.

It was highlighted that any loss of sports facilities is regrettable but the loss of the swimming pool would be particularly detrimental to students, the local community and school funds.

A representative from MERA (Maiden Erlegh Residents Association) reported that whilst local residents whose children were yet to start school has shown support for the application, he had also received comments from residents who had grave misgivings about the increase in vehicular traffic in the local area following implementation of a school expansion and opening of the Tesco store.

Councillors thanked those attending for providing their views on the proposed developments.

109. MINUTES OF PREVIOUS MEETING

The Minutes of the meeting of the Planning Committee held on the 10th January 2017 were confirmed as a true record and signed by the Chairman.

110. APPLICATIONS FOR PLANNING PERMISSION

110.1 Decision Notices Issued by the Local Planning Authority

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

110.2 Affected Neighbour Notifications

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

110.3 No Objection Notifications

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

163434	Proposed erection of a two storey rear and single storey front extension to form front porch, following demolition of existing rear conservatory at 5 Brompton Close
163550	Application for a two storey side extension; single storey rear extension; extended front porch roof; demolition of part of the garage and conversion of rest of the garage into habitable accommodation at 35 Andrews Road
163613	Proposed erection of a first floor side and single storey rear extension to dwelling and part conversion of existing garage to additional habitable accommodation at 38 Adwell Drive
163614	Application for erection of new garage following demolition of existing garage, installation of oil tank in new wooden shed behind garage and realignment of driveway (amendment to application 152213) at Rushy Mead, Cutbush Lane
163626	Proposed conversion of existing garage to additional habitable accommodation to include changes to garage door to window and creation of new front entrance porch at 396 Wokingham Road
170011	Erection of summer house (retrospective) at 74 Beech Lane
170057	Proposed erection of a single storey rear extension to dwelling at Holly Cottage, Cutbush Lane

- 170068 Proposed erection of a two storey rear extension; single storey side extension to form garage; conversion of existing garage into habitable accommodation and replacing existing front porch with a new front porch at 1 Moorhen Drive
- 170075 Proposed two storey rear extension to existing dwelling plus alterations to existing roof to remove existing valley at 550 Wokingham Road
- 170192 Proposed erection of a single storey side and rear extension following demolition of existing conservatory at 81 Mill Lane
- 170199 Proposed erection of a single storey rear extension to the existing dwelling at 72 Hilmanton Road
- 170226 Proposed erection of first floor front extension over garage plus conversion of existing garage to habitable accommodation at 40 Strand Way
- 170228 Proposed erection of a single storey rear extension to form orangery at 12 Collins Drive

110.4 Applications “No Comments”

- 170033 Proposed single storey side/rear extension to dwelling and single storey front extension to form porch following demolition of existing garage and side porch at 27 Saffron Close
- 170108 Proposed erection of a timber garden shed at 22 Harrington Close

110.5 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

- 162888 Revised plans to show reduction in the forward projection of the two storey side extension and increase in the depth of the rear projection at 9 Ebborn Square

Councillors expressed concerned with the proposed garage and the adverse impact on the existing established Oak Tree for which there appeared to be no adequate protection identified. Councillors noted the lack of arboricultural impact assessment and for this reason requested that the application be refused.

- 163402 Revised block plan to show conversion of existing garage to additional habitable accommodation and erection of single storey side and rear extensions at 6 Ravenglass Close

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

163557 Application for the proposed erection of a two storey side/rear extension, a single storey side extension, a single storey front extension to form porch and addition of front bay window to dwelling at 5 Thannington Way

Councillors requested that if Planning Officers are minded to approve this application, a condition be imposed to ensure that parking remains accessible and is clear of the highway.

163573 Proposed erection of a two storey rear and first floor side extension, single storey front, side and rear extensions, plus conversion of roof space to create habitable accommodation to dwelling with two rear dormer windows at 240 London Road

Councillors requested that this application be refused as they considered that the scale and general appearance would be regarded as excessive development of the existing dwelling contrary to the Borough Design Guide.

163588 Proposed erection of a first floor side extension to the existing dwelling at 51 Jay Close

Councillors considered that this proposal would have a detrimental effect on the street scene due to its size and bulk and it would lead to a lack of privacy and overlooking for neighbours.

If Councillors are minded to approve the application it is requested that the second storey roof design be set back to reduce the bulk.

163591 Proposed erection of a two storey side and single storey rear extension to dwelling following demolition of existing garage at 4 Beauchief Close

Councillors requested that this proposal be refused on the grounds of the overbearing nature of the extension which would have an overshadowing effect on neighbouring gardens.

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

163597 Proposed erection of a single storey extension to link existing Church and Hall buildings, a single storey side extension to Hall to replace existing external storage building, plus internal alterations and replacement of existing windows and doors. Application to include the change of use to the Hall from Use Class (D1) to uses within Use Class D1 & D2 (retrospective) at St Nicolas Church, Sutcliffe Avenue

Councillors had no objection to this proposal but noted the reduction in the parking provided within the proposal from 25 to 24 spaces.

Councillors requested that if Planning Officers are minded to approve the proposal that a condition be imposed to restrict the hours of use to safeguard neighbours with regard to late night noise.

163602 Proposed erection of a single storey front and first floor side extension, plus conversion of garage to create habitable accommodation to dwelling at 8 Owston

Councillors requested that if Planning Officers are minded to approve this application, a condition be imposed to ensure that windows overlooking neighbouring properties are obscure glazed.

Councillors noted that no parking plan had been provided with the application.

163625 Proposed conversion of existing garage to habitable accommodation plus single storey front extension to enclose existing canopy at 47 Roman Way

Councillors were concerned with the inaccuracies of the plans provided with the application and considered that inadequate parking would be available.

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

163629 Proposed erection of a single storey front, side and rear extension to the existing dwelling at 19 Squirrels Way

Councillors considered that this proposal was unneighbourly and overbearing and for these reasons requested that the application be refused.

170031 Proposed demolition of external stores, swimming pool (including support facilities) temporary classrooms and part demolition of main building, followed by the erection of a two storey teaching block with hall. Erection of detached store adjacent to car park, provision of MUGA in playing field and associated works to landscaping, extension to car and cycle parking at Aldryngton Primary School, Silverdale Road, Earley

In considering this application, Councillors took into account comments from the school, neighbours, parents and local residents and concluded that the application failed to address the inadequacies of access to the school through the joint entry approach shared with Maiden Erlegh School, pre-school, library and shops.

Councillors also considered that further detail should be provided on the effect that increased traffic, from the proposals and from the new Tesco store, and the lack of suitable parking availability would have in the surrounding area following the expansion and how the safety of local pedestrians, schoolchildren and cyclists could be ensured.

For these reasons Councillors requested that the application be refused.

170073 Proposed conversion of roof space to create habitable accommodation to dwelling, with front roof lights and rear dormer at 28 Conygree Close

Councillors requested that this application be refused owing to the overbearing impact the proposal would have on the property to the rear.

Councillors also noted the lack of any plans detailing the proposed parking arrangements.

170090 Proposed two storey side extension plus single storey side extension to existing dwelling at 16 Lambourne Gardens

Councillors noted that evidence of parking had not been provided with the application and for this reason requested that the application be refused.

170123 Proposed erection of part single, part two storey extension to dwelling plus raise in roof height to provide first floor habitable accommodation at 45 Anderson Avenue

Councillors considered that were this proposal to go ahead, that it would be out of character with the surrounding area.

Councillors also considered that inadequate parking would be available and for these reasons requested that the application be refused.

170179 Proposed erection of a first floor extension with alterations to existing roof and conversion of existing garage to additional habitable accommodation at 39 Ramsbury Drive

Councillors considered that the proposal lacked subservience and was a contrived and incongruous design with excessive bulk and mass and would have a detrimental impact upon the character and appearance of the host property.

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

170197 Proposed erection of a single storey rear and front extensions to the existing dwelling plus single garage conversion to habitable accommodation at 125 Hilmanton

Councillors requested that if Planning Officers were minded to approve this application that a condition be imposed to ensure that the garage be a minimum of 3m wide to allow for vehicle parking.

170236 Proposed erection of first floor side extension to dwelling at 37 Byron Road

Councillors considered that the proposed application is not subservient to the main house and is out of keeping with neighbouring properties contrary to R23 of the Borough Design Guide and requested that the application be refused.

170254 Proposed erection of a first floor side and single storey front extensions to dwelling to include conversion of existing garage to additional habitable accommodation at 7 Litlington Close

If Planning Officers are minded to approve this application, Councillors requested a condition be imposed requiring the submission and approval of the provision of two parking spaces.

170256 Proposed erection of a two storey side extension following demolition of detached garage and extending of existing brick/fence wall at 1 Turnbridge Close

Councillors requested, 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.

110.6 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:

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| 170037 | 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 8m, for which the maximum height would be 3.2m and the height of the eaves 2.5m at 27 Saffron Close |
| 170052 | 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 6.0m for which the maximum height would be 3.0m and the height of the eaves 3.25m at 12 Compton Close |
| 170086 | Prior approval submission for the conversion of existing office building (Use Class B1 (a) to 6no 1 bedroom residential flats (Use Class C3) at Unit 3, Cutbush Court, Danehill |
| 170249 | 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 4m for which the maximum height would be 3m and the height of the eaves 2.8m at 8 Simmonds Crescent |

111. CONSTRUCTION INFRASTRUCTURE LEVY UPDATE

111.1 Neighbourhood CIL Projects

Councillors noted the monthly communication received from Wokingham Borough Council detailing the Neighbourhood CIL Proportion (Transfer to Local Parish/Town Council) Report. The document outlined the potential CIL allocation to Parishes and the amount of money that had been received by Wokingham.

112. LOCAL PLAN UPDATE

Councillors noted that following the Issues and Options Consultation on the Local Plan Update over summer 2016 when Wokingham Borough Council asked a number of questions about different planning issues that would be dealt with in the update and requested views on the future for Wokingham Borough, an initial overview of all the main issues raised has been published on the Borough's website at www.wokingham.gov.uk/localplanupdate.

113. BUS SHELTERS

The Deputy Town Clerk reported that Wokingham Borough Council were implementing some bus stop improvements and replacing four bus shelters in the Earley area before the end of the financial year. The bus stops affected were on Rushey Way/Rosemary Avenue, Rushey Way/Marefield, Rushey Way Hawkedon Way and Kilnsea Drive/Kitwood Drive.

Councillors noted that a sum of money was available in the 2016/17 capital budget for the provision of one new/replacement bus shelter and the Deputy Town Clerk provided information on the current condition of the Earley bus shelters. Following discussion on a number of the shelters which were in poor condition it was

RESOLVED

1. The Deputy Town Clerk send detailed information on the bus stop improvements and bus shelter replacements to Planning Committee members
2. The shelter at The Drive/London Road was identified for replacement and the Deputy Town Clerk would provide a report on the costs and implementation in due course

114. EARLEY FOOTPATH 15 DIVERSION ORDER 2014

Earley Footpath 15 is the footpath which runs through the back of Riverside Park, past what is now the Harley Davidson Garage and joins Wokingham Road at Loddon Bridge Road. Previously the Borough Council advised works had been carried out which did not comply with the Diversion Order. The original Order required the land owner to provide a 3.5m wide path, widening to 5.5m at Wokingham Road to allow for fencing the path 0.5m into the width from the top of the riverbank, giving a final width to users of 3m.

Councillors noted that the Borough were seeking to agree a modification to the Order to reduce the width of the diverted path to 2.5m and to authorise Borough Officers to submit the modified Order to the Secretary of State for the Environment, Food and Rural Affairs to be confirmed. It was also noted that if Borough Members decide not to agree to modification, then this will go to Public Inquiry for resolution.

115. EARLEY FOOTPATH 11 EXTINGUISHMENT ORDER

Councillors noted that Wokingham Borough Council had proposed an Extinguishment Order for part of Earley Footpath 11, details of which were previously circulated. The extinguishment would be made under s.118 of the Highways Act 1980 as it is considered 'that it is expedient that the path or way should be stopped upon the grounds that it is not needed for public use'.

116. APPEALS**116.1 New Appeals****116.1.1 161943 – 108 Silverdale Road**

Councillors noted that an Appeal had been lodged against the Borough Council's failure to give notice of its decision within the appropriate time period for the single storey rear extension, first floor rear and side extension to dwelling plus garage extended forward. The Appeal will be determined on the basis of written representations.

117. PUBLICATIONS

At the date of the meeting no publications had been received.

118. 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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119. PRESS RELEASES

It was

RESOLVED that further information regarding the installation of a new bus shelter at The Drive/London Road should receive special press attention once installation information was available.

120. TERMINATION OF MEETING

The meeting was declared closed by the Chairman at 10.15 pm.