

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 January 2017 which commenced at 7.30 pm

Present

Chairman – Councillor W Luck (Vice Chairman in the Chair)

Councillors M Ahmed, J Armstrong, M Firmager, R Houlbrooke, J Russell, and P Willis

Apologies for absence were received from Councillors A Bradley, Mrs P Jorgensen, Miss J Rance and B Wedge

97. MINUTES OF PREVIOUS MEETING

The Minutes of the meeting of the Planning Committee held on the 6th December 2016 were confirmed as a true record and signed by the Chairman.

98. APPLICATIONS FOR PLANNING PERMISSION

98.1 Decision Notices Issued by the Local Planning Authority

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

98.2 Affected Neighbour Notifications

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

98.3 No Objection Notifications

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

162889	Householder application for the proposed replacement of existing two front dormer windows with 1no. front dormer window at 11 Red House Close
163318	Householder application for proposed erection of a garage at 7 Whitegates Lane
163347	Proposed erection of a single storey side/rear extension to the existing dwelling and conversion of existing garage to habitable accommodation at 25 Kerris Way
163395	Proposed erection of a first floor side extension and a ground floor side/rear extension to the existing dwelling at 3 Easington Drive
163447	Proposed single storey front extension to existing dwelling at 1 High Tree Drive
163474	Proposed erection of a two storey rear and side extension to the existing dwelling at 86 Redhatch Drive

164469 Proposed erection of a single storey side extension to dwelling at 72 Reeds Avenue

163556 Proposed erection of a single storey rear/side extension and conversion of garage to create habitable accommodation to dwelling, plus raising the height of existing rear/side boundary wall to 1.8m at 57 Skelmerdale Way

98.4 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

163119 Proposed erection of a two storey rear extension, single storey front extension following demolition and removal of existing rear conservatory and retrospective change of use of amenity land to residential at 7 Thistleton Way

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

163134 Proposed erection of a two storey side extension to dwelling at 18 Erleigh Court Gardens

Councillors asked that a condition be attached requesting that a drop kerb be provided prior to the start of the development.

163315 Full application for the erection of a 5 storey Health & Lifesciences Building; new entrance and external works to Philip Lyle Building; associated landscaping and car parking; following demolition of the Engineering and Harborne Building within the Whiteknights Campus of the University of Reading, RG6 6UR

Councillors expressed concern with the reduced level of parking provided, also any increase in student numbers and related parking.

Councillors considered that the building was not architecturally challenging, compared to other recent building work at the University.

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

163348 Proposed first floor side extension to exiting dwelling at 17 Erleigh Court Gardens

Councillors were concerned that the plans appear to show an additional door to the front and considered that this could lead to potential for the development to be used as a separate dwelling.

Additionally, the new first floor room does not comply with nationally prescribed space standards for any habitable room.

For these reasons Councillors requested that the application be refused.

163386 Proposed alterations and extension to front entrance porch, single

storey side and rear ground floor extensions, replacement of boundary fence with 2.4m high brick wall with piers and removal of existing TPO Tree at 16 Squirrels Way

Councillors considered that the proposed extension would adversely impact the Rowan Tree subject to TPO.

They further considered that the proposed height of the wall would render it out of keeping with the surrounding area and the foundations for the wall would impact the False Acacia Tree also subject to TPO.

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

163402 Proposed conversion of existing garage to additional habitable accommodation and erection of a single storey rear extension at 6 Ravenglass Close

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

163420 Full application for the proposed change of use from 6no bed C4 House of Multiple Occupancy to a 7no bed Sui generis House of Multiple Occupancy (retrospective) at 13 Delamere Road

Councillors were concerned about the lack of adequate parking provided and the subsequent impact on the local amenity and for this reason requested that the application be refused.

163427 Application for the erection of single storey infill to rear of existing building (part retrospective) at 18 Springdale

Councillors requested that this application be refused as it appears to cross into third party land and would therefore be invalid as notice has not been served on the adjoining owner.

163443 Full application for the proposed erection of 2no dwellings to Land rear of The Willows, including vehicular access off Earley Station car park, parking and landscaping at Land to the Rear of The Willows, 9 Station Road

Councillors considered that this proposal had the characteristics of back-land development with no frontage or direct access onto a public highway and felt that it would detrimentally affect the character and appearance of the locality. There was a lack of arboricultural information to demonstrate that the visual amenity value would be adequately protected and retained.

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

163466 Proposed two storey side extension plus part single storey part two storey rear extension to existing dwelling at 35 Ramsbury Drive

Councillors requested that this application be refused on the grounds that parking plans show inadequate access to the three spaces and there is no provision for pedestrian access to the front door as required by Building Regulation Part M4(1) which would affect the parking layout.

163484 Proposed erection of a 3no bedroom detached dwelling in the rear garden at Lane Rear of 360 Wokingham Road

Councillors considered that this development constituted back-land development and was out of keeping with the character of the local area. It was not clear what impact the development would have on existing TPO trees as inadequate information was contained within the application.

Councillors requested that the application be refused on these grounds.

163488 Proposed erection of a single storey rear/side extension, part single garage conversion, first floor side extension and front porch extension to dwelling at 26 Rosemary Avenue

Councillors requested that if Planning Officers are minded to approve this application, a condition be imposed to ensure that the remaining garage only be used for the storage of motor vehicles.

163514 Proposed two storey side extension plus single storey rear/side extension to existing dwelling at 44 Falstaff Avenue

Councillors requested that if Planning Officers are minded to approve this application, conditions be imposed to ensure that the garage identified is 3m clear width and also that appropriate tree mitigation takes place.

163544 Proposed erection of a single storey side and rear extension and conversion of garage to create habitable accommodation to dwelling at 35 Ramsbury Drive

Councillors requested that this application be refused on the grounds that parking plans show inadequate access to the three spaces and there is no provision for pedestrian access to the front door as required by Building Regulation Part M4(1) which would affect the parking layout.

163576 Proposed erection of a single storey front extension and conversion of garage to create habitable accommodation to dwelling at 27 Meadow Road

Councillors considered that the parking arrangements shown on the plans were inadequate, and a preferable arrangement would be 2no 2.5m width spaces together with adequate pedestrian access to the front of the property.

If Planning Officers are mindful to agree to this application, Councillors request a condition that adequate parking arrangements should be provided.

98.5 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:

163306 Application for prior approval of the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 5.0m for which the maximum height would be 3.1m and the height of the eaves 2.8m at 42 Allendale Road

163358 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 4.0m and the height of the eaves 3.0m at 48 Shepherds House Lane

163572

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 4.0m for which the maximum height would be 3.8m and the height of the eaves 2.4m at 1 Colmworth Close

99. CONSTRUCTION INFRASTRUCTURE LEVY UPDATE

99.1 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.

100. LOCAL TRANSPORT PLAN CONSULTATION

Councillors noted that further to Minute 90, a draft response was presented following the request that Councillors collectively complete the survey to inform the Wokingham Borough Council process for updating the Local Transport Plan (LTP). Following discussion it was

RESOLVED that

1. The results compiled be returned to Wokingham Borough Council as presented at the meeting to include the percentage figures. The additional commentary provided by Councillors to also be included in the covering email response.
2. The covering email should highlight the confusion caused identifying the difference between the terms 'highway condition' and 'roads and pavements'.

101. MEMBER, TOWN & PARISH COUNCIL WORKSHOP – TRANSPORT VISION TO 2063

Members noted the correspondence received from Wokingham Borough Council inviting Members to attend the workshop entitled 'Transport Vision to 2036' on Wednesday 25th January 2017 and it was

RESOLVED that Members wishing to attend should inform the Deputy Town Clerk who would book the appropriate places required.

102. ESTIMATES

The Draft Estimates of Income and Expenditure for 2017/18 and the Revised Estimates for 2016/17 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 confirmed that the Planning Committee's Draft Budget 2015/16 included sufficient sums for the provision of two new bus shelters.

It was

RESOLVED that

1. The Revised Estimates for 2016/17 be approved.

2. The Draft Estimates for 2017/18 be approved.
3. The Policy & Resources Committee be recommended to approve Revised Estimates to 2016/17 and the Draft Estimates for 2017/18.

103. APPEALS

103.1 New Appeals

103.1.1 161865 – 40 Strand Way

Councillors noted that an Appeal had been lodged against the Borough Council's refusal to grant planning permission for the change of use of amenity land to residential, to include the erection of a garden fence (retrospective). The Appeal will be determined on the basis of written representations.

103.1.2 162353 – Land R/O 411-413 Wokingham Road

Councillors noted that an Appeal had been lodged against the Borough Council's refusal to grant planning permission for the erection of 4no detached houses with associated access and parking. The Appeal will be determined on the basis of written representations.

103.2 Appeal Decisions

103.2.1 161039 – 21 Turnbridge Close

Councillors noted that this Appeal, in respect of the Borough Council's refusal to grant planning permission for a single storey front, first floor side and single storey rear extension, had been dismissed.

104. TREE PRESERVATION ORDERS

104.1 TPO.748/1995 – 22 Stockbury Close

Councillors noted that the Borough Council had refused consent to works being carried out to the Field Maple Tree covered by this Order.

105. PUBLICATIONS

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

106. 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.
---------------	--------------------	---

107. PRESS RELEASES

No press releases were requested.

108. TERMINATION OF MEETING

The meeting was declared closed by the Chairman at 9.05 pm.