

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, 14th August 2018 which commenced at 7.30 pm.

Present

Chairman – Councillor W Luck

Councillors M Ahmed, A Bradley, M Firmager, Mrs P Jorgensen, J Russell, B Wedge and P Willis

Apologies for absence were received from Councillor J Armstrong, R Houlbrooke and Miss J Rance JP

37. MINUTES OF PREVIOUS MEETING

The Minutes of the meeting of the Planning Committee held on the 10th July 2018 were confirmed as a true record and signed by the Chairman.

38. APPLICATIONS FOR PLANNING PERMISSION

38.1 Decision Notices Issued by the Local Planning Authority

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

38.1.1 No Objection Notifications

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

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| 181355 | Application for the conversion of the existing garage to habitable accommodation and erection of ramp on the rear elevation at 16 Silverdale Road |
| 181666 | Application for the proposed erection of part single, part two storey rear/side extension single storey front/side extension to dwelling, plus existing conversion of garage into habitable accommodation (retrospective) – Revised application form and drawings at 5 Elford Close |
| 181706 | Application for the proposed erection of part single, part two storey side extension following the demolition of existing garage, part single, part two front extension, insertion of 3no roof lights to the front elevation and pitch roof to existing rear dormer plus changes to the fenestration at 14 Maiden Erleigh Drive |
| 181894 | Application for proposed erection of single storey rear extension with roof lights; single storey front extension; first floor side extension plus changes to fenestration (part retrospective) at 40 Hillside Road |
| 181917 | Application for the proposed erection of single storey side/front extension following the demolition of part conversion of existing driveway plus erection of single storey rear extension to create conservatory at 8 Repton Road |

- 181946 Application for the proposed erection of a single storey side and rear extensions following conversion of existing garage to create habitable accommodation plus internal alterations at 5 Eriswell Close
- 181980 Application for the erection of a fence to side of the property (retrospective) at 7 Joel Close
- 182028 Application for the proposed conversion of existing garage to create habitable accommodation (retrospective) at 16 Barkwith Close
- 182047 Application for the proposed erection of front canopy at 98 Elm Road
- 182074 Application to remove condition 2 of planning consent 181141 (11/6/2018) prior approval submission for the conversion of existing office (use class B1a) to 6 residential units (use class C3) condition 2 relates to validation samples at Cutbush Court, Unit 2, Danehill
- 182132 Application for the proposed erection of two storey rear extension single storey side extension to dwelling, plus associated conversion of loft space to create habitable accommodation at 33 Mill Lane
- 182136 Application for the proposed erection of part single part two storey side extension and two storey rear extension at Paddock View, Gipsy Lane
- 182146 Application to vary condition 2 of planning consent 170603 for a two storey rear extension to dwelling, proposed changes include a pitched/hipped roof over the door/window to master bedroom instead of flat roof and two ground floor screens to be omitted and replaced with a sliding/folding screen at 421 Wokingham Road
- 182196 Application for the proposed erection of single storey rear extension to form a conservatory following the demolition of the existing greenhouse at 18 Luckmore Drive

38.1.2 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:

- 181585 Application for the proposed change of use from existing dwelling to House of Multiple Occupants including change in the number of occupants from 6 to 8 at 9 Mays Close

In considering this application Councillors noted the insufficient parking for the number of cars likely to be required and also that on-road parking may be dangerous in this location.

Councillors considered that a potential total of 12-13 occupants should be considered likely owing to the size of rooms available, rather than the 6-8 identified in the description and that this would impact on the amenity of adjoining owners, contrary to CP3(a).

Councillors noted that the drawings submitted appear to show a room in the roof, for which no planning history is available, and that current plans do not seek such a change.

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

181675 Application for the proposed erection of part single, part two storey side/rear extension to dwelling following the demolition of existing garage plus single storey front extension to form porch at 13 Compton Road

On reviewing this application, Councillors noted Wokingham Borough's previous refusal and that this application is broadly similar with the addition of a second floor rear extension.

Councillors requested that the application be refused by virtue of the increase in scale, bulk, mass and footprint resulting in disproportionate, excessive and unacceptable enlargement of the property.

They considered the proposal would not be a subservient feature and would be harmful to the appearance of the host dwelling and character of the surrounding area, contrary to NPPF, Policies CP1 and CP3 of the Core Strategy and the Borough Design Guide.

181768 Application for the proposed erection of a first floor side extension over existing garage, erection of a part single storey front extension to form garage and part conversion of existing garage to additional habitable accommodation at 20 Chicory Close

Councillors noted the two parking spaces shown however, the space parallel to the road was considered impractical within the 8.5m frontage providing no turning space and also the existing on-street parking issues.

Councillors also considered the proposal overbearing in the street scene.

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

181921 Application for the proposed conversion of existing rear conservatory, erection of first floor side/rear extension to dwelling, plus conversion of the existing garage to create habitable accommodation at 21 Springdale

Councillors requested that this application be refused due to inadequate parking given the proposed business use and the spaces available for cars.

181994 Application for the proposed erection of a first floor side/front extension to dwelling plus internal alterations at 2 Kerris Way

Councillors considered that the proposed extension was not subservient to the host dwelling, contrary to R23 in the Borough Design Guide and requested the application be refused on that basis.

In the event that the application is approved, Councillors requested a condition be attached requiring the extension is used only ancillary to the host dwelling and not as a separate dwelling without prior approval.

182004 Application for the proposed erection of single storey side extension to dwelling, conversion of existing garage to create habitable accommodation plus conversion of loft space to create habitable accommodation at 2 Repton Road

Councillors requested, if Planning Officers are minded to approve this application, that a condition be issued requiring the roof lights being positioned to ensure the cill line is at least 1.7m above the first floor level to ensure no overlooking of adjacent properties.

182035 Application for the conversion of the existing garage to habitable accommodation and erection of ramp on the rear elevation at 23 Huntingdon Close

Councillors noted that this application involved the loss of a garage, however, the replacement parking space identified would render turning the car impossible.

Councillors therefore requested that the application be refused due to inadequate parking.

182036 Application for the proposed erection of part single storey, part two storey rear extension to dwelling, plus changes to fenestration at 114 Chilcombe Way

In considering this application, Councillors noted that the plans appeared to be inaccurate as discrepancies are evident between plans particularly with respect to party walls.

Councillors requested that the application be refused due to the inaccuracy of drawings and also the inadequate car parking as no second space has been identified.

182074 Application to remove condition 2 of planning consent 181141 (11/6/2018) prior approval submission for the conversion of existing office (use class B1a) to 6 residential units (use class C3) condition 2 relates to validation samples at Cutbush Court, Unit 2, Danehill

Councillors noted that this application seeks to remove Condition 2, concerning testing for contamination but that removal of the condition would remove any control over contamination. They point out that if the applicant were to submit testing details this would clear the condition.

Councillors requested that the application be refused but, if Planning Officers are minded to approve it, that a condition requiring testing in the case of removal of the tarmac area within the application site be applied.

182184 Application for the proposed erection of single storey rear extension to dwelling at 31 Stanton Close

Councillors noted that the implementation of this proposal would result in the patio of the neighbour to the west becoming shaded throughout much of the day.

They requested refusal of the application due to the overbearing nature of the proposals and the over-shading of the neighbouring property, contrary to R18 and R23 of the Borough Design Guide.

182240 Application for the proposed erection of single storey rear extension and conversion of existing loft to include 2no dormer windows plus 3no roof lights to the front and 1no roof light to the rear at 1 Warnsham Close

Councillors noted the two smaller dormers which replaced the large dormer in the previous bungalow at 14 Faygate Way.

Councillors requested the application be refused but, if Planning Officers are minded to approve the application, that the high level dormers are obscure glazed.

Councillors expressed concern about the size of the rooms provided by the proposal which are not in accordance with the nationally described space standards.

38.1.3 Tree Work Applications

The following applications were noted:

181924	Application for works to protected Tree(s) TPO 1366/2010, Area 2 T1 Oak - reduce the over length lateral limbs by up to 2m at 401 Wokingham Road
181996	Application for works to protected tree(s) TPO 197/1890, Area 2T1, Oak - remove the lowest limb (on the property side) and shorten remaining branches protruding towards property by 2m at 6 Sharpthorpe Close

38.2 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:

181797	Prior approval application for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 7m, for which the maximum height would be 3.4m and the height of the eaves 2.2m at 80 Hartsbourne Road
181813	Prior approval application for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 3.495m, for which the maximum height would be 2.4m and the height of the eaves 3.5m at 29 Lakeside
181873	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 6m for which the maximum height would be 2.990m and the height of the eaves 2.800 at 77 Mill Lane

38.3 Planning Applications Withdrawn

Councillors noted that the following applications had been withdrawn by the applicant:

181128	Application for the change of use of amenity land to residential for the erection of new side fence and insertion of a dropped kerb plus proposed erection of single storey side/rear extension to dwelling at 10 Thorney Close
181259	Application for the proposed erection of single storey side extension and single storey front porch extension to dwelling at 65 Measham Way
181260	Application for the proposed erection of a two storey side and rear extension to dwelling at 114 Elm Road

39. **APPEALS**

39.1 **New Appeals**

39.1.1 **180843 – 15 Mays Close**

Councillors noted that an Appeal had been lodged against the Borough Council's refusal to allow planning permission for the proposed conversion of existing garage to create habitable accommodation (retrospective).

40. **LICENSING APPLICATION**

40.1 Councillors noted the application for a new premises licence for the following:-

Applicant: Mr Peng Jia, Sen Sushi

Trading Site : Unit 1, 199 Wokingham Road, RG6 7DT

RESOLVED that the application not be supported as it was considered that there were sufficient local premises already selling alcohol and that inconsistencies in the applicant's name were evident on the application.

41. **FINANCIAL INFORMATION**

Councillors noted details of the financial transactions for this Committee for three months to 30th June 2018 as attached to these Minutes.

42. **READING BUSES**

Councillors noted that Robert Williams had been appointed as the new Chief Executive Officer at Reading Buses to start post in October 2018 and it was

RESOLVED that the Deputy Town Clerk write to welcome Robert Williams to his new job and invite him to a Council Meeting to discuss the future of bus routes in Earley.

43 **MEADOW PARK PLAY AREA UPGRADE**

Councillors noted the Neighbourhood CIL Proportion Report previously attached and the request for a sum of £20,000 from the £26,683 available CIL funding toward replacement of the Meadow Park play equipment. Together with the £10,000 capital budget allocated will give a total £30,000 budget for replacement equipment aimed at ages 7 and under, upgraded surfacing and removal of bark chippings.

RESOLVED that the sum of £20,00 from CIL funding be allocated to replacement play equipment at Meadow Park and that this be reported to the next meeting of the Amenities & Leisure Committee.

44. **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) – July 2018 Neighbourhood CIL Proportion Report – June 2017 Major Developments Newsletter – Minerals and Waste Plan Consultation
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Reading Borough Council:	Draft Hosier Street Area Development Framework
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45. **PRESS RELEASES**

No press releases were requested.

46. **TERMINATION OF MEETING**

The meeting was declared closed by the Chairman at 8.46pm