

## 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, 11th September 2018 which commenced at 7.30pm.

### Present

Chairman – Councillor W Luck

Councillors M Ahmed, A Bradley, M Firmager, R A Houlbrooke, Mrs P Jorgensen, Miss J Rance JP, J Russell and P Willis

Apologies for absence were received from Councillor J Armstrong and B Wedge

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#### **47. MINUTES OF PREVIOUS MEETING**

The Minutes of the meeting of the Planning Committee held on the 14<sup>th</sup> August 2018 were confirmed as a true record and signed by the Chairman.

#### **48. APPLICATIONS FOR PLANNING PERMISSION**

##### 48.1 Decision Notices Issued by the Local Planning Authority

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

##### 48.1.1 No Objection Notifications

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

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| 181905 | Application for the proposed erection of part two storey front extension to dwelling at 12 Ridlington Close  |
| 182278 | Application for the proposed erection of two storey side and rear extension to dwelling, plus part conversion of existing garage to create habitable accommodation at 114 Elm Road   |
| 182304 | Application for the proposed erection of single storey front extension, plus part conversion of existing garage to create habitable accommodation at 20 Chicory Close  |
| 182356 | Application for the proposed erection of a single storey rear extension to dwelling at 1 Beech Lane  |
| 182365 | Application for the proposed erection of a single storey rear extension to dwelling at 67 Collins Drive  |
| 182371 | Application for the proposed part conversion of existing garage to create habitable accommodation at 11 Knossington Close  |
| 182436 | Application for the proposed erection of a front extension to link the detached garage to the existing dwelling, plus part conversion of existing garage to create habitable accommodation and replacement of glazed porch roof with a tiled roof including a new roof light at 3 Brean Walk |

#### 48.1.2 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:

181816                      Application for the proposed conversion of the existing garage to create habitable accommodation at 61 Little Horse Close

Councillors requested that this application be refused due to lack of parking as it was considered that the second parking space was impractical to access.

182322                      Application for proposed erection of two storey side extension and second floor side extension at 6 Felthorpe Close

Councillors noted that the plans available did not appear to reflect the actual position of the house and surrounding wall, and considered the design to be overbearing contrary to R23 of the Borough Design Guide. For these reasons Councillors requested that the application be refused.

182324                      Application for the proposed erection of first floor side extension to dwelling plus conversion of existing garage to create habitable accommodation at 65 Measham Way

Councillors requested that if Planning Officers are minded to approve this application that a condition be attached requiring the provision of three on-curtilage parking spaces.

182326                      Application for proposed erection of single storey rear extension to dwelling, conversion of existing garage to create habitable accommodation plus insertion of 3no roof lights at 10 Thorney Close

Councillors considered that the proposals contained within this application constituted an over development of the site contrary to R23 of the Borough Design Guide and requested that the application be refused.

Councillors considered inadequate amenity space remained at the back of the property for both current and future residents. They also expressed concerns that the side boundary fence was not moved at any point in the future to incorporate adjacent amenity land.

#### 48.1.3 Tree Work Applications

The following applications were noted:

None.

#### 48.2 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:

None.

#### 48.3 Planning Applications Withdrawn

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

None.

**49. CONSULTATION ON BOROUGH LEVEL 1 STRATEGIC FLOOD RISK ASSESSMENT**

Councillors noted that Wokingham Borough Council had commissioned Consultants to produce an update to its Strategic Flood Risk Assessment in support of the Local Plan Update and the draft document was circulated under separate cover.

**50. BOROUGH PLAN ENGAGEMENT PROCESS**

Councillors noted that Wokingham Borough Council had requested assistance with the production of the Borough Plan. Further information was available at <http://www.wokingham.gov.uk/news-and-consultation/consultation-and-having-your-say/current-consultations/?entryid206=463243> where there was the facility to forward individual responses.

Councillors further noted the local event due to be held on Saturday 22<sup>nd</sup> September at the Asda Complex between 11am and 3pm. It was

**RESOLVED** to invite Wokingham Borough Strategy & Commissioning Support Manager to the next meeting of the Planning Committee and invite all Councillors to attend.

**51. SIBLY PARK DEVELOPMENT**

Councillors noted that Planning Application 180887, 5 Westcroft Close was due for discussion at Wokingham Planning Committee Meeting on 12<sup>th</sup> September 2018 and it was

**RESOLVED** to nominate Councillor W Luck as spokesman on behalf of Earley Town Council.

**52. READING BUSES – SERVICES 19a/b/c**

Councillors noted that following the introduction of the 19a/c route which was partly financially supported by Wokingham Borough Council, local residents had found the frequency and timing of the three bus services, especially during the rush hour period, to be below the standard expected. The small single decker/hopper type bus used on the 19b route frequently arrived late and was full, unable to collect further passengers thus leaving school children and other passengers stranded at bus stops. The alternative 19c bus route timetable runs too late for the large number of students who attend Reading Boys and Kendrick schools.

**RESOLVED** that the Deputy Town Clerk write expressing Councillors concerns to Reading Buses and also to the Senior Transport Planner at Wokingham Borough with responsibility for the bus service.

**53. 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) – August 2018 Neighbourhood CIL Proportion Report – July 2018
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**54. PRESS RELEASES**

**RESOLVED** that the consultation on the Borough Plan Engagement Process and the relevant link receive special press interest to encourage resident response

**55. TERMINATION OF MEETING**

The meeting was declared closed by the Chairman at 8.17pm