



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, 13th November 2018 which commenced at 7.30 pm.

Present

Chairman – Councillor B Luck (Chairman)

Councillors J Armstrong, R Houlbrooke, Mrs J Rance JP, J Russell and B Wedge

In attendance Jo Shaw (Deputy Town Clerk) and Councillor G Grandison

66. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors M Firmager, Mrs P Jorgensen and P Willis.

67. MINUTES OF PREVIOUS MEETING

The Minutes of the meeting of the Planning Committee held on 9th October 2018, with the addition of Councillor J Armstrong as present, were confirmed as a true record and signed by the Chairman.

68. APPLICATIONS FOR PLANNING PERMISSION

68.1 Decision Notices Issued by the Local Planning Authority

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

68.1.1 No Objection Notifications

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

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| 182322 | Application for the erection of a two storey side extension to dwelling with room in roof and loft conversion with dormer window (retrospective) at 6 Felthorpe Close |
| 182450 | Application for the proposed first storey side extension to create a habitable accommodation at 25 Parsley Close |
| 182606 | Full planning application for the erection of goods lift shaft to each elevation, and alterations to fenestration at 410 Thames Valley Park Drive |
| 182619 | Application for proposed erection of a single storey rear extension, change part of garage roof from flat to pitched at 39 Clevedon Drive |
| 182620 | Planning application for the addition of roof plant equipment (Condensers and Air Handling Unit) to existing roof space at 410 Thames Valley Park |

- 182700 Application for the proposed erection of single storey rear extension to dwelling incorporating 4no roof lights following the demolition of existing single storey rear extension at 29 Squirrels Way
- 182717 Application for the proposed part conversion of existing garage to create habitable accommodation, erection of single storey rear extension following the demolition of existing conservatory incorporating two sun tubes and roof lantern plus conversion of existing loft to create habitable accommodation incorporating two roof lights and rear dormer extension at 21 Privet Close
- 182730 Full planning application for the change of use of residential garden (C3) to D1 (place of worship) at St Nicolas Church, Sutcliffe Avenue
- 182733 Application for the proposed conversion of existing garage to create habitable accommodation at 20 The Drive
- 182758 Application for the proposed conversion of roof space to create habitable accommodation to dwelling, with front roof lights and rear dormer at 28 Conygree Close
- 182789 Application for proposed erection of single storey rear extension to dwelling at 14 Mawbray Close
- 182894 Full planning application for the grocery collection lockers under existing drive thru canopy at Asda, Lower Earley
- 182895 Application for advertisement consent for 5no. fascia externally illuminated signs and 7no. other vinyl printed on locker signs at Asda, Lower Earley
- 182929 Application for advertisement consent for the proposed installation of replacement illuminated and non-illuminated 1no. fascia sign and 4no. hoarding signs at The Hilton, Mill Lane
- 182960 Application for the proposed erection of a single storey rear extension to form conservatory at 4 Avalon Road
- 182988 Application for the proposed erection of single storey rear extension to dwelling following the demolition of existing conservatory plus installation of 3no. rooflights at rear elevation at 12 Ebborn Square

68.1.2 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:

- 182472 Retrospective full planning application for the replacement of the front elevation loading bay door for full height glass with double entrance doors, installation of a louvre grill for air extract plus air condenser units at the rear of the building, installation of a bike rack and a change of use from Class B1(c) Class B(a) to Class B1(a,b,c) at Unit 5 Cutbush Industrial Park

In considering this proposal, Councillors noted that the proposal is for change of use to include B1(b) (Research and Development of Products and Processes) but considered that market research may not fall into this classification and that it may instead, be sui generis.

They further noted that the proposals show three testing rooms, a focus group room and the potential for at least 12 staff. As only 18 parking spaces are indicated, it would appear that inadequate parking is available. Bus services in the area are infrequent and there is little opportunity for additional parking in the immediate area.

The application indicates an existing mezzanine floor however separate permission for this floor does not appear on WBC's website and Councillors considered that the current application should either add this to the description or include its removal.

For these reasons Councillors requested that the application be refused.

182508 Retrospective planning permission for the use from shop (A1) to (D1) for tutoring at 70 Maiden Place

Councillors noted that this proposal will result in the loss of a lower cost dwelling contrary to policy CP3. They further noted that part of the car parking identified in the photograph is associated with the Community Centre and is already frequently in use. Residents will also be inconvenienced by this proposal with increases in traffic in the area and possible use of residents parking.

Councillors requested that this application be refused due to inadequate car parking, disturbance to existing residents and loss of a dwelling.

182735 Application for the proposed erection of rear dormer extension at 1 Eriswell Close

Councillors requested that if Planning Officers are minded to approve this application, that a condition be attached requiring the staircase window to be obscured glass and fixed closed.

182795 Application for the installation of three wall mounted air-conditioning inverter units at side wall (retrospective) at 18 Kenton Road

Councillors considered that the high level air condition units are an alien feature, and requested refusal on the grounds of noise and environmental impact in the immediate vicinity.

182816 Planning application for the change of use from control centre for taxi company to dental surgery at Cutbush Court, Unit 4, Danehill

Councillors noted that Wokingham Borough parking standards for class D1 require one space for each member of staff plus 3 spaces per consulting room. However, the staff levels set out in the application appear low and they consider that the identified 12 spaces would not be adequate. For these reasons they requested that the application be refused, however they requested that if Planning Officers are minded to approve, that a condition be attached requiring the applicant to produce a travel plan, including a parking management plan, monitored by Wokingham Borough.

182887 Application for the proposed erection of single storey rear extension and two storey side extension to dwelling, relocation of existing garage, installation of roof lights and minor internal modifications at 28 Springdale

In considering this application, Councillors noted that the plan is unclear and they expressed concerns that the plans do not pay due regard to the neighbouring property and for this reason requested that the application be refused.

182892 Full application for the construction of a segregated fast-track public transport, pedestrian and cycle bridge and viaduct, comprising concrete bridge structure supported by concrete columns, steel beams and reinforced soil embankment, together with new footway links and existing footway alterations, junction improvements and landscaping at Land Between Thames Valley Business Park and Napier Road

Councillors considered this application but requested that the application for the proposed MRT link, including bridge structure be refused on the following grounds:

- Concerns over the environmental impact on the National Thames Path and the natural environment of the River Thames from the extra vehicles diverted to the area
- Loss of wildlife habitat
- Due to the height, scale, prominence and its proximity to the River Thames and River Kennet, would be harmful to the landscape character of the area including its riparian appearance. Contrary to policies CP1, CP3 and CP11 of the Core Strategy.

182919 Application for the proposed erection of single storey side/rear extension following demolition of existing garage and conservatory, internal modifications, changes to fenestration and erection of cycle storage at rear at 11 Saffron Close

Councillors considered that this proposal represented an overdevelopment of the site, and an encroachment on the boundary with the neighbour property at no. 12. Further, concerns were expressed that the car parking spaces shown on the plans were undersized and therefore, the indicated number of cars would be unable to fit on curtilage. For these reasons, Councillors requested that the application be refused.

182937 Application to vary condition 2 of planning consent 181681 for a householder application for the proposed erection of front dormer to create habitable accommodation, plus erection of single storey front extension to dwelling, condition 2 relates to approved details and proposed amendments include changes to approved dormer window to gable at 98 Beaconsfield Way

Councillors noted that it appeared that this proposal represented a major change from the original approved drawings and considered that a S73 minor amendment application is inappropriate in this instance. They noted a lack of clarity between the previously approved drawings and the revised proposals.

Councillors considered the extensive changes to the proposal to be overbearing with potential impact on the neighbouring property.

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

183033 Application from Reading Borough Council for the following proposal: Construction of a segregated fast-track public transport, pedestrian and cycle bridge and viaduct, comprising concrete bridge structure supported by concrete columns, steel beams and reinforced soil embankment, together with new footway links and existing footway alterations, junction improvements and

landscaping at Land between Thames Valley Business Park and Napier Road, Reading

Councillors considered this application but requested that the application for the proposed MRT link, including bridge structure be refused on the following grounds:

- The flood compensation measures will have a severe impact on flora and fauna
- Concerns over the environmental impact on the National Thames Path and the natural environment of the River Thames from the extra vehicles diverted to the area
- Loss of wildlife habitat
- Due to the height, scale, prominence and its proximity to the River Thames and River Kennet, would be harmful to the landscape character of the area including its riparian appearance. Contrary to policies CP1, CP3 and CP11 of the Core Strategy.

68.1.3 Tree Work Applications

The following application was noted:

182672	Application for works to protected tree(s) TPO 197/1980 G1 G1 2 x Field Maple – Reduce crowns by 2 metres (back to where they were last cut in 2013) and thin by a max of 20% At 9a Thanington Way
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69. TRAFFIC REGULATION ORDERS

Councillors noted that Wokingham Borough Council Traffic Management Team had proposed a number of traffic regulation orders, previously attached, and that the roads concerned were Silverdale Road, Kenton Road, Wokingham Road and Suttons Park Avenue.

70. WOKINGHAM BOROUGH 2025 – PLAN UPDATE

Members had been requested to identify their top three priorities for submission to the Borough Plan Consultation. Following some discussion it was

RESOLVED that the Deputy Town Clerk circulate to Members for further consideration, the options discussed for collation. These will be reported at the next meeting of the Planning Committee.

71. ESTIMATES

Councillors were asked to consider whether there were any major projects which this Committee would wish to undertake in 2019/20 so that the Town Clerk could ensure that there was sufficient provision made in the Estimates for that period. Councillors were reminded of the Planning Committee's Policy of requesting budget provision for the purchase of two replacement bus shelters each year.

RESOLVED that provision should be made in the 2019/20 budget for two new bus shelters (£10,000.00).

72. APPEALS

72.1 180513 – 5 The Crescent

Councillors noted that an Appeal had been lodged against the Borough Council’s refusal to allow planning permission for the proposed raising of the existing roof to create a first floor and erection of two storey side/rear extension to dwelling. The Appeal will be determined on the basis of written representations.

72.2 180595 – Land Adjacent to 25 Henley Wood Road

Councillors noted that an Appeal had been lodged against the Borough Council’s refusal to allow planning permission for the proposed erection of 1no dwelling with lockable cycle store. The Appeal will be determined on the basis of written representations.

72.3 181474 – 93 Elm Road

Councillors noted that an Appeal had been lodged against the Borough Council’s refusal to allow planning permission for the proposed erection of first floor rear extension to dwelling. The Appeal will be determined on the basis of written representations.

72.4 181461 – 4 Stowmarket Close

Councillors noted that an Appeal had been lodged against the Borough Council’s refusal to allow planning permission for the proposed erection of first floor rear extension to dwelling. The Appeal will be determined on the basis of written representations.

73. STREET NAMING & NUMBERING

73.1 New Dwelling, Adjacent to 6 The Drive

Councillors noted that the new dwelling adjacent to 6 The Drive will be known as 1B Erleigh Court Gardens, Earley, Reading RG6 1EH.

74. PARKING

74.1 Hillside School – Steeple Walk

Councillors considered a request from a Resident for single yellow lines in Steeple Walk to restrict parking at school pick-up and drop-off times. Parking in the cul-de-sac which has no pavement could be putting school children in danger.

RESOLVED that, in principle, Councillors agreed but requested further detailed information from the Resident before the matter be considered further.

75. 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) – October 2018. Neighbourhood CIL Proportion Report – September 2018. News Release: Progress on Lower Earley Way Improvements, Lower Earley Way Duelling
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76. PRESS RELEASES

RESOLVED that Councillors' comments on the Planning Application for the segregated fast-track public transport, pedestrian and cycle bridge and viaduct should receive special press attention.

77. TERMINATION OF MEETING

The meeting was declared closed by the Chairman at 8.43pm