



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 December 2018 which commenced at 7.30 pm.

Present

Chairman – Councillor M Firmager (Vice Chairman)

Councillors R Houlbrooke, Mrs J Rance JP and J Russell

In attendance Jo Shaw (Deputy Town Clerk), Diana Humphreys (Senior Office Administrator)

78. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors J Armstrong, Mrs P Jorgensen, W Luck, P Willis and B Wedge

79. MINUTES OF PREVIOUS MEETING

The Minutes of the meeting of the Planning Committee held on 13th November 2018, with the addition of Councillor J Armstrong as present, were confirmed as a true record and signed by the Chairman.

80. APPLICATIONS FOR PLANNING PERMISSION

80.1 Decision Notices Issued by the Local Planning Authority

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

80.1.1 No Objection Notifications

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

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| 182094 | Application for the proposed erection of single storey rear extension, plus first floor side extension over existing garage at 27 Skelmerdale Way |
| 182832 | Application for the proposed renewal of existing roof finish from existing copper long strip roofing to Euroclad Vieo colour coated long strip roofing at The JJ Thompson physics Laboratory, University of Reading, RG6 6UR |
| 182837 | Application for the proposed replacement of flat porch roof with tiled pitched roof, side lobby to have flat roof renewed and changes to fenestration at 21 Lambourne Gardens |
| 182967 | Application for the proposed rear one storey and two storey extension after demolition of the existing rear one storey study and conservatory. Addition of oak frame porch to front entrance and pitched roof to front bay window and the removal of existing central chimney at 57 Wilderness Road |
| 183096 | Application for proposed single storey side and front extension to |

- link existing garage and conversion of existing garage to habitable accommodation at 23 Sibley Park Road
- 183097 Application for the proposed erection of single storey side and front extension to form porch at 4 Richborough Close
- 183116 Application for the proposed erection of single storey side extension plus part conversion of existing garage to create habitable accommodation (retrospective) at 20 Chicory Close
- 183163 Application for the proposed erection of single storey side extension and flat roof to the existing garage at 10 Rowland Way
- 183212 Application for the proposed conversion of existing garage to create habitable accommodation plus internal alterations at 16 Byron Road
- 183248 Application for the proposed erection of single storey rear extension to dwelling plus internal alterations at 39 Byron Road
- 183290 Householder application for the proposed conversion of existing garage to create habitable accommodation, plus changes to fenestration at 26 Chatteris Way
- 183297 Application for advertisement consent for proposed fascia signage, fixed pole barber sign at 4 Maiden Lane Centre

80.1.2 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:

- 182570 Application for the proposed single storey rear extension, first floor side extension plus internal changes to existing three bedroom semi-detached dwelling to create a three bedroom mid terraced dwelling and a one bedroom studio apartment (retrospective) at 1A Chatteris Way

In considering this application Councillors were concerned that the single parking space for the new dwelling was to be accessed across the junction radius, and this was considered a safety risk particularly as this location is on the bus route. For this reason, Councillors requested that the application be refused.

- 182992 Application for proposed two storey side extension and single storey rear extension to dwelling following demolition of existing garage at 12 Delamere Road

Councillors noted that this application will require the felling of a large silver birch tree and also the need to move an existing lamp post. They requested that if Planning Officers are minded to approve this application, that a condition be attached requiring the windows adjacent to the neighbouring property be obscured glazed.

- 182993 Application for proposed two storey side extension and single storey rear extension to dwelling, following demolition of existing garage at 12 Delamere Road

Councillors considered that this application would result in a very large extension which would be very dominant and overbearing to the property to the east, with a number of windows on the boundary contrary to R15 and R23 of the Borough Design Guide. Councillors also considered that there was inadequate 1m gap to the boundary. For these reasons they requested that the application be refused.

183157 Application for the proposed erection of a two storey rear extension and first floor side extension to the existing dwelling at 52 Elm Road

Councillors expressed concern that this application would result in a seven bedroom house all with en-suite facilities whilst providing only three parking spaces. Councillors noted that the application showed first floor dormer windows which overlooked neighbouring properties and considered the proposal overbearing and that it would cause a loss of privacy in the gardens of two neighbouring properties contrary to Policy CP3.

Councillors requested that the application be refused as they considered it to be contrary to R15 (overlooking), R16 (privacy) and R23 (relationship with adjoining properties) in the Borough Design Guide.

183187 Application to vary condition 1 of planning consent 172503 for the erection of detached dwelling house with garage, access to be considered at 6 Aldbourne Avenue

Councillors requested that the application to vary Condition 1 of planning consent be refused and also requested that the proposed design be reviewed with a view to accommodating the retention of the TPO protected yew tree as the removal may be contrary to policies CP3c) and CC03.

183252 Application for a proposed single storey rear extension, proposed boundary brick wall and proposed outbuilding to rear of garden at 23 Hillside Road

Councillors requested that if Planning Officers are minded to approve the application that a condition be attached to prevent the outbuilding being used for separate residential accommodation in the future without further planning consent being sought.

183308 Application for the proposed erection of single storey side extension including the installation of 3no rooflights, plus changes to fenestration and internal alterations at 41 Hillside Road

Councillors requested that if Planning Officers are minded to approve this application, that a condition be attached requiring the windows adjacent to the neighbouring property be obscured glazed.

80.1.3 Tree Work Applications

The following application was noted:

182840 Application for works to protected tree(s) TPO 383/1988, Single 6 T1, Oak – Crown Reduce by between 2-3m leaving tree of c 6m (h) and crown spread of c. 6-7m diameter at 4 Knossington Close

80.1.4 Permitted Development Rights

The following applications were noted:

183314 Prior approval application for 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 3m and the height of the eaves 3m at 3 Kennedy Gardens

183315 Prior approval of the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 5.3m, for which the maximum height would be 3m and the height of the eaves 3m at 18 Lancaster Gardens

81. APPEALS

81.1 Appeal Decision

81.1.1 180513 – 5 The Crescent

Councillors noted that the Appeal lodged against the Borough Council's refusal to allow planning permission for the proposed demolition of existing extensions to bungalow, erection of side and rear extensions at ground floor and first floor extension to make a two storey house had been dismissed.

81.1.2 181461 – 4 Stowmarket Close

Councillors noted that the Appeal lodged against the Borough Council's refusal to allow planning permission for the proposed first floor rear extension to dwelling had been allowed.

81.1.3 181474 – 93 Elm Road

Councillors noted that the Appeal lodged against the Borough Council's refusal to allow planning permission for the proposed second storey rear extension to dwelling had been dismissed.

82. STREET NAMING & NUMBERING

82.1 Thames Valley Drive Park & Ride

Councillors noted the request from Wokingham Borough Council to provide a new road name for the Thames Valley Park Drive Park & Ride and suggested that it be named Broken Brow.

83. CONSULTATIONS

83.1 Statements of Community Involvement (SCI)

Councillors noted that Wokingham Borough Council was updating its SCI following changes to national planning policy and guidance since it was adopted in 2014, and that they wanted to hear residents views which could be submitted until Friday 21st December at <http://www.wokingham.gov.uk/news-and-consultation/consultation-and-having-your-say/current-consultations/?entryid206=467963> .

83.2 Local Plan Update : Homes for the Future

Councillors noted that as part of the Local Plan Update, Wokingham Borough Council were consulting on future housing requirements 'Homes for the Future' and that views could be submitted until Friday 15th February 2019. Further information can be found at <http://www.wokingham.gov.uk/news-and-consultation/consultation-and-having-your-say/current-consultations/?entryid206=468096>.

84. 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) – November 2018. Neighbourhood CIL Proportion Report – October 2018.
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85. PRESS RELEASES

No press releases were requested.

86. TERMINATION OF MEETING

The meeting was declared closed by the Chairman at 20.20 pm.