



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, 5th March 2019 which commenced at 7.30pm.

Present:

Chairman – Councillor W Luck

Councillors J Armstrong, A Bradley, M Firmager, R Houlbrooke, J Rance JP and P Willis.

In attendance J Shaw (Deputy Town Clerk) and D Humphreys (Senior Office Administrator).

The first twenty minutes of the meeting were set aside for members of the public to pose questions to the Council. No members of the public were present.

105. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors P Jorgensen and B Wedge.

106. DECLARATIONS OF INTEREST

There were no declarations of interest.

107. MINUTES OF PREVIOUS MEETING

The Minutes of the meeting of the Planning Committee held on 5th February 2019 were confirmed as a true record and signed by the Chairman.

108. APPLICATIONS FOR PLANNING PERMISSION

108.1 Decision Notices Issued by the Local Planning Authority

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

108.2 Planning Applications Received since the Last Meeting of this Committee

108.2.1 No Objection Notifications

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

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| 183301 | Application for proposed erection of a two storey rear/side extension to existing dwelling at 11 Hambledon Close. |
| 183324 | Application for the proposed erection of part two storey rear/side/front extension, and part single storey rear/side extension to existing dwelling at 28 Hilltop Road. |
| 183544 | Advertisement application for the proposed erection of two internally illuminated fascia signs at 420 Thames Valley Park Drive. |
| 190010 | Application for the proposed erection of part single, part two |

storey rear extension following the demolition of existing single storey rear extension, first floor side extension, single storey front extension to form porch, plus internal alterations and changes to fenestration at 3 Kennedy Gardens.

- 190323 Application for the proposed erection of single storey side/rear extension including the insertion of 3no roof lights following the demolition of existing conservatory at 2 Ryhill Way.
- 190359 Application for the proposed single storey front extension to existing garage, conversion of existing garage to create habitable accommodation plus single storey side/rear extension to dwelling at 2 Sturbridge Close.
- 190361 Application for the proposed erection of a single storey rear extension also a balcony with roof garden and changes to fenestration to dwelling at 102 Elm Road.
- 190474 Application for the proposed garage conversion to include changes to fenestration to create habitable accommodation to dwelling at 6 Regent Close.

108.2.2 Conditional Approval Recommendations

RESOLVED that the conditional approval recommendations as listed below be sent to the local Planning Authority in respect of the following applications:

- 190226 Application for the proposed erection of single storey side/rear extensions following the demolition of existing detached garage, single storey front extension to form porch, plus internal alterations at 17 Henley Wood Road.

If Planning Officers are mindful to approve this application, Councillors requested a condition be added prohibiting the separate residential use of the proposed extension, other than incidental to the main house, without prior approval from Wokingham Borough Council.

- 190239 Application for the proposed erection of a two metre fence to front and side of dwelling following demolition of current wall at 40 Radnor Road.

Councillors requested, if Planning Officers are minded to approve this application, that a condition be attached requiring the approval of a landscape scheme for the retained area of amenity land to the side of the new enclosed garden, facing Avalon Road.

- 190363 Application for the proposed erection of a single storey rear extension including the insertion of 2no roof lights, plus internal alterations at 36 Hartsbourne Road.

Councillors had no objection to this application. However, they requested, if Planning Officers are minded to approve this application, that a condition be imposed to prohibit the sub-division of the house into separate properties without the approval of Wokingham Borough Council.

108.2.3 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:

190255 Application for proposed erection of first floor rear and side extension, part reduction of existing garage, plus changes to fenestration and internal alterations at 26 Jay Close.

In considering this application, Councillors noted that both rear and side proposals impinge on the 45 degree line to the centre of neighbouring windows.

This is contrary to R18 of the Borough Design Guide and also R15 as it impinges on the privacy of neighbours. For these reasons it was requested that the application be refused.

190269 Application for the proposed two storey side extension and single storey rear extension to dwelling following demolition of existing garage at 12 Delamere Road.

In considering this application, Councillors noted that the proposal extended 9m beyond the rear of the original house and included a number of windows on the boundary with the neighbouring property.

Councillors requested that this application be refused as it appeared to be contrary to both CP3 of the Core Strategy, and R23 and R15 of the Borough Design Guide due to the overbearing nature of the proposal and the impact on the amenity of the neighbouring property.

190296 Application for the proposed erection of a single storey side/rear extension to include 2 rooflights and changes to fenestration following demolition of existing rear extension at 28 Springdale.

Councillors requested that this application be refused as the drawings are misleading and inaccurate and show both a full storey house and a chalet style house.

190306 Application for the proposed erection of a single storey rear and side extension to include 3 off rooflights also part conversion of garage to form habitable accommodation also single storey side extension and single storey front to form porch along with changes to fenestration at 6 Chive Road.

Councillors noted that no due regard had been given to the impact on the structural integrity of the neighbouring property, or the impact of the proposal on the existing trees to the rear boundary which has not been adequately addressed in the tree report. Councillors requested that the application be refused due to the impact on the important street scene trees

If Borough Planning Officers are minded to approve the application, Councillors requested that conditions be attached regarding the provision of appropriate foundations to negate any impact on the boundary trees and also a condition to ensure that the proposed home gym be used as habitation incidental to the main house and not as separate business or accommodation without prior approval from Wokingham Borough Council.

190334 Application for the proposed erection of single storey rear extension to dwelling, conversion of existing garage to create habitable accommodation, plus changes to fenestration and internal alterations at 50 Faygate Way.

Councillors noted that the Block Plan red line had been extended from the previous application (183386) and now appeared to include third party land.

Whilst Councillors had no objections to the building proposal, they expressed concerns as to whether due notice had been served on neighbouring properties. For these reasons they requested that the application be refused.

190341 Application for the proposed erection of a single storey rear and two storey side extension to dwelling, following removal of existing garage at 13 Anderson Avenue.

In considering this application, Councillors noted that the frontage of the property was not deep enough to accommodate the length of a car (scaling at only 4.5m) and any cars parked would obstruct the footpath.

The second parking space parallel to the road would render any car unable to access or turn rendering it useless. Councillors requested that the application be refused due to insufficient parking.

190417 Application for the proposed erection of a single storey front, side and rear extensions to dwelling at 2b Kenton Road.

Councillors noted that this proposal substantially increases the size of this bungalow and expressed concern with the proposed windows which overlook the boundary with 4 Kenton Road. Councillors considered that the proposed front elevation was poor and made little contribution to the street scene.

Councillors requested that the application be refused as these proposals fail to address the following issues:

- impact on the amenity of adjoining land and integration with existing buildings contrary to Policy CP3 of the Core Strategy.
- the requirement for obscured glazing to the windows in bedrooms 2 and 3 contrary to R15, privacy and amenity in the Borough Design Guide and R23 relationship with existing dwellings.
- R1 of the Borough Design Guide requires development to contribute to the character of the area.
- R6 of the Borough Design Guide requires frontages to contribute to the safety and attractiveness of the area.

Based on case law, there is also a question as to whether or not this should be an application for a new dwelling given the amount of demolition.

190431 Application for the proposed erection of single storey side/rear extension following the demolition of existing conservatory, shed and part demolition of external wall plus internal alterations at 1 Tamarind Way.

If Planning Officers are mindful to approve this application, Councillors requested a condition be added prohibiting the separate residential use of the proposed extension,

other than incidental to the main house, without prior approval from Wokingham Borough Council.

108.2.4 Tree Work Applications

There were no tree work applications.

108.3 Permitted Development Rights

RESOLVED that the observations and comments as listed below be sent to the local Planning Authority in respect of the following applications:

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| 190260 | 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 3.25m, for which the maximum height would be 3.5m and the height of the eaves 1.3m at 5 Woodbine Close. |
| 190308 | 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 2.93m and the height of eaves 2.93m at 21 Sevenoaks Road. |
| 190326 | Prior approval submission for the conversion of existing offices (Use Class B1(a)) to 26 no residential flats (Use Class C3) at Auto Trader House, Danehill. |

109. CONSULTATION FROM ADJOINING LOCAL AUTHORITY NOTIFICATION

109.1 190338 – Thames Quarter, Kings Meadow Road, Reading RG1 8DQ

Councillors noted the consultation from Reading Borough Council for the erection of a part 13-storey, part 23-storey building comprising 338 apartments in a mix of studio, one-bedroom, two-bedroom and three-bedroom units, residents' lounges, tech-hub, dining room and cinema room, various rooftop outdoor amenity spaces, concierge/reception with coffee meeting area, gym, residents' storage facilities, post room, ancillary back-of-house facilities, 338 secure cycle parking spaces, car parking spaces, landscaping and associated works (revision to planning permission 162166 dated 23/11/2017) (Part Retrospective).

110. SIBLY DEVELOPMENT S106 TRANSFER

Councillors noted that the Deputy Town Clerk had written to Borough Officers suggesting that they may wish to consider adopting two pathways within the Sibly development which serve no purpose other than direct access to property. Persimmon were unwilling to agree to the pathways being omitted from the transfer but Town Council Officers consider that they should not be transferred as part of the S106 Public Open Space (POS).

111. BULMERSHE SULV

Councillors noted that following a question from Councillor Swaddle at the recent Borough Council Meeting, it was confirmed that the Bulmershe SULV has been removed from the review of sites submitted to the Local Plan Update.

\112. PLANNING APPEALS

112.1 New Appeals

112.1.1 182993 – 12 Delamere Road

Councillors noted that an Appeal had been made to the Secretary of State against the Borough Council’s refusal to allow planning permission for the proposed two storey extension and single storey rear extension to dwelling, following demolition of existing garage. The appeal will be determined on the basis of written representations.

112.2 Appeal Decision

112.2.1 180595 – 25 Henley Wood Road

Councillors noted that the Appeal lodged against the Borough Council’s refusal to allow planning permission for the proposed erection of a single detached dwelling at land adjacent to 25 Henley Wood Road had been dismissed.

113. 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) – February 2019. Neighbourhood CIL Proportion Report – January 2019
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114. PRESS RELEASES

No press releases were requested.

115. TERMINATION OF MEETING

The meeting was declared closed by the Chairman at 8.33pm.