

## PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held in the Council Chamber at the Council Offices, Radstock Lane, Earley, Berkshire on Monday, 5<sup>th</sup> March 2018 which commenced at 7.30 pm.

### Present

Chairman – Councillor W Luck (Vice Chairman in the Chair)

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

Apologies for absence were received from Councillor M Ahmed, M Firmager (WBC Meeting) and P Willis

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### **121. MINUTES OF PREVIOUS MEETING**

The Minutes of the meeting of the Planning Committee held on the 6<sup>th</sup> February 2018 were confirmed as a true record and signed by the Chairman.

### **122. APPLICATIONS FOR PLANNING PERMISSION**

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

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

#### 122.2 No Objection Notifications

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

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|--------|---|
| 173699 | Application for the proposed conversion of the integral garage to living accommodation (part retrospective) at 2 Bassett Close  |
| 180127 | Application for the proposed erection of two storey side extension to dwelling, single storey front extension to form porch, plus erection of rear conservatory at 378 London Road  |
| 180166 | Full application for the proposed erection of 2no 2.1 meter high cedar hit and miss fence enclosures adjacent to the building plus associated paving and landscaping works at JJ Thomson Building UoR                     |
| 180195 | Application for the proposed conversion of existing garage to study with insertion of window to front elevation at 12a Plympton Close   |
| 180207 | Application for the proposed erection of single storey side and rear extensions to dwelling following the demolition of existing conservatory at 6 Measham Way  |
| 180256 | Application for the proposed erection of first floor side extension to dwelling plus loft conversion to create habitable accommodation including a rear dormer and three Velux windows at 7 Wychwood Close                |
| 180275 | Application for the proposed erection of single storey front extension to form porch and single storey rear extension to dwelling plus erection of front and rear perimeter walls (retrospective) at 77 Rosedale Crescent |

- 180311 Application for the proposed erection of single storey rear extension to dwelling at 44 Palmerstone Road
- 180331 Application for variation of conditions 2 and 23 following grant of planning permission 170424 for the proposed erection of 6no dwellings, to include 2no affordable dwellings, together with associated parking and landscaping following demolition of nos 58 and 60 Finch Road. Condition 2 relates to amendments of the canopies, removal of the roof to the carport at unit 1. Condition 23 relates to construction of 2.0m wide footway for the length of the site at 56a, 58 and 60 Finch Road
- 180367 Application for the proposed erection of new deck to the side/rear of dwelling at 646 Wokingham Road
- 180425 Householder application for the proposed erection of first floor side extension to dwelling at 3 Wield Court
- 180436 Full application for the proposed replacement of windows and doors at The Dreadnought, Kennet Side
- 180457 Application for the proposed erection of two storey side and rear extension plus single storey front extension to dwelling and internal alterations at 12 Sidmouth Grange Close
- 180513 Application for the proposed erection of raising roof to create a first floor, two storey side/rear extension, erection of a new pitched roof to the existing garage and changes on the fenestration at 5 The Crescent
- 180553 Application for variation of a condition 2 & 3 following grant of planning permission 172598 to allow amendments to the rear elevation, changes to fenestration at 158 Church Road

### 122.3 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:

- 173519 Application for the extension to outbuilding (retrospective) at 53 Mill Lane

If Planning Officers are minded to approve this application, Councillors requested that conditions be imposed to ensure the outbuilding is for use incidental to the existing house and not for separate habitation and also that the building not be used for business.

- 180317 Application for the proposed conversion of loft space to create habitable accommodation including a rear dormer at 9 Flamborough Path

Councillors expressed concern with the Juliette balcony included in the design as this had the potential to creating overlooking into the rear gardens of neighbouring properties and for this reason requested the application be refused.

180357                      Application for the proposed erection of single storey side extension plus single storey front to form porch at 44 Egremont Drive

Whilst Councillors had no objection to this application, they requested, if Planning Officers are minded to approve, that a condition be imposed requiring the submission of a construction management plan demonstrating how the works will be completed without access to the public footpath corridor, prior to commencement.

180383                      Application for the erection of a first floor side extension, single storey rear extension to dwelling at 153 Silverdale Road

Councillors requested that this application be refused as the applicant does not appear to have served notice on the neighbour with regard to the proposed external wall which straddles the boundary with neighbours at 151 Silverdale Road.

180385                      Application for the proposed erection of a single storey side/rear extension to form an annexe and erection of new front porch at 325 Wokingham Road

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

180389                      Application for the proposed erection of two storey rear/side extension, single storey side extension to dwelling, erection of flat roof with side dormer, conversion of loft space to create habitable accommodation, insertion of rooflights, changes to fenestration at 33 Mill Lane

In considering this application, Councillors considered that the proposal made a poor contribution to the character of the area contrary to the following policies in the Borough Design Guide and supported by Policy CP3 in the Core Strategy:

R1 - the proposed development does not make a positive contribution to the character of the area.

R11 - the proposal lacks a coherent character and does not enhance the street scene.

R23 - the extension is not well designed nor does it respond positively to the original building or the local character.

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

180424                      Application for the proposed erection of single storey side and rear extension, plus erection of pitched roof to the front elevation and demolition of existing detached garage (retrospective) at 6 The Knapp

Councillors requested this application be refused as there is inadequate parking given the limited frontage available, and that the road design does not allow for on-road parking.

180474 Application for the proposed erection of two storey rear and side extension to dwelling following the demolition of existing detached garage and shed at 6 Oldfield Close

Councillors noted this application, but requested refusal as they considered it to be an alien, incongruous and harmful addition to the host dwelling and the street scene, contrary to CP1 and CP3 of the Core Strategy and advice contained within the Borough Design Guide.

Additionally, they considered that by virtue of its proximity and orientation towards a window serving a habitable room at 7 Oldfield Close and its relative height, the proposal would lead to a harmful sense of enclosure to occupants of that dwelling contrary to CP1 and CP3 of the Core Strategy and Borough Design Guide advice.

Councillors also noted that the parking identified is unlikely to be able to be accommodated in the space identified.

180509 Application for proposed two storey side and rear extensions, single storey rear extension, rear dormer extension and conversion of existing loft space and garage to provide habitable accommodation at 5 Mays Close

Councillors requested that this application be refused as the parking spaces identified do not comply with the standard space allowed for manoeuvre of vehicles.

If Planning Officers are minded to approve this application, Councillors requested that a condition be imposed to prohibit the sub-division of the house into separate properties without the approval of Wokingham Borough Council.

## 123. **CONTROLLED LOCALITY (RURALITY) DETERMINATION OF READING AS PER NHS PHARMACEUTICAL REGULATIONS**

Councillors noted that NHS England had decided to undertake a controlled locality determination as the area outlined on the information previously attached, and including the Earley wards of Hillside, Maiden Erlegh, Hawkedon and Bulmershe & Whitegates, had not been determined in the last five years.

Following discussion it was

**RESOLVED** that the Deputy Town Clerk write a letter asking for clarification on the purpose of the review and the effect of any definition imposed as a result of the decision, on the area identified.

## 124. **APPEALS**

### 124.1 **New Appeals**

#### 124.1.1 **172487 – Land Rear of 411-413 Wokingham Road**

To note that an Appeal had been lodged against the Borough Council's refusal to allow planning permission for the proposed erection of a new detached dwelling and two detached chalet bungalows with associated access and parking. The appeal will be determined on the basis of written representations.

**125. 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 2018. Neighbourhood CIL Proportion Report – January 2017.
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**126. ONGOING MATTERS**

12.06.12. (16)	Neighbourhood Plan	No further action to be taken at present, but to be retained on Committee's Ongoing Matters List.
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**127. PRESS RELEASES**

No press releases were requested.

**128. TERMINATION OF MEETING**

The meeting was declared closed by the Chairman at 8.32pm.