

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, 6th February 2018 which commenced at 7.30 pm

Present

Chairman – Councillor A Bradley

Councillors J Armstrong, M Firmager, R Houlbrooke, W Luck, Mrs P Jorgensen, Miss J Rance JP, J Russell and P Willis

Apologies for absence were received from Councillor B Wedge

110. MINUTES OF PREVIOUS MEETING

The Minutes of the meeting of the Planning Committee held on the 9th January 2018 were confirmed as a true record and signed by the Chairman.

111. APPLICATIONS FOR PLANNING PERMISSION

111.1 Decision Notices Issued by the Local Planning Authority

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

111.2 No Objection Notifications

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

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| 173501 | Application to remove roof top plant and replace with new roof top plants. Some roof top plant items to remain at Students' Union Building, 3-Sixty Nightclub, UoR |
| 173628 | Application for the proposed erection of single storey front extension to form porch, part single storey, part two storey rear and side extension plus first floor front extension to existing dwelling and dormer extension at 17 Red House Close |
| 173647 | Application for a single storey rear extension to dwelling plus part conversion of garage to habitable accommodation at 414 Wokingham Road |
| 173738 | Application for the proposed erection of single storey side and rear extension to dwelling plus internal alterations at 66 Mill Lane |
| 173749 | Application for the proposed erection of single storey front and side extension plus new high level windows to front elevations at 23 Caraway Road |
| 173762 | Application for the proposed conversion of existing garage to habitable accommodation at 10 Regent Close |
| 180043 | Application for the proposed erection of single storey side extension to dwelling at 31 Elm Lane |

- 180047 Application for the proposed erection of two storey side extension, single storey extension with pitched roof, plus loft conversion with new dormer to the rear elevation and velux window to the front at 38 Beech Lane
- 180055 Application for the proposed changes to fenestration at Wilderness Lodge, Wilderness Road
- 180105 Application for the proposed erection of single storey front, side and rear extension to dwelling, erection of part single, part two storey rear and side extension plus loft conversion to create habitable accommodation at 41 Kenton Road
- 180121 Application for the proposed erection of a single storey rear extension to dwelling at 119 Silverdale Road
- 180133 Application for the proposed erection of two storey side extension, single storey front and rear extension to dwelling at 38 Falstaff Avenue
- 180139 Application for advertisement consent for seven directional signs with brackets, three totem signs, two stainless steel posts and four illuminated header LEDS at Asda, Chalfont Way9-
- 180206 Application for the proposed conversion of existing garage to habitable accommodation at 7 Adams Way
- 180211 Application for the proposed erection of single storey front extension to form porch, plus single storey rear extension to dwelling at 66 Harcourt Drive
- 180233 Application for proposed erection of single storey rear extension, single storey front porch extension, part conversion of existing garage to provide habitable accommodation, internal alterations and changes to fenestration at 55 Moorhen Drive

111.3 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

- 173426 Full application for the proposed installation of a free-standing steel frame mezzanine floor; internal changes to the ground floor, replace the front elevation loading bay door for full height glass with double entrance doors; installation of a louver grill for air extract plus air condenser units at the rear of the building at 5 Danehill

Councillors noted that insufficient information was available within the application regarding the proposed use for the mezzanine and confusion with regard to how it would be accessed.

For these reasons Councillors recommended that the application be refused.

- 173440 Revised Plan: Retrospective application for relocation of a single storey rear conservatory at 5 Brompton Close

Councillors noted that this retrospective application for the construction of a free-standing conservatory was previously rejected and considered that the revised drawings provided with this application are still incorrect.

For this reason, it was requested that the application be refused.

173675 Application for the proposed erection of 76 residential flats in three buildings rising to three storeys in height, together with associated surface level and part lower ground floor car parking, open space, landscaping and infrastructure works following demolition of existing buildings at Auto Trader House, Danehill

Councillors considered this new application for the erection of 76 residential flats but requested that, if Planning Officers are mindful to approve the application, the following be considered:

- floor areas for each apartment comply with the Nationally Described Space Standards (NDSS)
- a Parking Management Plan is agreed as part of the 106 Agreement to include security details and the guarantee of sufficient parking for the rest of the Danehill site
- The PV roof panels referred to in the D&AS do not appear to be represented on the drawings
- further detail on the bin enclosures located within the central amenity space are approved
- consideration is given to individual cage style cycle storage to design out crime rather than the communal cycle parking indicated
- the constraints of the nine parking bays located against walls with regard to opening/closing of car doors

173695 Application for the proposed erection of an extension and alterations to existing dwelling to create 2 x semi-detached dwellings at 40 Skelmerdale Way

Councillors noted the revised plans for this application and the reduced impact on the window of the adjoining property but consider that the original reasons for refusal remain.

This proposal results in a cramped, incongruous and contrived form of development, out of keeping with the scale, bulk and massing of the existing dwelling and the character of the area.

Councillors considered that there would still be a detrimental effect on the amenity of the occupiers of the adjoining house by reason of an overbearing impact due to the large scale, bulk and massing, of the proposal.

For these reasons it was requested that the application be refused

173727 Application for the proposed erection of a part first floor, part two storey side extension, part conversion of existing garage to habitable accommodation plus a single storey rear extension following demolition of existing conservatory at 14 Basil Close

Councillors requested that, if Planning officers are minded to approve the application, conditions be imposed to prevent the property being used for multiple occupancy.

173736 Application to vary conditions 2 and 12 of planning consent 172406 for the erection of a replacement dwelling, to allow the erection of flat roof dormer extensions to front and rear elevations (condition 2) and the reduction in width of a ground floor window and its glass changed to clear glass (condition 12) at 26 Maiden Erlegh Drive

Councillors noted the application to vary conditions 2 and 12 of planning consent 172406 and had no objection but requested that the condition regarding frosted glass to the kitchen window should remain

173739 Application for the proposed erection of part single storey plus part two storey rear extension to dwelling following the demolition of existing conservatory and single storey utility and single storey side extension to existing garage at 5 Sibley Park Road

Councillors requested that, if Planning officers are minded to approve the application, a condition be imposed to address the parking layout which would not be easily accessible as shown.

173761 Planning application for the erection of 1no 2 bed semi-detached residential dwelling at Adjacent to 5 Chatteris Way

Councillors requested that the application be refused and noted the following points:-

- the design of the new dwelling does not comply with the minimum area required by the Nationally Described Space Standards by virtue of Policy TB07 and CP02 particularly with regard to bedrooms and storage
- the parking layout appears contrived
- the new dwelling is inappropriate in the street scene with a blank elevation to the road which is contrary to R7 and R8 in the Borough Design Guide
- the proposal is contrary to R11 in the Borough Design Guide as it fails to create a street scene with a coherent character

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

180001 Application for the proposed erection of a patio in the rear garden following the demolition of existing decking (retrospective) at 16 Silverdale Road

Councillors noted the levels associated with the site and neighbours and requested that, if Planning Officers are minded to approve the application, a condition be attached to provide adequate screening to prevent overlooking of adjacent properties.

180070 Application for the proposed erection of two storey side extension to dwelling plus single storey rear extension to form conservatory at 10 Dunholme Close

Councillors requested that, if Planning Officers are minded to approve this application, a condition be imposed requiring the windows to have a cill height of 1.5m above the floor level and be of obscured glass in perpetuity to reduce overlooking to the rear garden of the neighbouring property.

180085 Application for the proposed conversion of loft space to create habitable accommodation including a rear dormer at 16 St Clements Close

Councillors requested, that, if this application is approved it be subject to a condition requiring the proposed dormer is no higher than the existing ridge height.

180153 Application for the proposed erection of single storey side and rear extensions to dwelling following the conversion of existing garage and existing shed to habitable accommodation plus single storey front extension to form porch at 13 Compton Close

Councillors requested that if Planning officers are minded to approve the application, conditions be imposed to prevent the property being used for multiple occupancy.

180167 Application for the proposed erection of part two storey side extension, plus single storey front and rear extension following the conversion of existing garage to create habitable accommodation at 1 Thanington Way

Councillors requested that if Planning officers are minded to approve the application, conditions be imposed to prevent the property being used for multiple occupancy

112. DANEHILL DEVELOPMENT

Councillors noted that the representatives from Equity Real Estate did not attend the meeting.

113. ADJOINING PARISH CONSULTATION

113.1 180142 – 406-412 London Road, Woodley

Councillors noted this application for the proposed erection of storage unit to the service yard, new gates, plus enclose one side of existing service yard canopy.

114. APPEALS

114.1 New Appeals

114.1.1 170899 – 35 Byron Road

Councillors noted that the Appeal lodged against the Borough Council's refusal to allow the proposal to vary the approved scheme (F/2014/0089) for one and two-storey side, rear and front extensions by raising part of the lower rear roof, by altering the side fenestration, and by replacing the approved rear conservatory with a largely-glazed orangery, occupying the same footprint had been allowed.

114.1.2 171882 – 185 Church Road

Councillors noted that the Appeal lodged against the Borough Council's refusal to allow planning permission for a proposed new outhouse/games room had been dismissed.

115. HIGHWAYS & TRANSPORT COMMUNICATION BRIEFING

Members noted the invitation to a briefing session on Highways and Transport Communications Strategy at 7pm on Tuesday 27th February 2018 in the Council Chamber, Shute End, Wokingham, details of which were previously attached. Following discussion, it was

RESOLVED that the Deputy Town Clerk confirm the date of the meeting and disseminate the information.

116. BUS SERVICE 12 FORMERLY 19A/C

Councillors noted the Wokingham Borough Council consultation on the Bus Service 12 which attracted 750 responses from various sources and that the consensus was that the service did not meet the needs of the community, primarily due to the dual use of the bus with school transport provision which resulted in the service being diverted in the morning peak and in the late afternoon to a school transport route (983).

Councillors further noted that the Wokingham Borough Council Executive, on 25th January 2018, agreed to approve Option 3 within the Executive Report (Agenda Item 84) previously attached, to be taken forward to allow a tender process to commence.

117. 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) – January 2018 Neighbourhood CIL Proportion Report – December 2017 News Release: Plans to Reinstate Popular Woodley and Earley Bus Service January 2018
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118. 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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119. PRESS RELEASES

Consideration was given as to whether any of the foregoing items should be the subject of a special press release and it was

RESOLVED that the failure of the representatives from Equity Real Estate to attend the meeting for pre-application consultation should receive attention.

120. TERMINATION OF MEETING

The meeting was declared closed by the Chairman at 8.55pm