

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, 10th April 2018 which commenced at 7.30 pm.

Present

Chairman – Councillor A Bradley

Councillors M Ahmed, R Houlbrooke, W Luck, Mrs P Jorgensen, J Russell and P Willis

Apologies for absence were received from Councillor J Armstrong, M Firmager, Miss J Rance JP, and B Wedge

129. MINUTES OF PREVIOUS MEETING

The Minutes of the meeting of the Planning Committee held on the 5th March 2018 were confirmed as a true record and signed by the Chairman.

130. APPLICATIONS FOR PLANNING PERMISSION

130.1 Decision Notices Issued by the Local Planning Authority

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

130.2 No Objection Notifications

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

- | | |
|--------|--|
| 170918 | Revised plans showing the “as built” front porch extension shown on the revised block plan and drawing number Mc/1573/0RevB entitled “Elevations” at 422 Wokingham Road. |
| 172753 | Revised plans which set the extension away from the boundary and include a new rear extension at 28 Plumtrees. |
| 180454 | Application for the proposed external refurbishment including the relocation of existing bike store, creation of 3no new entrances, creation of a new chiller compound with associated equipment, installation of 1no additional extraction flue and 1no ventilation grille and associated hard and soft landscaping at Reading Science Centre, UoR. |
| 180664 | Application for the proposed erection of part single, part two storey side extension to dwelling at 8 The Crescent. |
| 180712 | Application for the proposed erection of single storey side/front extension to dwelling at 8 Edenham Close. |
| 180775 | Application for the proposed erection of single storey rear extension to dwelling plus part conversion of the existing garage to create habitable accommodation at 5 St Clements Close. |
| 180809 | Application for the proposed erection of single storey rear extension to dwelling at 45 Radstock Lane. |

180824 Application for the proposed erection of single storey rear extension to form conservatory at 6 Kenton Road.

130.3 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:

180177 Application for proposed erection of first floor rear extension to dwelling at 93 Elm Road.

Councillors requested that this application be refused as they considered that the balcony posed a risk of infringement of neighbours' privacy.

180434 Application for the proposed erection of single storey side/rear extension following the demolition of the existing conservatory and store, raising the roof to create first floor extension plus conversion of existing shed to create garage at 28a The Crescent.

Councillors requested that this application be refused as the garage identified on the plans does not comply with Wokingham Borough Council standards and appears to be only 25m wide.

In addition, the first floor plan indicates a stair going up into the roof space but no further details on how the roof accommodation is to be laid out.

If Planning Officers are minded to approve the application, Councillors request a condition be attached to highlight that the property shall only be used and occupied by members of the family or non-paying guests of the occupiers of the dwelling and shall not be used at any time as separate residential accommodation.

180595 Planning application for the proposed erection of 1no dwelling with lockable cycle store at Land adjacent to 25 Henley Wood Road.

Councillors considered that the proposed dwelling would have an adverse impact upon the character of the road. It would result in insufficient off street parking and the reduction in amenity space would leave the property without meaningful space.

If Planning Officers are minded to approve the application, Councillors requested that a condition be attached to highlight that the property shall only be used and occupied by members of the family or non-paying guests of the occupiers of the dwelling and shall not be used at any time as separate residential accommodation.

180601 Application for proposed erection of single storey rear extension, conversion of existing garage to provide habitable accommodation and changes to fenestration at 52 Elm Road.

Councillors requested, if Planning Officers are minded to approve the application, that a condition be attached to prevent the property being used for separate habitation in the future.

Councillors would also like a condition that provision of the three parking spaces and associated drop kerb be completed prior to the completion of the extension.

180667 Householder application for the proposed erection of part single, part two storey rear extension to dwelling, single storey front extension to form porch, plus changes to fenestration at 66 Finch Road.

Councillors noted that the proposal shows a window to the side of the bedroom facing the flank wall of the adjacent property and a separate entrance has been provided to the room from outside.

If Planning Officers are minded to approve the application, Councillors requested that a condition be attached to highlight that the property shall only be used and occupied by members of the family or non-paying guests of the occupiers of the dwelling and shall not be used at any time as separate residential accommodation.

180724 Application for the proposed erection of single storey rear extension to dwelling plus loft conversion to create habitable accommodation including a rear dormer and three rooflights on the front elevation at 1 Warnsham Close.

Councillors requested that the proposal be rejected due to the large rear dormer which would result in the dominant appearance of the property from the rear and the loss of privacy and severe overlooking to the garden of the bungalow at 14 Faygate Way.

Councillors noted that this proposal would result in the loss of another bungalow.

180736 Application for the proposed erection of two storey, part single storey side extension plus part two, part single storey rear extension following the conversion of existing garage to create habitable accommodation at 385 Wokingham Road.

Councillors noted that the proposal would result in the rebuilding of the roof resulting in a large floor area but no indication of use is provided despite the stairs being indicated.

Councillors requested, if Planning Officers are minded to approve the application, that conditions be attached to highlight that the property shall only be used and occupied by members of the family or non-paying guests of the occupiers of the dwelling and shall not be used at any time as separate residential accommodation.

Also, the provision of the three parking spaces identified be completed prior to the completion of the extension.

180843 Application for the proposed conversion of existing garage to create habitable accommodation (retrospective) at 15 Mays Close.

In considering this application, Councillors were concerned that inadequate parking would be available.

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

180871 Application for the proposed erection of two storey side extension plus part single, part two storey side/rear extension following the conversion of existing garage and conversion of existing conservatory to dwelling at 18 Adwell Drive.

Councillors requested this application be refused as they considered that the proposed extension would obstruct glimpses of the existing green backdrop, contrary to R23.

They further considered that the large extension would appear dominating and overbearing and not sympathetic to the existing street scene also contrary to R23.

Additionally, parking in the spaces shown is unachievable and on street parking is unavailable due to the bend in the road.

180887 Application for the proposed change of use from amenity land to residential at 5 Westcroft Close.

Councillors requested that this application be refused as there is no justification for changing the designation of this land.

Councillors also noted that the application is invalid as it shows the applicant as the sole owner of the land, however the developer owns the land as it has not yet been transferred to Wokingham Borough.

130.4 Tree Work Application

The following application was noted:

180796 Application for works to protected trees TPO 1354/2010 (including Plum, Cypress Group, Maple, Lucombe Oak, Lime and Western Red Cedar) at Douglas Court, Hartsbourne Road.

130.5 Permitted Development Rights

It was noted that the Borough Council had received an application for prior approval for the erection of a single storey rear extension as follows:

180634 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 3.7, and the height of the eaves 2.5m at 4 Dunholme Close.

130.6 Planning Applications Withdrawn

It was noted that the following applications had been withdrawn:

173057 Application for the proposed erection of a first floor side extension to the existing dwelling to form annexe at 2 Kerris Way.

173761 Application for the erection of 1no 2 bed semi-detached residential dwelling at Land adjacent to 5 Chatteris Way.

180055 Application for the proposed replacement of doors and windows at Wilderness Lodge, Wilderness Road.

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

131. LISTED PLANNING APPLICATIONS

131.1 Application 173675 - Auto Trader House, Danehill

Following the request by a Member that the above application be listed at the next Wokingham Borough Council Planning Meeting it was

RESOLVED that Councillor W Luck be nominated to speak at this meeting once it is confirmed.

131.2 Application 173426 – 5 Danehill

Following the request by a Member that the above application be listed at the next Wokingham Borough Council Planning Meeting it was

RESOLVED that Councillor W Luck be nominated to speak at this meeting once it is confirmed.

132. **APPEALS**132.1 Appeal Decisions132.1.1 171744 – 375 Wokingham Road

Councillors noted that the Appeal which had been lodged against the Borough Council's refusal to allow planning permission for the proposed erection of one detached 4 bed dwelling with attached garage, repositioning of existing frontage double garage, stopping up of existing access and creation of new shared access had been allowed.

133. **PUBLICATIONS**

At the date of the meeting the following publications had been received.

Wokingham Borough Council:	Five Year Housing Land Supply Statement at 30 th November 2017. Major Applications & Infrastructure Update (Confidential Report for Members Only) – March 2018. Neighbourhood CIL Proportion Report – February 2017.
Reading Borough Council:	Reading Borough Local Plan – Notification of Submission email dated 4 th April 2018.

134. **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.
----------------	--------------------	---

135. **PRESS RELEASES**

No press releases were requested.

136. **TERMINATION OF MEETING**

The meeting was declared closed by the Chairman at 8.26pm.