

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 April 2017 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, B Wedge and P Willis

Apologies for absence were received from Councillor M Ahmed

130. MINUTES OF PREVIOUS MEETING

The Minutes of the meeting of the Planning Committee held on the 6th March 2017 were confirmed as a true record and signed by the Chairman.

131. APPLICATIONS FOR PLANNING PERMISSION

131.1 Decision Notices Issued by the Local Planning Authority

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

131.2 Affected Neighbour Notifications

RESOLVED that the Town Council's Affected Neighbour Notifications be sent as appropriate.

131.3 No Objection Notifications

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

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| 170424 | Proposed erection of 6no dwellings, to include 2no affordable dwellings, together with associated parking and landscaping following demolition of no's 58 and 60 Finch Road at Land at 56a, 58 and 60 Finch Road |
| 170595 | Householder application for the proposed erection of front porch extension and conversion of existing garage to habitable accommodation at 18 Wheelton Close |
| 170603 | Householder application for the proposed two storey rear extension to existing dwelling at 431 Wokingham Road |
| 170670 | Householder application for the proposed single storey rear extension to dwelling plus conversion of garage to habitable accommodation at 68 Ryhill Way |
| 170765 | Proposed erection of a single storey rear extension and a single storey front extension to form porch at 14 Easington Drive |

- 170770 Proposed conversion of existing garage to habitable accommodation; single storey rear extension plus single storey front extension to form porch at 192 Fleetham Gardens
- 170802 Proposed erection of a single storey rear and side extension to dwelling at 32 Hillside Road
- 170806 Proposed single storey rear extension to existing bungalow following demolition of existing conservatory at 134a Church Road
- 170855 Proposed change of use for 1no office within office building from B1 use to Sui Generis use (vehicle hire business) at Unit 108, 400 Regus, Thames Valley Park Drive
- 170878 Proposed erection of a two-storey side extension to the existing dwelling at 29 Wickham Road

131.4 No Comment Applications

RESOLVED that no comments be made to the Local Planning Authority in respect of the following application

- 170108 Full application for the change of use of amenity land to residential and the stationing of a shed (retrospective) at 22 Harrington Close

131.5 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

- 163037 Application for the installation of an opening window to first floor side elevation (retrospective) at 19 Pimento Drive

Councillors requested that this retrospective application for an opening window be refused but, if Planning Officers are minded to approve the application, that conditions be imposed to ensure that an obscure glazed, non-opening window be installed.

- 170613 Proposed erection of a first-floor side extension with a Juliet balcony to the front elevation; single storey rear extension with roof lantern plus part single storey and part two storey rear/side extension following demolition of existing conservatory at 2 Fringford Close

Councillors considered the Juliet balcony to be an inappropriate design incongruous to the street scene and requested that the application be refused.

However, if Planning Officers are minded to approve the proposal, they requested a condition be imposed that a parking plan be provided showing how the two required spaces can be achieved.

170621 Proposed erection of first floor side extension to dwelling at 2 Thurnscoe Close

Councillors considered that this proposal would not be subservient to the existing house and would create a terracing effect in the street by reducing the visual gap between this property and the adjacent neighbour contrary to R23 in the Borough Design Guide.

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

170625 Proposed erection of a first-floor side extension to dwelling and single storey extension following demolition of existing conservatory at 48 Jay Close

Councillors had no objection to this planning application but requested that it be conditional on the provision of adequate parking.

170638 Proposed erection of a single storey outbuilding to the rear garden of the existing dwelling at 16 Milton Road

Councillors expressed concern with the proximity of the building to the rear boundary and also the inclusion of rear windows which overlooked the Earley Town Council Allotments and request that the application be refused.

If Planning Officers are minded to approve this application, Councillors request that conditions are imposed to ensure the inclusion of a solid rear wall and a clause to prevent the building being used as separate habitation.

170666 Householder application for the conversion of loft space to habitable accommodation with front dormer extensions to dwelling at 30 Sturbridge Close

Councillors expressed concern with the headroom space available and considered that the proposal may not comply with the required space standards.

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

170669 Householder application for the proposed part single storey, part two storey side and rear extension to dwelling plus conversion of part garage to habitable accommodation and alteration to front porch at 10 Fulmer Close

Councillors considered that this proposal constituted a terracing effect with little gap between dwellings.

Furthermore, the distance to the rear boundary was below the minimum dimensions required and was likely to cause overlooking.

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

170673 Proposed erection of two storey side/rear extension and single storey front and rear extensions to dwelling at 284 London Road

Councillors requested that, if Planning Officers are mindful to approve this proposal, conditions be imposed to ensure adequate parking availability and also to prevent the property being used for multiple occupancy in the future.

170679 Proposed erection of part single, part first floor rear extension to dwelling and conversion of existing garage space to habitable accommodation at 125 Chilcombe Way

Councillors requested that this application be refused due to insufficient parking shown on plans and also a lack of evidence is demonstrated to show that a party wall notice has been served on the affected neighbour

170704 Proposed erection of a single storey rear extension and garage conversion to additional habitable accommodation at 56 Egremont Drive

Councillors expressed concern with the parking plans which show three very narrow parking spaces which, if implemented, would render the front door inaccessible.

For this reason, Councillors requested that the application be refused.

170744 Proposed conversion of existing loft space to habitable accommodation with dormer extensions at 4 Luckmore Drive

Councillors considered that this development represented inappropriate design incongruous to the street scene.

Councillors considered that the dormer was an overbearing feature which was out of proportion to the rest of the development, contrary to the Borough Design Guide and would compromise privacy of neighbouring properties.

For these reasons, Councillors recommended that the application be refused.

170758 Proposed conversion of existing loft space with dormer extension and Juliet balcony to the rear elevation at 64 Westminster Way

Councillors considered that this development represented inappropriate design incongruous to the street scene.

Councillors considered that the dormer was an overbearing feature which was out of proportion to the rest of the development, contrary to the Borough Design Guide.

For these reasons, Councillors requested the application be refused.

170790 Proposed erection of a single storey front extension, single storey rear extension and part conversion of existing garage to habitable accommodation at 15 Harrington 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.

170836 Proposed erection of a single storey front porch extension and increase in first floor roof profile (on approved planning application no. 152924) at 14 Redhatch Drive

In considering this application, Councillors noted that the pitch of the rear facing roof had been increased thus increasing the usable floor area. However, no plan of the second floor had been included with the application.

Councillors requested the application be refused as there appeared to be inadequate information provided.

170917 Proposed erection of single storey front, side and rear extensions to dwelling at 3 Burniston Close

Councillors considered that this application represented overdevelopment and noted the extended dwelling now adjoins the existing store with WC.

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

170978 Proposed erection of a single storey rear extension following demolition and removal of existing conservatory and conversion of existing garage to additional habitable accommodation at 7 Flamborough 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.

131.6 Permitted Development Rights

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

170608 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 2.9m and the height of the eaves 2.8m at 61 Chiltern Crescent

170832 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 4m for which the maximum height would be 3.6m and the height of the eaves 2.7m at 8 Simmonds Crescent

170850 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 3.6m for which the maximum height would be 3.5m and the height of the eaves 2.6m at 12 Plympton Close

131.7 Applications Withdrawn

170256 Householder application for the proposed erection of a two-storey side extension following demolition of detached garage and extending of existing brick/fence wall at 1 Turnbridge Close

132. **CIVIL PARKING ENFORCEMENT – CHANGES TO TRAFFIC REGULATION ORDERS**

Councillors noted that as part of the application to the Department of Transport for powers to undertake Civil Parking Enforcement, Wokingham Borough Council were currently conducting a review of all existing Traffic Regulation Orders (TROs) relating to parking restrictions to ensure they were still valid, in terms of the signs and markings on site, and in accordance with the legal TRO documents. Alongside this work, digitising of all text-based TRO measurements into a map-based format is taking place and is available to view at www.wokingham.gov.uk/tro.

The Borough has contacted all statutory consultees regarding the proposal to revoke existing legal orders governing parking throughout the Borough and replace them with a new single order. The new order will contain substantively the same restrictions as set out in the existing orders with minor changes to physical layout in some locations, and a harmonisation of rules regarding resident permit zones. All changes are shown on the Map Viewer (link shown above) where it is also possible to view the various associated legal documents.

Councillors were asked to provide comments on the proposal either using the questionnaire available on-line or by sending comments to the Traffic Management Team in Environmental Services via email to tm.consultations@wokingham.gov.uk. Comments to be received no later than 2nd May 2017. Following discussion, it was

RESOLVED that this information be passed to all Councillors for their information and to provide comments directly to Wokingham Borough Council.

133. **CENTRAL & EASTERN BERKSHIRE AUTHORITIES – JOINT MINERALS AND WASTE PLAN: CALL FOR SITES**

Councillors noted that Bracknell Forest Council, Reading Borough Council, the Royal Borough of Windsor & Maidenhead and Wokingham Borough Council (collectively referred to as the ‘Central & Eastern Berkshire Authorities’) were working in partnership to produce a Joint Minerals & Waste Plan to guide the minerals and waste decision-making in the Plan area.

They noted that on behalf of the Central & Eastern Berkshire Authorities, Hampshire County Council were asking interested parties to put forward site proposals for consideration, including any aspirations for existing sites to either extend or widen the range of operations or facilities and that responses were required by 5.00pm Friday 5th May 2017.

134. **AFFECTED NEIGHBOUR LETTERS**

Councillors considered whether there was still a requirement for the Town Council to write to those immediate neighbours affected by Planning Applications. The Council send out approximately 60 letters per month with the associated man hours, stationery costs and stamps and this function is also undertaken by Wokingham Borough Council who write to neighbours in a larger area. Following discussion, it was considered that this was an unnecessary duplication of effort and it was

RESOLVED that

1. No further affected neighbour letters would be sent
2. The Deputy Town Clerk contact the Borough to suggest that their affected neighbour letter be amended to suggest that affected neighbours could also contact their local Town or Parish Council.

135. BUS SHELTERS

It was noted that Minute 113, resolution 2 at the Meeting of 7th February 2017, stated that the shelter at The Drive/London Road was identified for replacement and that the Deputy Town Clerk would provide a report on the costs and implementation in due course.

Councillors noted that due to staff absence, it has been impossible to place the order for the bus shelter before the end of the financial year and following discussion it was

RESOLVED that Council be requested to allocate the equivalent capital sum from reserves to purchase the bus shelter in this new financial year.

136. APPEALS

136.1 New Appeals

136.1.1 170073- 28 Conygree Close

Councillors noted that an Appeal had been lodged against the Borough Council's refusal to grant planning permission for the proposed conversion of roof space to create habitable accommodation to dwelling, with front roof lights and rear dormer and that the Appeal will be heard by means of an exchange of written statements.

136.1.2 163132 – 17 & 19 Henley Wood Road

Councillors noted that an Appeal had been lodged against the Borough Council's refusal to grant planning permission for the proposed erection of two storey front extension to the existing dwellings and that the Appeal will be heard by means of an exchange of written statements.

136.2 Appeal Decision

136.2.1 162836 – 6 Stowmarket Close

Councillors noted that the Appeal in respect of the Borough Council's refusal to grant planning permission for a double storey side extension, single storey rear extension and conversion of garage into living accommodation, had been allowed.

136.2.2 161943 – 108 Silverdale Road

Councillors noted that the Appeal in respect of the Borough Council's refusal to grant planning permission for a single storey rear extension, first floor rear and side extension to dwelling plus garage extended forward, had been dismissed.

137. TREE PRESERVATION ORDERS

137.1 TPO.462/1989 – 67-77 Little Horse Close

Councillors noted that the Borough Council had consented to works being carried out to the Ash Tree covered by this Order.

138. PUBLICATIONS

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

Wokingham Borough Council:	Neighbourhood CIL Proportion Report – February 2017. Major Applications & Infrastructure Update (Confidential Report for Members Only) – March 2017.
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139. 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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140. PRESS RELEASES

It was

RESOLVED that the information regarding Civil Parking Enforcement should receive special press attention.

141. TERMINATION OF MEETING

The meeting was declared closed by the Chairman at 8.40 pm.