

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 July 2017 which commenced at 7.30 pm

Present

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

Councillors J Armstrong, M Firmager, R Houlbrooke, Mrs P Jorgensen, J Russell and P Willis

Apologies for absence were received from Councillors M Ahmed, B Wedge and Miss J Rance JP

25. MINUTES OF PREVIOUS MEETING

The Minutes of the meeting of the Planning Committee held on the 13th June 2017 were confirmed as a true record and signed by the Chairman.

26. APPLICATIONS FOR PLANNING PERMISSION

26.1 Decision Notices Issued by the Local Planning Authority

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

26.2 No Objection Notifications

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

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| 170899 | Change to wording of application heading. Proposed retroactive application to vary the approved scheme (ref: 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 (retrospective) at 35 Byron Road |
| 171496 | Planning application for proposed redevelopment of site to provide a new Class B2/B8 industrial unit with ancillary office space and associated car parking and landscaping at Unit 27-28 Suttons Business Park, Sutton Park Avenue |
| 171711 | Application for the proposed erection of a single storey rear and side extensions to the existing dwelling at 58 Ryhill Way |
| 171806 | Application for proposed single storey rear extension at 16 Mill Lane |
| 171829 | Application for the proposed erection of two storey front/side extension to dwelling plus internal structural alterations at 56A Finch Road |

- 171834 Application for proposed erection of single storey rear extension following demolition of existing rear extension at 94 Elm Road
- 171835 Full application for the proposed conversion of a disused former squash court (Use Class D2) to office space (Use Class B1 (a)), including the addition of new windows, a change of entrance door, construction of a new mezzanine floor and new stairs at Former Squash Court, University of Reading
- 171891 Application for proposed erection of two storey rear extension to dwelling and conversion of garage to provide habitable accommodation at 31 Skelmerdale Way
- 171939 Application for proposed erection of single storey rear extension to dwelling following demolition of existing conservatory at 11 Moorhen Drive
- 171953 Application for the proposed erection of a single storey rear extension to dwelling at 403c Wokingham Road

26.3 No Comment Applications

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

- 171812 Application for the proposed two storey side to dwelling plus erection of single rear storey extension to create habitable accommodation at 25 Littington Close

No Comment

26.4 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

- 171489 Application for proposed erection of single storey rear extension following demolition of existing conservatory and erection of 3no roof dormers at 64 Pitts Lane

Councillors requested that if Planning Officers are minded to approve this application, a condition be imposed to ensure that the roof dormer windows overlooking neighbouring properties are obscure glazed

- 171561 Application for the proposed single storey front, side rear extension plus first floor rear extension to dwelling at 79 Mill Lane

Councillors requested that if Planning Officers are minded to approve this application, conditions be imposed to ensure that the effect on No. 77 is investigated with a daylight impact assessment and that parking provision for two cars is available within the curtilage.

Councillors additionally requested that a condition be imposed to prevent the property being used for multiple occupancy in the future.

171744 Full application for the proposed erection of 1no detached 4 bed dwelling with attached rear double garage, repositioning of existing double garage, stopping up of existing access and creation of new shared access at 375 Wokingham Road

With reference to this new application, Councillors still considered that this is overdevelopment and that it provides inadequate private and amenity space. The Borough's Green Infrastructure network has not been protected and the TPO trees to the rear cause overshadowing which could lead to pressure for them to be felled in the future.

For these reasons Councillors requested that the application be refused.

171776 Application for proposed erection of single storey side and two single rear extensions to dwelling and conversion of garage to provide habitable accommodation at 39 Ramsbury Drive

Councillors noted that similar first floor side extension to this application was previously refused.

Councillors considered that this proposed first floor side extension, owing to its lack of subservience to the main dwelling and contrived and incongruous design, would still have a detrimental impact upon the character and appearance of the host property and for these reasons requested that the application be refused.

171802 Application for the proposed erection of a single rear extension to dwelling at 185 Church Road

Councillors requested this application be refused due to its relationship with the adjoining properties.

Whilst this is single storey, Councillors considered it could be dominant and impact on boundaries with neighbours. Concern was expressed regarding the separate side entrance and the potential to create two separate dwellings.

Councillors requested if Planning Officers are minded to approve this application, that it be conditional on the applicant providing a parking plan to show how vehicles can exit the site with regards to the adjacent mini roundabout.

171882 Application for the proposed erection of a rear outhouse/games room at 185 Church Road

Councillors noted neighbours' comments indicating that this is a retrospective application and that this separate building includes a bathroom and not just W.C. They therefore requested that, if Planning Officers are minded to approve this application, a condition be attached to ensure the building is used for incidental use and not as living accommodation.

Councillors noted that there did not appear to be a 1m distance from the boundary with neighbours at 183 and also questioned the impact of the building on roots of the trees marked T1 and T2.

171892 Advertisement consent for the erection of 7no fascia signs, 2no promotional banners, 3no free-standing parking signs and modification of existing hanging sign at The Maiden Over, Silverdale Road

Councillors had no objection in principle to this application but requested that lights are set at an appropriate level for the surrounding residential area, and that the lights be turned off when the store is closed.

171950 Application for proposed erection of two storey rear extension to dwelling and conversion of garage to provide habitable accommodation at 7 Turmeric Close

Councillors expressed concern with the rear to rear distance of approximately 14m and the overlooking and privacy impact this would have on the property behind.

Councillors also noted that the parking as shown would not be physically achievable.

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

26.5 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:

171770 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 2.1m, and for which the height of the eaves would be 2.8m at 42 Allendale Road

171970 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 8m, for which the maximum height would be 3.2m and the height of the eaves 2.8m at 50 Pitts Lane

27. BUS SERVICE 19 A/C

RESOLVED that the press and public be excluded from the meeting during discussion of this item.

28. APPEALS

28.1 New Appeals

28.1.1 162247 – Auto Trader House and Hartman House, Danehill

Councillors noted that an Appeal had been lodged against the Borough Council's refusal to allow planning permission for the erection of 126 residential flats (Use Class C3) together with associated surface level and basement car parking, open space, landscaping and infrastructure works following demolition of existing buildings. The Appeal will be determined on the basis of a hearing.

28.1.2 170806 – 134a Church Road

Councillors noted that an Appeal had been lodged against the Borough Council's refusal to allow planning permission for the proposed single storey rear extension to existing bungalow following demolition of existing conservatory. The Appeal will be determined on the basis of written representations.

28.2 Appeal Decisions

28.2.1 162353 – Land r/o 411-413 Wokingham Road

Councillors noted that this Appeal in respect of the Borough Council's refusal to grant planning permission for the construction of four detached houses with associated access and parking, had been dismissed.

28.2.2 163132 – 17 & 19 Henley Wood Road

Councillors noted that this Appeal in respect of the Borough Council's refusal to grant planning permission for the erection of a two storey front extension to the existing dwellings, had been dismissed.

29. TREE PRESERVATION ORDERS

29.1 TPO.197/1980 – Trees Located to the Rear of Laniver Close, on a Section of Footpath Between Kerris Way and Radstock Lane

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

29.2 TPO.747/1995 – 22 Stockbury Close

Councillors noted that the Borough Council had refused consent to works being carried out to the Field Maple Tree covered by this Order.

30. PUBLICATIONS

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

Wokingham Borough Council:	Press Release – Exhibition for Eastern Gateway Planning Application.
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31. 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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32. PRESS RELEASES

No press releases were requested.

33. TERMINATION OF MEETING

The meeting was declared closed by the Chairman at 9.22pm.