

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 12th September 2017 which commenced at 7.30 pm

Present

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

Councillors J Armstrong, M Firmager, R Houlbrooke, Miss J Rance JP, J Russell, B Wedge and P Willis

Apologies for absence were received from Councillor M Ahmed and Mrs P Jorgensen

44. MINUTES OF PREVIOUS MEETING

The Minutes of the meeting of the Planning Committee held on the 15th August 2017 were confirmed as a true record and signed by the Chairman.

45. APPLICATIONS FOR PLANNING PERMISSION

45.1 Decision Notices Issued by the Local Planning Authority

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

45.2 No Objection Notifications

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

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| 172052 | 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 |
| 172327 | Application for proposed erection of single storey side extension with pitched roof and roof lights following demolition of existing conservatory at 20 Luckmore Drive |
| 172361 | Application for proposed erection of the retention of four CCTV cameras on each of the four corners of 4 Barkby |
| 172365 | Application for the advertisement consent for the proposed installation of two illuminated fascia signs, one illuminated set of roof letters, one illuminated height barrier, one illuminated pole sign, one banner frame, one illuminated double menu sign, two illuminated key seller sign at Costa Coffee, Suttons Park Avenue |
| 172393 | Application to remove conditions 4 (Parking to be provided), 5 (Access surfacing) and 6 (Access to be widened) of planning consent 171535 (27/7/2017) at 25 Squirrels Way |
| 172397 | Application for the proposed erection of single storey rear extension to dwelling at 11 Hilmanton |

- 172416 Application for the proposed conversion of existing garage and erection of single storey front extension to form porch at 20 Salcombe Drive
- 172424 Application for the proposed erection of single storey rear extension following demolition of existing conservatory plus new front porch at 12 Elveden Close
- 172502 Planning application for the proposed alterations to existing south-west entrance to the building in order to improve accessibility and provision of new entrance canopy at Humss Building, UoR
- 172534 Application for proposed erection of single storey rear extension to dwelling at 18 Erleigh Court Gardens
- 172550 Application for proposed erection of single storey rear extension to dwelling following demolition of existing conservatory and covered area at 5 Repton Road
- 172581 Advertisement consent for the erection and display of 3 illuminated wall hanging signs mounted to the building; 1 free standing illuminated external poster frame sign incorporating 2no frames and one non-illuminated entrance sign at Units 25 & 26 (formerly Unit 21) Suttons Business Park
- 172598 Application for proposed erection of single storey side extension, part single rear extension plus part two storey rear extension to dwelling at 58 Church Road
- 172628 Application for proposed erection of part single part double rear/side extension to dwelling at 40 Hillside Road

45.3 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

- 172281 Application for the proposed erection of a single storey rear extension following demolition of existing conservatory and garage at 31 Anderson Avenue

Councillors considered that the depth of on-site parking identified with the plans would not be adequate and would necessitate cars projecting onto the pavement.

Additionally, they noted the relationship of the windows on the side wall with the neighbour's boundary and for these reasons it was requested that the application be refused.

- 172366 Application for the proposed part first floor rear extension to existing dwelling at 37 Wilderness Road

Councillors noted discrepancies between the site plan and the floor plans in this application and considered that the block plan misrepresents the proposals.

Additionally, the proposals include a rear facing balcony, with the potential to overlook the gardens of the houses on either side and for these reasons requested that the application be refused.

However, if Planning Officers are minded to approve this application, Councillors requested a condition be included for privacy screening to be provided to each side of the proposed balcony.

172406 Application for the proposed erection of a new replacement dwelling with habitable loft space and basement, following demolition of existing dwelling at 26 Maiden Erlegh Drive

Councillors requested refusal of this application as it was considered that the proposals are out of scale and keeping with the surroundings, contrary to Policy R11 in the Borough Design Guide.

However, should the Planning Officer consider approval, it is suggested that conditions are attached securing the provision of renewable energy technologies, as indicated on the submitted drawings; that an informative is attached regarding the Party Wall Act with regards to the basement construction; the approval of a construction traffic plan; further details are provided regarding the proposed basement; information on the impact of the proposal on groundwater levels and privacy screening be provided to the balcony.

172443 Application for the proposed conversion of existing loft space to form habitable accommodation with dormer window extension and roof lights to the side elevations at 377 Wokingham Road

Councillors noted that this proposal included construction of a long, highly visible and overbearing dormer roof which would result in the adjoining property being overlooked.

It was also felt that the proposal would be out of keeping with the character of the area and for these reasons requested that the application be refused.

172464 Application for change of use from 2 flats to 1no dwelling, plus front extension to enclose existing external staircase at 685-687 London Road

Councillors recommended refusal of this application as it will result in the gross loss of two small, presumably affordable, dwellings (net loss one dwelling), contrary to Policy CP3.

172487 Application for the proposed erection of one detached dwelling and two detached chalet bungalows with associated access and parking at Land rear of 411-413 Wokingham Road

Councillors recommended refusal of this application as it appeared there was inadequate access for emergency and refuse vehicles as the travel distances are beyond the required standards at B5 and H6 within the Building Regulation Approved Document.

172501 Application for the proposed erection of a single storey side/rear extension to dwelling plus new porch at 325 Wokingham Road

In considering this application, Councillors noted a discrepancy between the floor plans and the plans for side elevations with regard to the elevations relationship with the side boundary.

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

172503 Application for outline consent for the erection of detached dwelling house with garage, access to be considered at 6 Aldbourne Avenue

Councillors requested refusal of this application due to potential adverse impact of the current proposal on the TPO protected trees.

172535 Application for a single storey rear extension to dwelling at 4 Highfields

In considering this application, Councillors noted that inaccurate heights are shown on the drawing, being taken from the FFL rather than the external ground level.

Councillors further considered that the proposal would have an overbearing impact on neighbouring properties.

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

172595 Application for proposed erection of two storey side/rear extension following demolition of existing storage building and conversion of existing garage at 33 Hilltop Road

Councillors noted that this application would result in the extension being 2.145m from the boundary with No.47 and that first floor windows to the new main bedroom would overlook the rear garden of that neighbouring property.

It was also felt that the extension would be overbearing and for these reasons requested that the application be refused

46. BUS SERVICE 19 A/C

Further to Minute 36, the inaugural meeting of the Bus Services Working Party took place on 6th September 2017 and Terms of Reference were agreed. It was also agreed to pursue a meeting with Woodley Town Council. Notes of the meeting are attached to these minutes.

Councillor J Armstrong, Chair of the Bus Services Working Party explained that the Borough Council had formally requested Earley and Woodley Town Councils to provide their views in respect of the level of service which should be provided on the Bus Service 12 (formerly 19a/c) which is currently operated by Reading Buses under contract to Wokingham Borough Council. They indicated that this would be considered together with updated social analysis, the views of local residents and existing passenger numbers when preparing parameters for the tender document with regard to future services. It was

RESOLVED that the Town Council write to Wokingham Borough Council in response to request an extension to the deadline until the end of November 2017 to allow time for consultation and investigation.

47. CIVIL PARKING ENFORCEMENT – BRIEFING SESSION

Councillors noted that Wokingham Borough Council would be transferring powers from the Department for Transport to enable the Council to deliver Civil Parking Enforcement (CPE) with its newly appointed parking contractors NSL from early October 2017.

A briefing session from CPE would be held on Monday 25th September 2017 at Wokingham Borough Council's Council Chamber at 7.00pm and it was

RESOLVED that

1. Councillors W Luck, B Wedge and Miss J Rance JP attend the meeting

2. The Deputy Town Clerk respond to Wokingham to suggest that Officers are also included in the briefing session and request that the Deputy Town Clerk also attend

48. WINNERSH RELIEF ROAD PHASE 2 – PUBLIC EXHIBITION

Councillors noted correspondence received from Wokingham Borough Council with regard to the Winnersh Relief Road Phase 2 project connecting B3030 King Street Lane to A329 Reading Road. Wokingham Borough Council aimed to submit a planning application for the Winnersh Relief Road Phase 2 project at the end of November/early December this year.

Exhibitions will be held at Winnersh Community Centre, Mole Road, Sindlesham, Wokingham, RG41 5DU to provide opportunities to view and comment on the proposals the details of which were previously provided.

49. ADJOINING PARISH CONSULTATION

Councillors noted application number 172369, for the installation of 2no ambient storage containers 3048mm (l) x 2438mm (w) x 2591mm (h) from 1st October to 28th February (for 5 months only) to provide temporary additional storage.

50. APPEALS

50.1 Appeal Decisions

50.2.1 170226 – 40 Strand Way

Councillors noted that this Appeal, which was in respect of the Borough Council's refusal to grant planning permission for the erection of first floor front extension over garage plus conversion of existing garage to habitable accommodation, had been dismissed.

51. TREE PRESERVATION ORDERS

51.1 TPO.1054/2003 – 70 Chiltern Crescent

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

52. STREET NAMING & NUMBERING

52.1 New Dwelling on Land Rear of 429 Wokingham Road

Councillors noted that the new dwelling to the rear of 429 Wokingham Road will be numbered 29A Little Horse Close, Earley, Reading RG6 7HL.

53. PUBLICATIONS

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

Wokingham Borough Council:	Winter Service Plan 2017/2018. Major Applications & Infrastructure Update (Confidential Report for Members Only) – August 2017 Neighbourhood CIL Proportion Report – July 2017
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Press Release 'WBC takes over parking enforcement on 9 October 2017'
Press Release 'Future housing Sites Being Carefully Assessed'

54. 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.

55. PRESS RELEASES

No press releases were requested.

56. TERMINATION OF MEETING

The meeting was declared closed by the Chairman at 9.15pm.