

## **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 15<sup>th</sup> August 2017 which commenced at 7.30 pm

### **Present**

Chairman – Councillor A Bradley (Chairman)

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

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### **34. MINUTES OF PREVIOUS MEETING**

The Minutes of the meeting of the Planning Committee held on the 11<sup>th</sup> July 2017 were confirmed as a true record and signed by the Chairman.

### **35. APPLICATIONS FOR PLANNING PERMISSION**

#### **35.1 Decision Notices Issued by the Local Planning Authority**

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

#### **35.2 No Objection Notifications**

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

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|--------|---|
| 171446 | Revised/Additional Details: Addition of Parking Survey/Transport Statement and change to description to include retrospective changes and fenestration at 390 London Road   |
| 171531 | Application for the proposed installation of one permanent storage shed and base, one temporary building and two temporary sheds and bases and a temporary footpath during construction works to church at St Nicolas Church, Sutcliffe Avenue  |
| 171701 | Advertisement consent for the proposed erection and display of 2 illuminated bespoke signage, 1 illuminated bespoke water feature with lettering to natural stone plus 1 illuminated high level letters to face of building at 410 Thames Valley Park Drive                                   |
| 171835 | Revised description: Full application for the proposed change of use of a disused squash court building to office space including the addition of new windows, a change of entrance door, construction of a new mezzanine floor and new stairs at Former Squash Courts, University of Reading |
| 171903 | Planning application for the redevelopment of site to provide a new class B2/B8 industrial unit with ancillary office space and associated storage areas, car parking and landscaping at Units 62-67 Suttons Business Park  |

- 171985 Application for proposed erection of single storey rear extension to dwelling at 69 Collins Drive
- 172068 Application for advertisement consent for the erection and display of 2no. internally illuminated totem signs at Units 25 and 26 (formerly Unit 21) Suttons Business Park, Suttons Parks Avenue
- 172125 Application for the conversion of garage to habitable accommodation at 30 Tinwell Close
- 172135 Advertisement consent for the erection of 2no free standing number directory boards at Maiden Lane Centre
- 172151 Application for proposed erection of single storey front extension to form a porch, single storey rear extension to dwelling plus part conversion of existing garage and store, raising existing garage to front at 9 Falstaff Avenue
- 172157 Planning application for the proposed installation of air condenser and conditioning units at Blackhorse House, Whiteknights Campus
- 172158 Application for advertisement consent for the proposed installation of one illuminated flat panel, two illuminated logo signs and non-illuminated goods delivery sign at Blackhorse House, Whiteknights Campus
- 172198 Application for the conversion of existing garage to habitable accommodation at 5 Redhatch Drive
- 172240 Application for proposed erection of two storey rear extension to dwelling at 12 Plympton Close
- 172249 Application for proposed erection of single storey rear extension to dwelling at 10 Henley Wood Road
- 172264 Proposed erection of single storey rear/side extension to dwelling plus erection of front porch at 134 Church Road
- 172293 Application for the proposed single storey rear extension to dwelling, conversion of loft space to habitable accommodation and insertion of bay window with roof to the front elevation plus erection of rear dormer to dwelling at 131 Church Road
- 172334 Application for the proposed erection of a single storey rear extension following demolition of existing conservatory plus conversion of part of the garage to habitable accommodation at 14 Ilfracombe Way

### 35.3 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

- 171964 Application for the proposed erection of rear dormer extension to converted loft space to habitable accommodation plus internal alteration at 21 Fordham Way

In considering this application, Councillors felt that the proposed attic rooms do not conform to the nationally described space standards contrary to the underlying intention in policy R17 in the WBC Design Guide.

Councillors also noted that the red property boundary line shown on the plans is incorrect.

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

171978                      Application for the proposed erection of part single storey, part two storey rear extension to dwelling at 19 Squirrels Way

Councillors considered that the new master bedroom would be undersized in relation to the nationally described space standards and the ensuite bathroom would be difficult to access given its narrow width.

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

171995                      Application for the proposed erection of single storey rear extension to dwelling plus internal alterations at 80 Redhatch Drive

Councillors had no objections to the proposal but requested that, if Planning Officers are minded to approve the application, the applicant demonstrates that a party wall notice has been served on the affected neighbour.

172007                      Application for the proposed erection of two storey side extensions to dwelling at 5 Chatteris Way

Councillors requested that, if Planning Officers are minded to approve this application, a condition be imposed to prevent the building being used as separate habitation in the future.

172015                      Application for the erection of radio aerial system to a maximum height of 14.5 metres at 6 Holsworthy Close

Councillors had no concerns with this application as it appeared that there would be minimal visual evidence of the aerial.

However, they requested that approval be subject to a condition which ensures avoidance of interference with television signals.

172028                      Application for the proposed erection of first floor storey rear extension to dwelling at 93 Elm Road

Councillors requested that this application be refused as they considered the proposal was not sympathetic to the original dwelling which is a house of interesting character.

They also considered that the balcony posed a risk of infringement of neighbours' privacy.

For these reasons Councillors requested that the application be refused.

172048                      Full application for proposed construction of a segregated fast-track public transport, pedestrian and cycle bridge and viaduct, comprising concrete bridge structure with river span of 59.5m and a land span of 316m, supported by concrete columns, steel beams and reinforced soil embankment, together with new footpath links and existing footpath alterations, replacement supermarket car parking provision, junction improvements and landscaping at Thames Valley Business Park & Napier Road to the south of the

## River Thames and north of the Great Western Main Line Railway

Councillors considered this application but requested that it be refused on the following grounds:

- The design of the bridge is unsightly and little attention has been given to the area beneath the bridge which will be enclosed
- Concerns over the environmental impact on the National Thames Path and the natural environment of the River Thames of the extra vehicles diverted to the area
- Loss of wildlife habitat
- Concern that the western embankment impedes the floodplain

172074                      Application for proposed erection of single storey rear extension, two storey rear/side extension to dwelling plus single storey front extension to form a porch at 40 Hillside Road

Councillors noted the improved design of this proposal but requested that the application be refused owing to the lack of off-street parking provision identified.

172089                      Application for the proposed erection of detached outbuilding at 26 Erleigh Court Gardens

Councillors requested that this application be refused owing to the building being identified as a separate dwelling on the site plan provided.

172092                      Application for the conversion of loft space to create habitable accommodation with erection of side dormer extensions at 16 Meadow Road

Councillors considered that the proposed dormers for this proposal do not complement the existing building and neither do they take their form from the roof of the building.

Councillors also noted that the proposals do not contribute to the established, positive character of the area contrary to Section 4.11 in the Wokingham Borough Council Design Guide.

For these reasons, it was requested that the application be refused. However, if the Planning Officer is minded to approve the application it was requested that a condition be imposed to ensure that this property remains as a single dwelling.

172119                      Application for proposed erection of single storey rear extension to dwelling at 5 Burniston Close

Councillors requested that approval of this application be subject to the neighbour's agreement to the served notice regarding the Party Wall Act.

172202                      Application for proposed erection of single storey front extension to form a porch, single storey rear extension to dwelling plus two storey side extensions following conversion to existing garage to add habitable accommodation at 287 Wokingham Road

Councillors were concerned about the lack of adequate on-site parking and for this reason requested that the application be refused.

172210                      Application for the proposed erection of single storey rear extension following demolition of existing outbuilding at 12 Delamere Road

Councillors requested that, if Planning Officers are minded to approve this application, a condition be imposed to prevent the dwelling being used for multiple habitation in the future.

172263                      Application for the conversion of existing garage to habitable accommodation at 31 Worrall Way

Councillors were concerned about the lack of access to the on-site parking and for this reason requested that the application be refused.

172335                      Application for a lawful certificate for existing use for the outbuilding and rear extension as a separate dwelling at 20 Beech Lane

Councillors noted that inadequate details were provided with regard to the outbuilding and that there appears to be insufficient car parking identified.

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

172360                      Application for the proposed erection of a single storey rear extension and a two storey side extension following demolition of existing garage at 13 Anderson Avenue

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

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

#### 35.4 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:

172373                      Prior approval for proposed change of use from offices to 75 residential dwelling units at Thames Valley Park, 1 Thames Valley Park Drive

#### 36. BUS SERVICE 19 A/C

Further to Confidential Minute 20 regarding proposals for the future of the No. 19 A/C bus service, the Deputy Town Clerk reported that further changes to the route 19 A/C had been received. Following discussion is was

**RESOLVED** to form a Bus Services Working Party comprising Councillors J Armstrong, B Wedge and J Russell and to invite Councillor D Chopping as a member. It was agreed that the Working Party include a Wokingham Borough Representative with knowledge of the bus routes and also a member of MERA (Maiden Erlegh Residents Association).

### **37. MINERALS AND WASTE TRAINING**

Councillors noted the invitation to a training session on Minerals & Waste planning on 19<sup>th</sup> October 2017 from 7.00 – 9.00pm at Shute End to be run by Hampshire Services, the consultants producing the new Central and Eastern Berkshire Joint Minerals and Waste Plan and it was

**RESOLVED** that Councillors Bill Luck and Brian Wedge would attend the meeting.

### **38. APPEALS**

#### 38.1 New Appeals

##### 38.1.1 170226 – 40 Strand Way

Councillors noted that an Appeal had been lodged against the Borough Council's refusal to allow planning permission for the erection of first floor front extension over garage plus conversion of existing garage to habitable accommodation. The Appeal will be determined on the basis of written representations.

##### 38.1.2 163443 – Land to the Rear of The Willows, 9 Station Road

Councillors noted that an Appeal had been lodged against the Borough Council's refusal to allow planning permission for the erection of 2no dwellings including vehicular access of Earley Station carpark, parking and landscaping. The Appeal will be determined on the basis of written representations.

#### 38.2 Appeal Decisions

##### 38.2.1 170806 134a Church Road

Councillors noted that this Appeal, which was in respect of the Borough Council's refusal to grant planning permission for a single storey rear extension to existing bungalow, had been dismissed.

### **39. TREE PRESERVATION ORDERS**

#### 39.1 TPO.724/1995 – Woodley Hill House, Eastcourt Avenue

Councillors noted that the Borough Council had consented to work being carried out to the Oak and Yew trees covered by this Order.

#### 39.2 TPO.808/1996 – St. Martin's Close

Councillors noted that the Borough Council had refused consent to works being carried out to the Oak tree covered by this Order.

### **40. PUBLICATIONS**

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

Wokingham Borough Council:	Press Release – Planning Consultation for Arborfield Cross Relief Road. Wokingham Borough Local Plan Update. Neighbourhood CIL Proportion Report – June 2017 Major Applications & Infrastructure Update (Confidential Report for Members Only) – July 2017
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**41. 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.

**42. PRESS RELEASES**

**RESOLVED** that Councillors' comments on the Planning Application for the Mass Rapid Transport link should receive special press attention.

**43. TERMINATION OF MEETING**

The meeting was declared closed by the Chairman at 9.30pm.