

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, 5th December 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, Miss J Rance JP, J Russell, B Wedge and P Willis

Apologies for absence were received from Councillors M Ahmed and A Bradley

84. MINUTES OF PREVIOUS MEETING

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

85. APPLICATIONS FOR PLANNING PERMISSION

85.1 Decision Notices Issued by the Local Planning Authority

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

85.2 No Objection Notifications

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

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| 172491 | Application for the conversion of existing garage to create habitable accommodation plus alterations to fenestration at 43 Jay Close |
| 173008 | Advertisement application consent for the proposed two illuminated fascia signs at 570 Wokingham Road |
| 173101 | Application for the conversion of the existing garage to create habitable accommodation at 31 Melling Close |
| 173214 | Application for the proposed erection of a single storey rear extension with roof lights following demolition of existing conservatory at 3 Odell Close |
| 173238 | Application to vary condition 2 of planning consent 163484 for the erection of a 3no bedroom detached dwelling in the rear garden. Condition 2 relates to the approved plan numbers, the new plan proposed minor changes to fenestration and amendments to the rear and side elevation at 360 Wokingham Road |
| 173268 | Full application for the replacement of existing roof finish from long strip copper roofing to long strip colour coated steel roofing at Wager Building, UoR |
| 173279 | Application for the proposed erection of a single storey side and rear, part two storey rear extensions to dwelling at 11 Sibley Park Road |

- 173343 Application for the proposed erection of a part single, part two storey rear extension (including the change from a two gabled ended hipped roof to a three gabled ended hipped roof on the two storey rear extension), erection of replacement front porch and changes to front fenestration, extension of dropped kerb and installation of permeable hardstanding to the front of the dwelling (amendment to planning approval 162685) (part retrospective) at 33 Wilderness Road
- 173347 Application for proposed erection of a single storey rear extension, single storey front extension to form porch and conversion of existing car port to create garage at 38 Pitts Lane
- 173357 Application for proposed erection of a single storey rear extension to dwelling at 12 Irvine Way
- 173451 Application for the proposed erection of a two storey northern side and rear extension, single storey southern side extension front porch extension, new fenestration to the front and rear elevations, raised roof height to accommodate a loft conversion with rooflights and side and rear dormers and altered driveway access at 25 Hilltop Road

85.3 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

- 172657 Application for the proposed erection of a single storey rear extension to dwelling following part conversion of existing garage, plus erection of first floor side extension at 4 Warbler Drive

Councillors requested, if Planning Officers were minded to approve this application, that a condition be imposed requiring the provision of two parking spaces on curtilage in front of the house.

- 172797 Revised site location and block plan showing the correct redline plan – Application for the proposed single storey rear extension, raising of roof to create a first floor extension and conversion of newly created loft space to habitable accommodation with rear dormer extension at 5 The Crescent

Councillors noted this revision was for a corrected redline plan, but that the proposals appeared to remain as before.

This proposal leaves very little of the original bungalow, consequently it is more a new build producing a three storey house and doubling the original footprint.

It was considered that the proposal does not contribute positively to the existing building or the local character, does not relate well to neighbouring properties and the design is cumbersome and overbearing.

It was noted that the ground floor windows overlooked the boundary with adjacent dwellings. Councillors considered that this application is not in line with Policy R19, is not designed with care and does not have a coherent design approach.

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

173395 Application for the proposed erection of single storey side extension to dwelling at 35 Easington Drive

Councillors noted that the proposal would construct a wall at the boundary and that roof drainage would be taken into the neighbouring property.

Councillors were happy with the proposal subject to satisfactory resolution of the roof design and the drainage issue.

173410 Application for the proposed erection of part single part two storey rear extension (incorporating first floor rear balcony) conversion of the existing garage to habitable accommodation, plus erection of single storey front extension to form porch at 502 Wokingham Road

Councillors requested that this application be refused due to the proposed first floor balcony resulting in lack of privacy and overlooking to neighbouring gardens.

Councillors requested, if Planning Officers are minded to approve the application, that a condition be imposed to ensure the property is not split into separate dwellings without prior approval.

173430 Application for the proposed erection of a first floor rear and single storey side extension to dwelling at 38 Jay Close

Councillors noted that separation distances from the property behind appear to be below the Borough standard for back to back distances of 22m and would result in a loss of privacy and an increase in visual enclosure contrary to R16 in the Borough Design Guide.

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

173440 Application for the proposed erection of single storey rear extension to form conservatory (retrospective) at 5 Brompton Close

Councillors requested that this application be refused as the drawings supplied appear to be inaccurate.

85.4 Tree Work Applications

The following applications were noted

173169 Work to protected trees TPO 1366/2010 Area 2 T1 and T2 Fir Reduce by 1.5-2 metres to shape and contain at 399 Wokingham Road

172985 Tree works application under TPO 1109/2006 Single 6 Reduce lateral spread by 2 metres all round and lift canopy by 1 metre above existing height at 9 Sibson

85.5 Planning Applications Withdrawn

It was noted that the following applications had been withdrawn

172501 Application for the proposed erection of a single storey side/rear extension to form an annexe and erection of a new front porch at 325 Wokingham Road

86. LOCAL PLAN UPDATE

Councillor David Lee, Deputy Leader at Wokingham Borough Council and Executive Member for Strategic Highways and Planning attended and updated Members on the Local Plan Update and the sites submitted by land owners for potential housing.

Councillor Lee explained that the Borough's call for sites to be included in the Local Plan Update had resulted in a number of sites being forwarded for consideration. However, this would result in less houses than would be required based on nationally suggested household projections.

Councillor Lee suggested that government's current methodology for a five year land supply to encourage house building did not appear to be having the desired effect. Instead it was having a detrimental effect whereby large developments could not be pursued due to the time taken to implement infrastructure and further planning consents were then given for developments in less appropriate locations. He indicated that the long term effects of this policy could lead to a reduction in the contribution the area made to the national economy due to increased congestion and issues of affordability.

Councillors were urged to request a change to the National Planning Policy Framework by writing to Ministers to highlight the problems that are being encountered.

87. DANEHILL DEVELOPMENT

Councillors noted that further to the Public Exhibition held on Monday 27th November by Equity Real Estate with regard to planning proposals for the Danehill site, representatives will attend the next Planning Committee meeting on 9th January 2018 to discuss the proposal and take questions.

88. APPEALS

88.1 New Appeals

88.1.1 170899 – 35 Byron Road

It was noted that an Appeal had been lodged against the Borough Council's refusal to allow planning permission for the 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. The Appeal will be determined on the basis of written representations.

88.2 Appeal Decisions

88.2.1 162247 – Auto Trader House and Hartman House, Danehill

It was noted that the Appeal lodged against the Borough Council's refusal to allow planning permission for the erection of 126 residential flats together with associated surface level and basement car parking, open space, landscaping and infrastructure works following demolition of existing buildings had been dismissed.

89. TREE PRESERVATION ORDER

TPO.1610/2017 – 145 Hilmanton Drive

It was noted that the Borough Council had made this Tree Preservation Order (TPO) in response to a TPO request and a notification of works which would have been detrimental to the health and amenity value of the tree. The order takes effect, on a provisional basis on 14th November 2017 and continues in force on this basis for a further 6 months or until the order is confirmed by the Council, whichever occurs first. The tree covered is an Ash.

90. COMMUNITY LITTER PICK

Councillors noted that the Wokingham Borough Council Community Litter Pick will take place over the weekend of 24th /25th March 2018

91. READING BOROUGH COUNCIL – CHANCE TO COMMENT ON PRE-SUBMISSION DRAFT LOCAL PLAN

Councillors noted that Reading Borough Council were seeking comments on the pre-submission Draft Local Plan. The consultation will last until 26th January 2018 and further details are available at: <http://www.reading.gov.uk/newlocalplan> . Copies can also be viewed at the Civic Offices, Bridge Street, Reading, RG1 2LU. Responses should be sent to planningpolicy@reading.gov.uk .

Drop-in events are being held at Reading Borough Council's Civic Offices on Wednesday 6th December from 1:00 to 6:00 pm and Tuesday 12th December from 2:00 to 7:00 pm.

92. STREET NAMING AND NUMBERING

Councillors were asked to consider a new street name for the development for the 10 new dwellings located at land rear of 34 Pitts Lane. After consideration it was

RESOLVED that the name Hitch Hill Close should be put forward to the Borough Council with an explanation that it was a local house from the approved Earley Street Names list.

93. PROPOSED STOPPING UP OF HIGHWAY AT FINCH ROAD

Councillors noted the draft order proposed under the provisions of the Town and Country Planning Act 1990 – Section 247. The Secretary of State gave notice of the proposal to make an Order of the Act to authorise the stopping up of a part-width of Finch Road, comprising a turning head to enable development as permitted by Wokingham Borough Council under reference 170424 details of which were previously attached.

94. READING BUSES ROUTE 19

Councillors noted that Reading Buses were looking to link the existing 19 route with the Caversham 22 route from next February although it was not clear whether the existing Whitley Wood link would be maintained. Details of the new proposal were previously attached.

Councillor John Armstrong, Chairman of the Bus Working Party pointed out that some years ago a previous route 20 bus had followed this route but failure to run a reliable service and keep to the timetable resulted in withdrawal of the service. He considered that the increase in the volume of traffic in Reading over the years would result in this service suffering the same fate.

No detailed information on the route of the proposed service or the timetable appeared to be available at this time. It was

RESOLVED that

1. The Deputy Town Clerk write to Reading Buses to express Councillors' concerns with the proposed route and also requesting the proposed route map and frequency timetable.
2. That Wokingham Borough Council Senior Transport Planner be copied in on the letter.

95. PUBLICATIONS

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

Wokingham Borough Council:	Major Applications & Infrastructure Update (Confidential Report for Members Only) – September 2017 Neighbourhood CIL Proportion Report – August 2017
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96. 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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97. PRESS RELEASES

It was

RESOLVED that Councillors concerns with another change to Reading Buses route 19 receive special attention.

98. TERMINATION OF MEETING

The meeting was declared closed by the Chairman at 9.10pm.