

## PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held in the Council Chamber at the Council Offices, Radstock Lane, Earley, Berkshire on Monday 6<sup>th</sup> March 2017 which commenced at 7.30 pm

### Present

Chairman – Councillor A Bradley

Councillors J Armstrong, R Houlbrooke, W Luck, Miss J Rance JP, and P Willis

Also in attendance Councillor Mrs L Chambers (left at 8.40pm)

Apologies for absence were received from Councillors M Ahmed, and M Firmager, Mrs P Jorgensen, J Russell and B Wedge

---

### **121. MINUTES OF PREVIOUS MEETING**

The Minutes of the meeting of the Planning Committee held on the 7<sup>th</sup> February 2017 were confirmed as a true record and signed by the Chairman.

### **122. APPLICATIONS FOR PLANNING PERMISSION**

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

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

#### **122.2 Affected Neighbour Notifications**

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

#### **122.3 No Objection Notifications**

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

170178	Proposed erection of a single storey front extension to dwelling at 11 Thanington Way
170187	Proposed erection of a single storey front porch extension and a single storey front garage extension linked via a canopy at 30 The Drive
170196	Proposed conversion of existing single garage conversion to a habitable accommodation at 10 Woodmere Close
170207	Proposed change of use from A2 shop to a sui generis use of the premises as a business club lounge providing drop-in networking, business and internet services including activities falling variously within use classes A1, A2, A3 and B1 at 10 Maiden Lane Centre
170225	Proposed installation of a stand-by power generator at Unit 55, 56, 57 & 58 Suttons Park Avenue

- 170232 Proposed single storey rear extension to existing dwelling at 97 Collins Drive
- 170277 Proposed single storey rear extension to existing dwelling at 81 Redhatch Drive
- 170285 Proposed part conversion of existing garage to habitable accommodation at 19 Fordham Way
- 170303 Proposed two storey side/front extension to dwelling following demolition of existing single storey side bedroom at 79 Elm Road
- 170323 Proposed erection of a first floor rear extension to dwelling at 508 Wokingham Road
- 170348 Proposed erection of a single storey rear extension following demolition and removal of existing conservatory and lean to at 10 The Knapp
- 170352 Proposed erection of a two storey side extension, part two storey/part single storey side/rear extension to dwelling, plus raising of roof and addition of gable over front bay at 397 Wokingham Road
- 170360 Application to vary condition 28 of planning consent 161666 (15/9/2016) to allow changes to delivery hours at Unit 21 Suttons Business Park
- 170372 Application for advertisement consent for the erection of 1 no totem sign at 410 Thames Valley Park Drive
- 170373 Full application for the change of use of existing A1 retail unit to 1 no A1 retail unit and 1no A5 unit and the installation of an extractor fan with external flue at 390 London Road
- 170374 Proposed erection of part first floor side extension to dwelling at 5 Beauchief Close
- 170381 Proposed single storey rear extension to existing dwelling at 23 Beaconsfield Way
- 170390 Proposed erection of part single, part two storey side/rear extensions to dwelling at 42 Allendale Road
- 170439 Proposed erection of a single storey side/front extension and single storey rear extension to dwelling, following removal of existing conservatory at 5 Kenton Road
- 170508 Proposed erection of a single storey side extension to dwelling at 42 Milton Road
- 170515 Full planning application for the change of use from B1(a) office to a sui generis private hire booking office and call centre. (Retrospective) at Spur F, Building W020, Tob1 9 University of Reading, RG6 6AT

170525	Proposed erection of a single storey rear extension following demolition of existing garden room at 73 Pitts Lane
170530	Proposed two storey side and rear extension to existing dwelling plus conversion of existing garage to habitable accommodation at 385 Wokingham Road
170541	Proposed single storey side and rear extension to dwelling at 36 Chelwood Road
170553	Proposed part single storey rear extension to existing dwelling at 37 Wilderness Road
170557	Proposed erection of a single storey side extension with pitched roof, single storey rear extension including flat roof and a single storey front porch extension including a pitched roof at Brookside Church

#### 122.4 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

170183	Proposed erection of first floor side and rear extensions to the existing dwelling; conversion of existing loft space to habitable accommodation including a rear dormer extension at 38 Palmerstone Road
--------	---

Councillors considered that this proposal would result in an increase in scale bulk, height, form and mass to the detriment of the character of the original dwelling, pair of semis, street scene and of the area.

They further considered that the attic room would not be habitable as no safe means of access was provided.

For these reasons they requested that the proposal be refused

170257	Proposed erection of a part first floor, part two storey and part conversion of existing garage to additional habitable accommodation at 11 Tickhill Close
--------	--

Councillors requested that if Planning Officers are mindful to approve this application that a condition be imposed to ensure that the householder serves notice on neighbours with regard to access.

170265	Proposed two storey side extension over existing garage at 23 Hawkedon Way
--------	--

Councillors considered this proposal would not appear subservient to the existing dwelling contrary to the Borough Design Guide and that there was a risk of terracing.

For this reason it was requested that the proposal be refused.

170294 Proposed erection of a new 2no bedroom dwelling with associated car parking, refuse storage and soft landscaping following the demolition of existing garage and shed at 79 Hilmanton

In considering this proposal, Councillors felt that there would be substantial impact on the existing TPO tree, and whilst there is reference to 'non-invasive foundations' this may require the house to be built at a higher level than indicated. No reference was made to drainage excavations which may also damage the tree roots.

The proposed garden would be heavily shaded by the existing trees and will not create a suitable amenity space and it could lead to additional pressure to prune the tree.

For these reasons Councillors requested that the application be refused.

170368 Proposed erection of a part single, part two storey (double height hall) extension to the south of the existing main block. Refurbishment of the existing reception/administration offices; alterations to existing hall to create classrooms, wc's and store; and conversion of existing PE store to group teaching room. Alterations to parking layout to north and south of the site and alterations to playing field to include the installation of a MUGA (Multi Use Games Area) with ball fence at Loddon Junior School, Hillside Road

Councillors expressed concern with the increase in traffic and parking in the area that would arise following the expansion of the school and requested that approval of the application be conditional upon this issue being addressed.

170406 Proposed erection of part single, part two storey side extension to dwelling at 15 Mays Close

Councillors considered that the proposal would not be subservient or complimentary to the existing building contrary to Section 4.11 in the Borough Design Guide.

The existing tree in an adjoining property would have the root protection zone compromised by the proposal contrary to BS 5837:2012.

For these reasons Councillors requested that the proposal be refused.

170419 Proposed erection of part single, part two storey side extension to dwelling at 2 Fennel Close

Councillors considered that this proposal would not be complimentary to the existing dwelling and that it would unbalance the rhythm of the existing house and lack subservience to its form and scale. The roof does not take a cue from the main building contrary to section 4.11 of the Borough Design Guide

For these reasons it is requested that the proposal be refused.

170495 Proposed conversion of existing double garage into habitable accommodation at 11 Hambledon Close

Councillors noted that this proposal would result in a blank elevation toward the street and requested that if Planning Officers are minded to approve the application that a condition be

imposed to insert a window to provide a more active frontage, as defined in R6 of the Borough Design Guide.

170564 Proposed erection of a single storey rear extension to dwelling and part conversion of existing garage to include alterations to existing front porch and insertion of 2no new windows

Councillors requested that if Planning Officers are minded to approve this application, that a condition be imposed to ensure that the garage width be a minimum 3m wide.

#### 122.5 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:

170409 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 4.0m for which the maximum height would be 3.575m and the height of the eaves 2.64m at 59 Moorhen Drive

#### 123. LOCAL PLAN TRAINING

Councillors noted that Wokingham Borough Council had requested that Towns and Parishes send two representatives to attend a training session on Monday 27<sup>th</sup> March 2017 from 7.00 – 9.00 pm entitled ‘What Has the Local Plan Ever Done for Us?’ and it was

**RESOLVED** that Councillors B Wedge and Miss J Rance would attend the session.

#### 124. SCHOOL CROSSING PATROLS AND PEDESTRIAN CROSSINGS

Councillors noted the correspondence received from Wokingham Borough Council detailing changes to school crossing patrols. Following a review of non-statutory services, the Borough considers that pedestrian crossings already provide children and others a safe place to cross. Therefore, at two locations within Earley the school crossing patrol service will cease at the end of this academic year (July 2017).

#### 125. APPEALS

##### 125.1 New Appeals

##### 125.1.1 162836 - 6 Stowmarket Close

Councillors noted that this Appeal, which was in respect of the Borough Council's refusal to allow planning permission for the erection of first storey side extension, single storey rear extension following demolition of existing rear conservatory, front porch extension and conversion of existing garage to habitable accommodation, had been refused.

##### 125.1.2 163142 – 1 Harlton Close

It was noted that this Appeal, which was in respect of the Borough Council's refusal to allow planning permission for the conversion of existing garage to habitable accommodation, had been allowed.

**126. PUBLICATIONS**

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

Wokingham Borough Council:	News Release – SUDS Now Part of Major Builds February 2017.
----------------------------	---

**127. 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.
---------------	--------------------	---

**128. PRESS RELEASES**

No press releases were requested.

**129. TERMINATION OF MEETING**

The meeting was declared closed by the Chairman at 8.45 pm.