

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, 10th July 2018 which commenced at 7.30 pm.

Present

Chairman – Councillor W Luck

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 Councillor A Bradley.

27. MINUTES OF PREVIOUS MEETING

The Minutes of the meeting of the Planning Committee held on the 12th June 2018 were confirmed as a true record and signed by the Chairman.

28. APPLICATIONS FOR PLANNING PERMISSION

28.1 Decision Notices Issued by the Local Planning Authority

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

28.1.1 No Objection Notifications

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

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| 181136 | Application for the proposed change of use of land from C3 to D1 at St Nicolas Church, Earley |
| 181413 | Application for the proposed changes to fenestration; installation of vent at ground floor plus addition of a roof window on the front elevation at Unit 2, Cutbush Court, Danehill |
| 181504 | Planning application for the proposed change of use from hair salon to part hair and part beauty salon at 343A Wokingham Road |
| 181505 | Application for advertisement consent for the erection of 1no illuminated fascia sign at 343A Wokingham Road |
| 181555 | Application for the proposed erection of single storey front extension to form porch at 39 Ramsbury Drive |
| 181563 | Application for the proposed erection of single storey side/rear extension following the conversion of existing garage to create habitable accommodation at 19 Silverdale Road |
| 181586 | Application for the proposed erection of a single storey side and rear extension to dwelling and conversion of existing garage to additional accommodation to include changes to existing flat roof to mono pitch roof at 35 Ramsbury Drive |
| 181614 | Application for the proposed erection of a single storey side extension to the existing dwelling plus removal of existing timber fence along the boundary at 67 Gabriels Square |

- 181626 Application for the proposed erection of a single storey rear extension to dwelling following the demolition of existing conservatory at 11 High Tree Drive
- 181642 Planning application for the demolition of existing building and erection of new building to provide new class B2/B8 industrial unit with ancillary office space plus associated storage areas, car parking, access and landscaping at Units 31-33 Suttons Business Park
- 181657 Application for the proposed erection of single storey rear extension to form conservatory at 7 Sharpthorpe Close
- 181681 Application for the proposed erection of front dormer to create habitable accommodation plus erection of single storey front extension to dwelling at 98 Beaconsfield Way
- 181710 Application for the proposed erection of single storey side/rear extension to dwelling following the demolition of existing garage at 12 Betchworth Avenue
- 181740 Application for the proposed erection of a 2 metres length drop kerb at the front of the property at 520 Wokingham Road
- 181743 Application for the proposed conversion of existing loft space to habitable accommodation incorporating flat roof dormer to the north and feature dormers to the south elevation at 16 Meadow Road
- 181769 Application for the proposed erection of part single, part two storey rear extension to dwelling plus conversion of the existing garage to create habitable accommodation at 14 Harrington Close

28.1.2 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:

- 180887 Application for the proposed change of use of land to residential: Proposal description changed and new application form at 5 Westcroft Close.
- To be considered further by Councillors.
- 181148 Application to vary condition 2 and remove condition 7 of planning consent 180474 (09/04/2018) for the proposed erection of two storey rear and side extension to dwelling following the demolition of existing detached garage and shed. Condition 2 relates to approved plans and condition 7 relates to the dining area window in the north west elevation. Revised Plans to demonstrate the construction of a fence along the boundary at 6 Oldfield Close

Councillors requested that this application be refused as removal of Condition 7 means there would be nothing to prevent removal of the fence at a later date, adversely impacting the amenity of adjoining land.

- 181408 Application for the proposed erection for a two storey rear extension and first floor side extension to the existing dwelling at 52 Elm Road

Councillors expressed concern that this application is misrepresented and they believe that the proposal is an HMO (House in Multiple occupation).

For these reasons, Councillors requested that this application be refused.

181584 Application for the proposed conversion of existing garage to create habitable accommodation at 14 Repton Road

Councillors had no objection to this application but requested that a condition be attached requiring the provision of two on-curtilage parking spaces.

181629 Application for the proposed erection of first floor side extensions plus part conversion of existing garage to create habitable accommodation at 44 Gypsy Lane

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

181655 Application for the proposed erection of detached outbuilding (retrospective) at 28 The Drive

Councillors requested that this application be refused as it was considered that the retrospective proposal exhibited inadequate distance from the boundary.

However, if Planning Officers are minded to approve the application they request that a condition be imposed to prevent the building being used for separate habitation.

181665 Application for the proposed conversion of the existing detached double garage to create habitable accommodation, with glazed link to the existing dwelling at 6 Swanmore Close

Councillors requested, if Planning Officers are minded to approve this application, that conditions be imposed to prevent the building being used as separate habitation in the future or for business use without prior approval.

181666 Application for the proposed erection of part single, part two storey new/side extension plus single storey front/side extension to dwelling at 5 Elford Close

On reviewing this application, Councillors noted that the proposed window in the bathroom could constitute overlooking of neighbouring properties and requested its removal.

In addition, Councillors considered that there would be a detrimental effect on the amenity of the occupiers of the neighbouring property by reason of its proposed mass. They noted that whilst no parking plan is provided, there is limited on street parking in the immediate vicinity and would take place on highway verge.

Councillors further considered the proposal could become a future HMO (House in Multiple Occupation).

For these reasons, Councillors requested that the application be refused.

- 181671 Application for the retrospective sub-division of an existing three bedroom semi-detached dwelling into a three bedroom mid-terrace dwelling and a one bedroom studio apartment at 1a Chatteris Way

Councillors requested this application be refused due to inadequate parking and dangerous site access for both occupants and refuse collection arrangements which could cause highway safety issues.

- 181815 Application to vary condition 8 of planning consent 171903 (redevelopment of site to provide a new class B2/B8 industrial unit with ancillary office space and associated storage areas, car parking and landscaping) to allow durable solid materials for hardstanding rather than the approved permeable material. Condition 8 relates to material for the surface of access at Unit 21 Suttons business Park,

Councillors requested that this application be refused due to inadequate sustainable drainage. Sustainable drainage is a key aim of the planning system and is reflected in CP01 supported by NPPF paragraph 14.

- 181824 Application for the proposed erection of first floor extension to existing bungalow at 22 Church Road

Councillors expressed concern that this application is misrepresented and they believe that the proposal is an HMO (House in Multiple occupation).

For these reasons, Councillors requested that this application be refused.

28.2 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:

181594	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 5.2m for which the maximum height would be 4.0m and height of the eaves 2.4m at 6 Holsworthy Close
181667	Application for the prior approval for the erection of a single storey rear extension which would extend beyond the rear wall of the original house by 4.2m for which the maximum height would be 3.1m and the height of the eaves 2.2m at 21 Milton Road

29. HOUSING NEED ANALYSIS

Further to Minute 20, a Housing Policy Officer from Wokingham Borough Council attended to allow Members to gain further insight into the issues and ask questions on the Borough Housing Strategy. Following discussion, it was

RESOLVED that

1. the Deputy Town Clerk complete the survey response with comments received to date together with issues raised during the discussion
2. any further comments be sent to the Deputy Town Clerk for inclusion prior to the deadline on 13th July 2018

30. COMMUNITY INFRASTRUCTURE LEVY

30.1 Neighbourhood CIL

Members noted the Earley Neighbourhood CIL proportion for month end May 2018 and an explanation provided by Wokingham Borough on the terminology used in the report, together with government guidance on Community Infrastructure Levy and a flow chart detailing the allocation process which was previously attached.

30.2 Wokingham Borough Council CIL Co-funding Projects

Councillors noted the communication received from Wokingham Borough Council which provided a list of CIL co-funding suggestions for consideration previously attached.

31. PROPOSED TRANSFER PLANS FOR SIBLY HALL S106

Councillors noted the proposed transfer plans previously attached.

32. WOODLEY & EARLEY BUS SERVICES

Councillors noted information provided by Wokingham Borough Council regarding the new 19 A/C bus service to commence on 3rd September 2018, details previously attached.

Following discussion, it was

RESOLVED that the Deputy Town Clerk write to the relevant Borough Officer highlighting Councillors' appreciation that the Bus Services Working Party comments with regard to frequency of buses at peak journey times has been addressed, however, Councillors expressed concern that the solution did not take into account any of the other opportunities offered by both Working Parties.

33. READING BOROUGH COUNCIL – SOUTH PARK WARD PERMIT PARKING SCHEME

Councillors noted Reading Borough Council's East Reading Area Study which considered the introduction of an on-street Residents Permit Parking scheme in East Reading following parking pressures in the area. They further noted the drop-in session to be held on 30th July 2018 between 3 - 9pm at Wycliffe Baptist Church details of which were previously attached.

Following discussion, it was

RESOLVED that the Deputy Town Clerk respond on behalf of the Town Council strongly objecting to the proposal, pointing to the results of the current parking scheme at Pepper Lane, University of Reading which had served merely to push parking further down the road.

34. 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) – June 2018
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35. **PRESS RELEASES**

No press releases were requested.

36. **TERMINATION OF MEETING**

The meeting was declared closed by the Chairman at 9.35pm