

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, 15th May 2018 which commenced at 7.30 pm.

Present

Chairman – Councillor W Luck

Councillors J Armstrong, A Bradley, M Firmager, Mrs P Jorgensen, Miss J Rance JP and J Russell

Apologies for absence were received from Councillor M Ahmed and R Houlbrooke

1. MINUTES OF PREVIOUS MEETING

The Minutes of the meeting of the Planning Committee held on the 10th April 2018 were confirmed as a true record and signed by the Chairman.

2. VICE CHAIRMAN

On the proposition of Councillor Mrs P Jorgensen, seconded by Councillor W Luck it was

RESOLVED that Councillor M Firmager be appointed Vice-Chairman of the Planning Committee for the ensuing municipal year.

3. APPOINTMENT OF COMMITTEES AND WORKING PARTIES

3.1 Plans Working Party

It was

RESOLVED that Councillors J Armstrong, A Bradley, Mrs P Jorgensen, W Luck, M Firmager Ms J Rance JP, J Russell and B Wedge be appointed to the Plans Working Party for the ensuing municipal year.

4. APPLICATIONS FOR PLANNING PERMISSION

4.1 Decision Notices Issued by the Local Planning Authority

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

4.1.1 No Objection Notifications

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

180803	Application for the proposed erection of first floor side extension to dwelling at 4 Somerton Gardens
180873	Application for the proposed installation of a pair of double doors to the south side of the building at Unit 10 Suttons Park Avenue
180976	Application for the proposed erection of part single, part two storey side/rear extension following the demolition of existing conservatory plus single storey front extension to form porch at 17 Maiden Erlegh Drive

181007	Application for the proposed erection of single storey front extension to dwelling at 6 Meadow Road
181037	Application for the proposed erection of single storey front extension to form porch and increase in first floor roof profile (on approved planning application no. 152924) at 14 Redhatch Drive
181075	Application for the proposed erection of single storey front/side extension to dwelling at 95 Finch Road
181077	Application for the proposed erection of single storey rear extension to dwelling following the demolition of existing conservatory at 91 Pitts Lane

4.1.2 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

172048	<p>Application for proposed construction of a segregated fast-track public transport, pedestrian and cycle bridge and viaduct, comprising concrete bridge structure with a river span of 59.5m and a land span of 31.6m, 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: Revised/Additional Plans for the proposed construction of a segregated fast-track public transport, pedestrian and cycle bridge and viaduct to the south of the River Thames and north of the Great Western Main Line Railway:</p> <ol style="list-style-type: none"> 1. Viaduct to narrow by one metre in a localised area to the East. 2. Minor realignment of the route to the South of the Tesco superstore car park West of the Kennetmouth, reducing land-take on the car park and The Coal woodland. 3. Removal of some originally-proposed replacement car parking within the Tesco superstore car park, reducing impact on The Coal woodland. 4. Two-column supporting design of the viaduct now altered to single 'flared' column. 5. Lighting columns along the viaduct in original proposal to be replaced with low-level parapet lighting. 6. Provision of three new short-stay visitor mooring platforms on the River Thames (North Bank, East of the Kennetmouth), with associated riverbank planting. 7. Landscaping amendments to include removal of 'fedging' and reclaimed boats on original proposal and provision of wetland/marsh area under viaduct, retention of Willow tree to East of Kennetmouth and other off-side mitigating environmental improvements. 8. Amended locations for compensatory flood storage (ground lowering) at Land between Thames Valley Park Business Park and Napier Road
--------	--

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

- The design of the bridge is unsightly and little attention has been given to the area beneath the bridge.

- 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 (near the Tesco Store) impedes the floodplain, it will be placed within a woodland area and will impact both ecology and the river.
- the viaduct on the Wokingham side is too close to the river, is not screened and will be too prominent.

Earley Town Councillors have requested that this application be listed for further consideration at the next available Wokingham Borough Council Planning Meeting.

180383 Revised plans/details – Application for the erection of a first floor side extension, single storey rear extension to dwelling at 153 Silverdale Road

Councillors had no objection to this application but highlighted concerns that the applicant did not appear to have served notice on the adjoining owner. They were happy that the application proceed subject to its validity.

180979 Application for the change of use from a dwelling house to Sui Generis Use (HMO) (retrospective) at 20 Finch Road

Councillors requested that this application be refused due to lack of adequate parking.

Councillors consider that the parking requirement should be based on the parking standards for hotels of one parking space per bedroom. Therefore, this application would require six parking spaces contained within the property curtilage due to inadequate space for on street parking.

181060 Application for the proposed conversion of loft space to create habitable accommodation including a rear dormer at 16 St Clements Close

Councillors noted that a previous application for loft space with dormers (180085) was refused and consider that those comments apply equally to this application. Councillors therefore, request the application be refused on the following grounds:

1. The proposed rear dormer extension by reason of its size, scale and height would result in an unacceptable form of development that would have a detrimental impact on the character and appearance of host dwelling contrary to CP1 and CP3 of the Adopted Core Strategy (2010), the MDD Local Plan (2014), the Borough Design Guide (SPD) 2012.
2. The proposed rear dormer extension by reason of its scale and height would result in incongruous roof form that would have a detrimental impact on the visual amenity of the Locality, contrary to CP1 and CP3 of the Adopted Core Strategy (2010), the MDD Local Plan (2014), the Borough Design Guide (SPD) 2012.

181062 Application for the proposed conversion of existing loft space to create habitable accommodation including rear dormer extensions to dwelling at 30 Sturbridge Close

On reviewing this application, Councillors noted application 171624 (granted on appeal), and paragraphs 5, 6 and 8 of the Inspector's report.

Councillors consider that the proposed rear dormer for this application, would not be contained within and proportional to the roof, nor would it minimise overlooking and potential loss of privacy to adjoining properties.

It was noted that the property to the rear appears to be just below the recommended Borough back-to-back distance. They further considered that the prominent, uncharacteristic siting and appearance of the dormer windows would appear an alien feature in the street.

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

181128 Application for the proposed erection of single storey side/rear extension to dwelling, erection of new side fence plus insertion of a dropped kerb in the front at 10 Thorney Close

Councillors considered that the proposals contained within this application constitute an over development of the site and requested that the application be refused and noted the following policies:

TB08 in the Managing Development Delivery Local Plan, which resists the loss of open space which needs to be considered against para 74 in the NPPF, which states that existing open space should not normally be built on.

The Borough Design Guide has the following principles, supported by Policy CP3 of the Core Strategy:

R2 - development should relate well to neighbouring properties;

R12 - boundary treatments should respond positively to the character of the area and quality of the public realm;

R14 - development should provide space for and include well designed landscape;

R16 - requires adequate amenity to dwellings, which may apply if the fence is not moved;

R23 - extensions should contribute positively to the local character and relate well to neighbouring properties; and overall the Design Guide seeks to retain existing mature landscape.

4.1.3 Tree Works Applications

The following applications were noted

181057	Application to carry out works to protected trees TPO 134/1978 T1 Ash – Fell to ground level T2 Ash – Fell to ground level at 58 Ryhill Way
181106	Application to carry out works to protected trees TPO 860/1997 Ash (T3) Reduce and reshape by approx. 1/3; Reducing the crown by approx. 2-3 metres at 9 Dennose Close

4.2 Permitted Development Rights

It was noted that the Borough Council has received applications for prior approval of the erection of a single storey rear extension as follows:

181119	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 6m for which the maximum height would be 3.6m and the height of the eaves 2.5m at 20 Privet Close
181141	Prior approval submission for the conversion of existing office (Use Class B1(a)) to 6 residential flats (Use Class C3) at Unit 2 Cutbush Court, Danehill

181263	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 8m for which the maximum height would be 3m and the height of the eaves 2.7m at 14 Maiden Erlegh Drive
--------	---

4.3 Planning Applications Withdrawn

Councillors noted that the following planning application had been withdrawn by the applicant:

180724	Application for the proposed erection of single storey rear extension to dwelling plus loft conversion to create habitable accommodation including a rear dormer and three rooflights on the front elevation at 1 Warnsham Close
--------	--

5. **BULMERSHE LEISURE CENTRE**

Councillors noted that planning application 180828, for the new Bulmershe Leisure Centre had been submitted and comments should be sent to Wokingham Borough Council by 21st May 2018.

6. **STREET LIGHTING UPGRADE**

6.1 Councillors noted that lighting upgrades had been completed with the exception of a few roads and that the final cost to the Council was expected to be £12,056.

6.2 Street Light Transfer

Councillors noted the discussions by Local Clerks' Forum, and that an approach had been made to Wokingham Borough Council to suggest that, following the recent lighting upgrade, they might assume responsibility for maintaining those street lights currently maintained by the Town Council. Following discussion it was

RESOLVED that Councillors may be interested in the option but would await further information highlighting any costs that may be involved.

7. **LICENSING APPLICATION**

Councillors noted the application for a Goods Vehicle Operator's Licence, details of which were previously attached.

Applicant: CA Belcher & Sons Ltd
Trading Site: 7 Danehill, Lower Earley, Reading RG6 4UT
Authorisation: Two vehicles

8. **APPEALS**

8.1 New Appeals

8.1.1 172687 – 128 Church Road

Councillors noted that an Appeal had been lodged against the Borough Council's refusal to allow planning permission for the proposed erection of 10no residential apartments with associated parking and access following demolition of the existing dwelling. The Appeal will be determined on the basis of written representations.

9. TREE PRESERVATION ORDER

9.1 TPO.1614/2018 – Trees Located on Land at 28 & 30 Henley Wood Road

Councillors noted that the Borough Council had made this Tree Preservation Order (TPO) in response to a notification of works which would be detrimental to the health and amenity value of the trees and that the order would take effect on 1st May 2018. The trees covered are two Ash trees and one Birch tree and one group of birch trees.

10. 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) – April 2018 Neighbourhood CIL Proportion Report – March 2017
Reading Borough Council:	Reading Borough Local Plan – Notification of Submission email dated 4th April 2018

11. 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.
----------------	--------------------	---

RESOLVED that this item be removed from the agenda for future meetings.

12. PRESS RELEASES

It was

RESOLVED – that the following items should receive special press attention:

1. Councillors objections to Planning Application No. 172048.
2. The appointment of Councillor M Firmager as the new Vice Chairman of the Planning Committee.

13. TERMINATION OF MEETING

The meeting was declared closed by the Chairman at 8.26pm.