



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, 9th October 2018 which commenced at 7.30 pm.

Present

Chairman – Councillor M Firmager (Vice Chairman)

Councillors M Ahmed (from 7.47pm), R A Houlbrooke, Mrs P Jorgensen (from 8.06pm), Miss J Rance JP, J Russell and P Willis

Apologies for absence were received from Councillor W Luck

56. MINUTES OF PREVIOUS MEETING

The Minutes of the meeting of the Planning Committee held on 11th September 2018 were confirmed as a true record and signed by the Chairman.

57. APPLICATIONS FOR PLANNING PERMISSION

57.1 Decision Notices Issued by the Local Planning Authority

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

57.1.1 No Objection Notifications

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

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| 182417 | Application for the proposed part single storey, part two storey rear extension to existing dwelling plus conversion of existing garage to habitable accommodation and replacement of existing flat roof at 45 Ramsbury Drive |
| 182499 | Application for the proposed erection of single storey front and rear extension, conversion of existing garage to create habitable accommodation and first floor side extension at 188 Fleetham Gardens |
| 182506 | Application for the proposed erection of a two storey rear extension plus five rooflights to create habitable accommodation to dwelling at 47 Jay Close |
| 182520 | Application for the proposed erection of single storey front extension to form porch and bay window, side extension incorporating roof lantern and rear extension incorporating roof light at 29 Somerton Gardens |
| 182581 | Application for the demolition of front and rear extensions and proposed erection of front single storey extension with two skylights plus rear single storey extension with three skylights and two storey extension to the side to create habitable accommodation at 59 Chilcombe Way |

182617 Application for the proposed erection of a two storey side extension and a single storey rear extension plus front porch at 18 Cannock Way

182691 Application for the proposed erection of single storey side extension creating new link access from the dwelling, conversion of existing garage to create habitable accommodation plus erection of single storey detached outbuilding at 2a Kenton Road

57.1.2 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:

181585 Application for the proposed change of use from existing dwelling to House of Multiple Occupants including change in the number of occupants from 6 to 8 – Revised Plans at 9 Mays Close

On considering this application Councillors noted that the plans provided are inadequate and not to scale.

They further considered that the parking shown is below the level required for a sui generis HMO and all spaces need to be independently accessible.

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

182442 Application for the proposed erection of side and rear part first floor extensions, part double storey and single storey extensions to the rear. Extension and conversion of part of the garage to habitable accommodation and front porch extension to existing dwelling at 12 Stockbury Close

Councillors requested that this application be refused due to lack of parking as it was considered that the second parking space was impractical to access.

182496 Application to vary condition 2 (Approved plans) of planning permission 161596 (Full application for the proposed development of a Park and Ride facility providing approximately 277 vehicular spaces, motorcycle parking and associated vehicular access and landscaping) in order to alter ground levels/retaining walls, and the layout of parking spaces, bus stop and bus turning area at Land to the west of Thames Valley Park Drive

Councillors requested refusal of the original planning application 161596, and following the refusal of the MRT considered that this scheme was no longer vital to the area and would, in fact, attract further cars into and through the Earley area. Councillors considered that whilst this proposal may possibly reduce traffic entering Reading Borough, it would not be of benefit to Earley.

Councillors noted the documentation provided with this application but observed the difficulties in formulating a picture of the new design of the parking area in relation to the wall.

It appears that the high wall may result in dark areas of the car park necessitating further lighting thus further negatively impacting the ecology of the area. The imposing height of the proposed wall would also have a detrimental visual impact on what is currently a natural area.

For these reasons Councillors requested that the application to vary the condition be refused.

182600 Application for the proposed erection of part single, part two storey side/side extension to dwelling following the demolition of existing garage plus single storey front extension to front porch at 13 Compton Close

On reviewing this application, Councillors noted Wokingham Borough's previous refusals and that this application is broadly similar but with reduced ground and first floor proposals.

Councillors requested that the application be refused by virtue of the increase in scale, bulk, mass and footprint resulting in disproportionate, excessive and unacceptable enlargement of the property.

They considered the proposal would not be a subservient feature and would be harmful to the appearance of the host dwelling and character of the surrounding area, contrary to NPPF, Policies CP1 and CP3 of the Core Strategy and the Borough Design Guide.

182609 Application for the proposed erection of single storey front/side and rear extension incorporating 6no roof lights, two storey side extension incorporating front and rear dormers following the demolition of existing garage/utility plus changes to the external finish of the property at 25 Maiden Erlegh Drive

Councillors requested refusal of this proposal and noted that the replacement garage does not comply with the Wokingham Borough standard size of 3m x 6m internally and is encumbered by a utility space and therefore unuseable by a car. There was a lack of detail on the parking proposals contained within the proposal.

Councillors considered that the proposals contained within this application constituted an over development of the site contrary to R23 of the Borough Design Guide and requested that the application be refused.

57.1.3 Tree Work Applications

The following application was noted:

182490 Application for works to protected tree(s) TPO 134/1978 Area 15
2 x Ash Reduce at 58 Ryhill Way, RG6 4AZ

57.2 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:

None.

57.3 Planning Applications Withdrawn

Councillors noted that the following applications had been withdrawn by the applicant:

None.

58. CHANGES TO WOKINGHAM BOROUGH ON-LINE PLANNING INFORMATION

The Deputy Town Clerk had attended a meeting with Wokingham Borough officers and outlined the changes which had taken place to the Wokingham Borough Council on-line planning information system.

59. LAND TO THE WEST OF THAMES VALLEY PARK DRIVE (PARK & RIDE)

Councillors noted that Planning Application 182496, land to the west of Thames Valley Park Drive, Park & Ride was due for discussion at Wokingham Planning Committee Meeting on 10th October 2018.

RESOLVED that Councillor M Firmager be nominated to attend the meeting on behalf of Earley Town Council.

60. APPEALS

60.1 180843 – 15 Mays Close

Councillors noted that the Appeal lodged against the Borough Council’s refusal to allow planning permission for the proposed conversion of existing garage to create habitable accommodation (retrospective) had been allowed.

61. LICENSING APPLICATION

Councillors noted the application for a new premises licence for the following:-

Applicant: Unifried Nosh Ltd

Trading Site: Courtyard of the Palmer Building, University of Reading, Whiteknights Campus RG6 6UR

RESOLVED that a ‘no comment’ response be returned.

62. PUBLIC RIGHT OF WAY

Councillors noted that Reading University are proposing to carry out works to their URS building on Whiteknights Campus which will impact on the public right of way (FP Earley 6) which runs under the cantilever structure, details of which were previously attached. Following discussion it was

RESOLVED to request further information on the proposed works.

63. 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) – August 2018 Neighbourhood CIL Proportion Report – July 2018
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64. PRESS RELEASES

No press releases were requested.

65. TERMINATION OF MEETING

The meeting was declared closed by the Chairman at 8.25pm