



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, 8th January 2019 which commenced at 7.30 pm.

Present

Chairman – Councillor W Luck

Councillors M Ahmed, J Armstrong, A Bradley, M Firmager, R Houlbrooke, J Rance JP, J Russell, B Wedge and P Willis.

In attendance J Shaw (Deputy Town Clerk), D Humphreys (Senior Office Administrator), R Williams (CEO Reading Buses), Councillors Dr N Brock, L Chambers (left at 8.22pm), S Matthews and two residents.

87. CEO READING BUSES, ROBERT WILLIAMS

Robert Williams, CEO Reading Buses outlined previous experience that he has brought to Reading Buses of working in similar organisations for over 20 years. He spoke about the routes which run to, and through, Earley including the very popular No. 17, the 21 Claret and also the No. 4 which runs through Earley to Wokingham and Bracknell.

He spoke at length about the No. 19 Little Oranges route which has been restored following the recent re-tendering process undertaken with Wokingham Borough Council. It was highlighted that whilst the service was not financially self-sustaining it was the best level of provision possible with the funding available, however, continued improvement to the service would be sought in conjunction with the Borough Council.

Robert confirmed the recent announcement from Reading Buses that they had been awarded Central Government funding through a scheme aimed at reducing emissions and congestion, which would fund improvements to provide environmentally friendly buses. A filtration system will be fitted to older buses thus reducing emissions and this will result in buses emitting less particulates than a car. He stated that 87 out of the 200 buses were to be updated to complement the recent provision of new style buses on the 17 route.

Robert highlighted the Reading Buses mobile phone app which allowed customers to see real time bus locations.

88. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor P Jorgensen.

89. MINUTES OF PREVIOUS MEETING

The Minutes of the meeting of the Planning Committee held on 11th December 2018, with the addition of Councillor J Armstrong as present, were confirmed as a true record and signed by the Chairman.

90. APPLICATIONS FOR PLANNING PERMISSION

90.1 Decision Notices Issued by the Local Planning Authority

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

90.1.1 No Objection Notifications

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

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| 183123 | Full planning application for the retention of existing house and erection of 3 no dwellings and landscaping including 8 no parking spaces at 5 Cutbush Close. |
| 183296 | Full application for the proposed installation of new shop front to replace existing hoarding at 4 Maiden Lane Centre. |
| 183313 | Application for the proposed erection of single storey rear extension to form an orangery, first floor side extension over the existing garage, plus changes to fenestration and internal alterations at 6 Barholm Close. |
| 183367 | Application for proposed erection of part two storey side extension including a partial garage conversion to form habitable accommodation and part single storey front and rear extensions at 147 Beech Lane. |
| 183385 | Application for the proposed erection of a single storey rear and two storey side extension to dwelling, following removal of existing garage at 13 Anderson Avenue. |

90.1.2 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:

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| 183008 | Full application for the proposed erection of 1no 4 bed dwelling and garage, 2no 3 bed dwellings and ancillary landscaping, using existing access road to Pitt Lane at 30 Pitts Lane. |
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In considering this application, Councillors noted that the proposal sits within the SULV (Site of Urban Landscape Value) that straddles the border between Woodley and Earley and this development on the border of the SULV would reduce the role as a visual barrier, contrary to Wokingham Borough MDD Policies TB21 (Landscape Character) and TB22 (Sites of Urban Landscape Value).

Councillors noted the potential impact on TPO tree T9 (oak) which, if the development were approved, could be under pressure from future occupiers to be felled due to the impact on the amenity of the plot. The loss of the tree would have a detrimental impact upon an important landscape feature contrary to policy CP3c of Wokingham's Development Plan.

Councillors noted that the NPPF (National Planning Policy Framework) para 127c requires planning decisions to be sympathetic to the surrounding landscape setting and para 170a seeks decisions to protect and enhance 'valued landscapes' and that these

should be considered with the overall aim to increase delivery of new homes in sustainable locations.

Councillors also considered the development would be contrary to Section R9 of Wokingham Borough's Design Guide in terms of the scale and position of the buildings and in relationship to the buildings' opposite.

For these reasons, it was requested that the application be refused. However, if Planning Officers are minded to approve the application, Councillors requested that a S106 agreement be established to secure and improve the remaining tree belt along the SULV boundary.

Councillor Armstrong requested it be minuted that he would like those in attendance at the meeting to be restricted to speaking at the meeting for three minutes only.

183099 Application for the proposed erection of a single storey front extension to dorm porch, part single storey, part two storey rear and side extension plus first floor front extension to existing dwelling and dormer extension at 17 Red House Close.

In considering this application, Councillors noted that discrepancies were evident between the site plan and drawings. For this reason, it was requested that the application be refused.

183187 Reserved matters application pursuant to application 172503 for outline consent for the erection of detached dwelling house with garage, and access (matters for approval – appearance, landscaping, layout and scale) at Land Adjacent to 6 Aldbourne Avenue.

Councillors requested that if Planning Officers are minded to approve this application, a condition be imposed requiring the replacement of the TPO yew tree with another of the same species.

183251 Application for the proposed erection of part side and rear first floor extensions, part two storey rear extensions, and part single storey front extension to existing dwelling to form new porch, with conversion of existing garage for habitable accommodation at 12 Stockbury Close.

Councillors requested this proposal be refused by virtue of the scale and mass resulting in overdevelopment of the site.

183373 Application for proposed erection of single storey rear and front extensions to existing dwelling, with internal alterations and changes to fenestration at 40 Gipsy Lane.

Councillors considered this proposal and noted that there could be an overbearing impact on the adjoining neighbour and for this reason requested that the application be refused.

183382 Application for the proposed erection of a garden annex known as a Zedbox 635F for habitable accommodation at 1 Blackley Close.

Councillors requested that if Planning Officers are minded to approve the application, it be subject to a condition stating the accommodation only be used and occupied as ancillary accommodation by members of the family or non-paying guests of the

occupiers of the dwelling and shall not be used at any time as a separate residential unit of accommodation.

183386 Application for the proposed single storey rear extension to dwelling plus conversion of existing garage to create habitable accommodation at 50 Faygate Way.

Councillors considered this proposal and noted the second parking space indicated would obstruct the shared driveway and access to 46 and 48 Faygate Way. Owing to the inability to provide alternative on curtilage parking, Councillors requested that the application be refused.

183454 Application for proposed erection of a rear extension, alterations to the roof to create first floor accommodation with side dormers, and construction of a new garage following demolition of covered areas to the rear and side of the existing dwelling/garage at 51 Redhatch Drive.

Councillors requested that if Planning Officers are minded to approve the application, owing to the side windows in the dormers of the new bedrooms, it be subject to a condition requiring any first floor side windows to have obscured glazing.

183479 Application for the proposed erection of 5 steps from the rear to new ground level 800mm below house floor level at 16 Silverdale Road.

Councillors requested that if Planning Officers are minded to approve the application that it be subject to a condition restricting the width of the topmost step/landing to 365mm, as drawn, to prevent the top step becoming a platform resulting in overlooking of neighbouring properties.

183490 Application for the proposed erection of 1no 3 x bedroom dwelling to rear of existing bungalow with associated access and parking at 34 Hilltop Road.

Councillors considered this application and noted that the car parking is not conveniently located for use by the proposed occupants with the walking distance being in excess of the maximum recommended in the MDD Local Plan and not visually linked to the property. They further considered that its location would disturb the amenity of the occupants of the existing dwelling and would not be compatible with local character, nor does it create a quality environment or function well, contrary to P1, P2 and P3 in the WBC Design Guide.

Councillors noted that whilst the windows facing toward the host dwelling have obscured glazing at first floor, the main window to the principle bedroom would overlook the rear gardens of the four new properties to the southwest, the nearest being just 6.75m away, contrary to R15 in the WBC Design Guide.

Councillors recommendation is for the application to be refused based on the overbearing nature of the proposal, overlooking of existing properties and the resultant loss of privacy and amenity, contrary to CP3 a, b and f. They felt that the proposal does not relate well to the existing street scene, contrary to R11 in the WBC Design Guide.

90.1.3 Tree Works Application

The following application was noted:

183108 Application for Works to Protected Tree(s)TPO 159/1979, Single 6.T1, English Oak – to lift up to 3 meters over garden and re-balance on road side; to prune clear of property roof and guttering to give a 2 meter clearance; and deadwood, removing any dead and dying wood and stumps and any rubbing and crossing branches at 6 Elm Lane.

90.1.4 Permitted Development Rights

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

183414 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 2.4m at 40 Moorhen Drive.

91. LOCAL PLAN UPDATE

91.1 Homes for the Future

Councillors noted the contents of the leaflet distributed to homes in the Borough entitled ‘Homes for the Future’ and the date of the forthcoming consultation event to be held at Trinity Church, Earley on 6th February 2019 between 7pm and 9pm.

92. 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) – December 2018. Neighbourhood CIL Proportion Report – November 2018. WBC Highway Maintenance Management Plan – Winter Service 2018/19.
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93. PRESS RELEASES

No press releases were requested.

94. TERMINATION OF MEETING

The meeting was declared closed by the Chairman at 9.20pm.