



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, 5th February 2019 which commenced at 7.30pm.

Present

Chairman – Councillor W Luck

Councillors J Armstrong, M Firmager, R Houlbrooke, P Jorgensen, J Rance JP, J Russell (left at 8.45pm) and P Willis (left at 8.55pm)

In attendance Jo Shaw (Deputy Town Clerk), Diana Humphreys (Senior Office Administrator), Councillor S Matthews (left at 8.17pm) and a Resident

95. PUBLIC FORUM

Councillors agreed to move the discussions on the Bulmershe Site of Urban Landscape Value (SULV) Joint Working Party meeting to the start of the meeting.

Following a meeting of the SULV Joint Working Party consisting of Councillors from Earley and Woodley Town Councils which was held on 24th January 2019, Members of the Planning Committee were asked to consider whether the following proposed statement be agreed and sent as a response to the Borough's Local Plan Update consultation:

“Earley Town Council and Woodley Town Council’s joint Working Party on the Bulmershe Site of Urban Landscape Value (SULV) known as the Bulmershe Fields, site reference 5WO003, do unanimously request that Wokingham Borough Council change the suggested use allocation of this site in the Local Plan Update from “Leisure/Public Open Space” to simply “Public Open Space”, which is what is recorded as the current use classification. Residents of both councils have made their feelings known and they wish this area to remain as it currently is, and to ensure the retention of the existing grass sports fields and the provision of public open space for informal recreation without the threat of any building, even if it would be to provide additional leisure facilities.”

Following considerable discussion it was

RESOLVED

1. That the joint statement, as detailed, be sent as response to the Local Plan Update consultation from the SULV Joint Working Party
2. In addition the following points be added from Earley Town Council:
 - The designation of ‘Local Green Space’ (as defined in the NPPF points 99 to 101) be adopted by Wokingham Borough Council as part of the Local Plan Update if it proves to be a more effective designation, in terms of protection of the space, than the designation of Site of Urban Landscape Value (SULV)
 - Councillors sought no change to the current identified boundaries of the SULV and wished to avoid further erosion of the outer limits of this area which provides public benefit

96. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors M Ahmed, A Bradley and B Wedge.

97. DECLARATIONS OF INTEREST

There were no declarations of interest.

98. MINUTES OF PREVIOUS MEETING

The Minutes of the meeting of the Planning Committee held on 8th January 2019 were confirmed as a true record and signed by the Chairman.

99. APPLICATIONS FOR PLANNING PERMISSION

99.1 Decision Notices Issued by the Local Planning Authority

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

99.2 Planning Applications Received since the Last Meeting of this Committee

99.2.1 No Objection Notifications

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

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| 183321 | Application for the proposed erection of single storey side/rear extensions including a new conservatory following the demolition of existing conservatory and outhouse, first floor rear extension, plus internal alterations and changes to fenestration at 54 Hillside Road. |
| 183544 | Advertisement application for the proposed erection of two externally illuminated fascia signs at 420 Thames Valley Park Drive. |
| 183547 | Advertisement application for three illuminated totem signs. Non-illuminated signage thirty seven window graphics, one lockable poster frame and four canopy vinyls at Asda, Chalfont Way. |
| 190007 | Application for proposed erection of part single storey rear extension, part single storey front extension and part first floor front extension to existing dwelling at 21 Easington Drive. |
| 190048 | Application for the proposed erection of a single storey side/rear extension with 2no roof lights, conversion of existing loft space to additional habitable accommodation, to include a rear dormer extension and roof light at 112 Silverdale Road. |
| 190062 | Application for the proposed erection of single storey rear extension following demolition of existing conservatory, plus internal alterations at 18 Adwell Drive. |
| 190131 | Application for proposed partial garage conversion and changes to fenestration at 14 Conygree Close. |

- 190190 Application for the proposed part conversion of existing garage to create habitable accommodation including the insertion of a roof light plus internal alterations at 2 Moor Copse Close.
- 190202 Application for the proposed conversion of existing store to create habitable accommodation plus internal alterations and changes to fenestration at 3 Turmeric Close.
- 190204 Application for the proposed erection of single storey rear extension to dwelling plus changes to fenestration at 11 Lancaster Gardens.
- 190258 Application for the proposed erection of single storey rear extension of existing detached hobby/garden room including changes to fenestration at 6 Compton Close.

99.2.2 Conditional Approval Recommendations

None.

99.2.3 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:

- 182919 Application for the proposed erection of single storey side/rear extension following demolition of existing garage and conservatory, internal modifications, changes to fenestration and erection of cycle storage at rear at 11 Saffron Close.

Councillors considered that this proposal represented an overdevelopment of the site, and an encroachment on the boundary with the neighbour property at no. 12.

Councillors noted that the application was a resubmission of the previous application, although they have addressed issues previously raised by moving the boundary.

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

- 183099 Application for the proposed erection of single storey front extension to form porch, part single storey, part two storey rear and side extension plus front dormer extensions to dwelling.
Revised/additional plans to show the ridge line of the proposed first floor extension to be in line with the existing plus the removal of the step in from the side boundary, as shown on drawing numbers 1003-PD-21A, 1003-PD-22A, 1003-PD-23A and 1003-PD-24A at 17 Red House Close.

Councillors requested that this application be refused as the revised drawings are not available for consideration.

- 190025 Full planning application for the proposed phased development of 1no detached dwelling and 2no detached bungalows with associated access and parking at Land to the rear of 411-413 Wokingham Road.

Councillors requested, if Planning Officers are minded to approve this application, that conditions be attached as follows:

- the opening windows on the rear slope of the roof be retained as obscured glazing
- the retention of garages for use of storing motor vehicles only, with no change without prior approval from Wokingham Borough Council.

190033 Application for the proposed erection of a two storey side extension, extension to existing front porch and erection of two rear dormer extension to dwelling and extension to existing roof over existing single storey rear extension at 27 Stanton Close.

Councillors noted that there was no parking information provided with the application.

They further noted the overbearing nature of the rear first floor extension and its impact on daylighting to the neighbouring property contrary to R18 of the Borough Design Guide.

Additionally, Councillors considered that the rear first floor extension does not relate well to the adjacent property, contrary to R23 of the Borough Design Guide.

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

190078 Application for proposed erection of part two storey rear extension including conversion of existing garage, part single storey front extension to extend porch at 5 Lidstone Close.

Councillors requested that, if Planning officers are minded to approve the application, conditions be imposed to prevent the property being used for multiple occupancy.

190081 Application for a certificate of existing lawful development for the use of an annexe above the garage as a separate residential dwelling at 14 Simmonds Crescent.

Councillors expressed concern that the room/area identified in the proposal was below the Nationally Described Space Standard and provided inadequate living space.

They also noted the insufficient parking and the lack of on-street parking available.

For these reasons they requested that the application be refused.

190112 Full application for the proposed construction of a decking area with associated protective railings to match existing at Maiden Place.

Councillors considered that this application was invalid as no notice had been served on the owner of the property.

190138 Application for the proposed garage conversion to create habitable accommodation plus three rooflights to existing dwelling and changes to fenestration at 18 Launcestone Close.

Councillors requested that this application be refused as there was no indication of how parking would be provided on completion.

If Planning Officers are mindful to approve this application, Councillors requested a condition be added prohibiting the separate residential use of the garage, other than incidental to the main house, without prior approval from Wokingham Borough Council.

190145 Application for the proposed erection of a single storey side/rear extension and single storey front extension to existing porch.

Councillors considered that the proposals contained within this application were overbearing, impacted on the neighbouring property and constituted an over development of the site contrary to R23 of the Borough Design Guide and requested that the application be refused.

190222 Application for the proposed erection of single storey front extension to form porch, single storey rear extension including the insertion of 2no roof lights, conversion of existing garage to create habitable accommodation, plus internal alterations and changes to fenestration at 18 Lancaster Gardens.

Councillors requested that this application be refused as the three parking spaces shown on the frontage were not accessible.

99.2.4 Tree Work Applications

The following applications were noted:

183470 Application for Works to Protected Tree(s)
TPO 197/1980, Group 1
T1 and T2 Field Maples – Fell and replace at 9a Thanington Way

190193 Application for works to protected tree(s)
TPO 205/1981, Group 3
T1, Oak – Reduce the crown to allow more light by selectively pruning back to the old pruning points and removing dead wood and crossing branches in accordance with British Standards 3998 – 2010 Recommendations for Tree Works. The work is to be carried out by Arborfield Tree Care, and will be similar to the pruning carried out approximately 5 years ago at 44 Kerris Way

99.3 Permitted Development Rights

RESOLVED that the observations and comments as listed below be sent to the local Planning Authority in respect of the following applications:

183313 Householder 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

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

100. **MEETING WITH ROBERT WILLIAMS, CEO, READING BUSES**

Following the recent visit from Robert Williams, CEO Reading Buses where Members indicated a desire for closer liaison with Reading Buses when planning or changing bus routes through Earley, Members considered the format and following discussion it was

RESOLVED that a meeting with Robert Williams be arranged for August 2019, and that this be added to the Planning Agenda for May 2019.

101. PLANNING APPEALS

101.1 New Appeals

101.1.1 173675 – Auto Trader House, Danehill

Councillors noted that an Appeal had been made to the Secretary of State against the Borough Council's refusal to allow planning permission for the proposed erection of 76 residential flats in three buildings rising to three storeys in height, together with associated surface level and part lower ground floor car parking, open space, landscaping and infrastructure works following demolition of existing buildings. The Appeal will be determined on the basis of a hearing.

101.1.2 180979 – 20 Finch Road

Councillors noted that an Appeal had been made to the Secretary of State against the Borough Council's refusal to allow planning permission for the proposed conversion of the existing single dwelling house to a flat building comprising three units (retrospective). The Appeal will be determined on the basis of written representations.

102. 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) – January 2018. Neighbourhood CIL Proportion Report – December 2018.
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103. PRESS RELEASES

RESOLVED that Councillors' determination to protect the area known as Bulmershe Fields SULV/Green Space should receive special attention.

104. TERMINATION OF MEETING

The meeting was declared closed by the Chairman at 9.26pm.