



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 April 2019 which commenced at 7.30pm.

Present:

Chairman – Councillor W Luck

Councillors J Armstrong, A Bradley, M Firmager, P Jorgensen, J Rance JP, J Russell and P Willis.

In attendance J Shaw (Deputy Town Clerk) and D Humphreys (Senior Office Administrator), Councillor L Chambers and four members of the public.

The first twenty minutes of the meeting were set aside for members of the public to pose questions to the Council. Members of public present attended to listen to discussions on Planning Applications and agenda items.

116. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors R Houlbrooke and B Wedge.

117. DECLARATIONS OF INTEREST

There were no declarations of interest.

118. MINUTES OF PREVIOUS MEETING

The Minutes of the meeting of the Planning Committee held on 5th March 2019 were confirmed as a true record and signed by the Chairman.

119. APPLICATIONS FOR PLANNING PERMISSION

119.1 Decision Notices Issued by the Local Planning Authority

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

119.2 Planning Applications Received since the Last Meeting of this Committee

119.2.1 No Objection Notifications

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

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| 190268 | Application for the proposed erection of two storey side extension to existing dwelling plus internal alterations at 6 Saleby Close. |
| 190489 | Application for proposed two storey rear extension to existing dwelling at 21 Tinwell Close. |
| 190628 | Application for the erection of a car port (retrospective) at 1 Tiptree Close. |

- 190634 Application for the proposed erection of an additional external staircase on north elevation to serve first floor lecture rooms at The Palmer Building. UoR, RG6 6UR.
- 190695 Application for the proposed erection of a single storey rear extension and replacement of existing side extension, with internal alterations, including 4 rooflights and changes to fenestration at 7 Erleigh Court Gardens.
- 190726 Application for the raising of the land height at the side of the house with patio and retaining wall (retrospective) at 192 Silverdale Road.

119.2.2 Conditional Approval Recommendations

RESOLVED that the conditional approval recommendations as listed below be sent to the local Planning Authority in respect of the following applications:

- 190490 Application for the proposed erection of a two storey side extension with rear dormer following demolition of existing garage to dwelling at 66 Harcourt Drive.

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.

- 190547 Application for proposed erection of first floor rear extension with a Juliette balcony and terrace formation, garage conversion to provide habitable accommodation, plus changes to fenestration and internal alterations at 14 Maiden Erleigh Drive.

If Planning Officers are minded to approve this application, Councillors requested that a condition be imposed to restrict access from the terrace to the flat roof area.

- 190604 Application for a proposed erection of part single part double storey side and rear extension with front canopy, garage conversion to create habitable accommodation, erection of an outbuilding, plus internal alterations at 30 Radstock Lane.

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 without prior approval.

- 190608 Application for the proposed erection of 1no. dwelling house with attached garage and carport, plus new vehicular access from Aldbourne Avenue at land adjacent to 6 Aldbourne Avenue.

If Planning Officers are minded to approve this application, Councillors requested that windows in the northern elevation be obscure glazed and that the first floor window be fixed shut.

They also requested that a scheme of landscaping be approved prior to commencement of development.

190678 Application for the proposed erection of a first storey side and single storey rear extension with conversion of garage with enlarged bedroom and loft above to create habitable accommodation at 35 Ramsbury Drive.

If Planning Officers are minded to approve this application, Councillors requested that conditions be imposed requiring obscured glazing on the flank wall windows and also that approval be provisional upon the application providing a parking plan demonstrating that at least two parking spaces can be achieved on curtilage.

119.2.3 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:

182765 Planning application for the demolition of existing bungalow and erection of a two storey dwelling at 8 Culver Lane.

In considering this application, Councillors considered that the proposal lacked landscaping to the front of the property contrary to R14 of the Borough Design Guide which states that development should provide space for and include well designed soft landscape.

The relationship of this proposal with the adjoining property was poor and did not maintain the separation distance of 1m contrary to R23 of the Design Guide.

Policy R8 MDD, regarding development to corner locations - Councillors felt the two storey staircase tower is an overbearing feature in the street scene.

Policy R9 and R11 MDD, requires development to respond positively to the surrounding character, whereas it was considered the stair tower was a discordant feature.

These issues are supported by the Core Strategy Policy CP3, which requires appropriate scale, height and character, as well as a contribution to a sense of place and integration with their surroundings.

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

190502 Application for the extension/amalgamation of rear dormer (retrospective) at 11 Ramsbury Drive.

Councillors requested that this application be refused as they considered it to be out of character with the local area and that it lacks the sensitivity of the previous application granted.

190517 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.

Councillors noted the proposal, but considered that the proposal was still quite large and out of keeping with the immediate vicinity and requested that it be refused as by virtue of its design, siting and scale, it would have a detrimental impact on the character and appearance of the host dwelling and the surrounding area.

This would be contrary to Policies CP1 and CP3 of the adopted Wokingham Borough Core Strategy (2010) and the Borough Design Guide Supplementary Planning Document (2012).

190618 Full application for the change of use from Aged Care Facility to Residential (all affordable), plus the creation of six new apartments (36 no. flats in total) through conversion of part of existing communal areas and the addition of 13 no. car park spaces at Liberty of Earley House, Strand Way.

Councillors carefully considered this application but requested that it be refused and that the use class remain as C2 - Care Home rather than be changed to C3a - General Residential.

It was felt that the detailed proposal put forward appeared to be intended for those who required care.

Councillors also noted that if the class use changed to C3a the current parking arrangements were not sufficient for open market housing in Lower Earley.

190644 Application for the proposed erection of single storey side/rear extension, single storey front extension to form porch, insertion of 7no. roof lights, garage conversion to create habitable accommodation, plus internal alterations and changes to fenestration at 10 Norton Way.

Councillors noted that the implementation of this large proposal would result in over-shading of neighbours at No. 8 and requested refusal of the application due to the overbearing nature of the proposals and the over-shading of the neighbouring property, contrary to R18 and R23 of the Borough Design Guide.

190656 Application for the proposed erection of single storey rear extension, single storey front extension to form porch, single storey front extension to existing garage, insertion of 5no. roof lights, plus internal alterations and changes to fenestration at 15 Saffron Close.

Councillors considered that this application would be overbearing and that it would cause a loss of privacy to the neighbouring property contrary to Policy CP3 and R15 of the Borough Design Guide and requested that it be refused.

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 without prior approval.

119.2.4 Tree Work Applications

The following applications were noted:

190764 Application for works to protected tree TPO 1109/2006, T1
T1 Oak – Crown lift to approximately 6m by removing secondary growth only where possible. (This will include an entire limb to the rear); remove epicormic growth from main stem; reduce side limb by approximately 2m, by pruning back to growth points to retain natural shape; remove storm damaged limbs at 31 Loxwood.

119.3 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:

190620 Application for prior approval of erection of a single storey rear extension which will extend beyond the rear wall of the original house by 6 metres for which the maximum height would be 3.94 metres and the height of the eaves 2.434 metres at 26 Chiltern Crescent.

120. WOKINGHAM BOROUGH COUNCIL RIGHTS OF WAY IMPROVEMENT PLAN

Councillors noted that a review of Wokingham Borough Council's Rights of Way Improvement Plan (ROWIP) was currently underway. As a Highway Authority, Wokingham is required to have a ROWIP setting out how the public Rights of Way network meets the needs of the public and this requires reviewing every 10 years.

121. LANDSCAPE CHARACTER ASSESSMENT (LCA)

Councillors received information on Wokingham Borough Council's update to its Landscape Character Assessment (LCA) to support the Local Plan Update and assist with determining Planning Applications.

RESOLVED

Councillors requested that the following features within Earley should be included within the Landscape Character information:

- Horseshoe Bridge & the Brunel Railway bridge along the Thames Path
- The old lanes which contributed to the footpath network around Earley
- Ancient Woodland areas including Pearmans Copse, Redhatch Copse and Bulmershe Park SULV and the Maiden Erleigh Nature Reserve
- Thames Valley Park water meadow
- The numerous buildings of character and those with listed status around Earley
- The University of Reading grounds

Councillors considered that demand for additional car parking has had an adverse effect on the character of Earley.

122. READING BOROUGH COUNCIL CONSULTATION ON STATEMENT OF COMMUNITY INVOLVEMENT

Councillors noted that Reading Borough Council was undertaking a consultation on their Statement of Community Involvement (SCI) which was adopted in March 2014, to consider whether there is a need for it to be revised and that written responses were required by 10th May 2019.

RESOLVED

1. That insufficient time was provided to read the information and the Council submit no comments.
2. That Members submit any comments directly.

123. LICENSING APPLICATION

Councillors considered the application for a new Premises Licence:

Applicant: Mrs Ahmna Ahmed
Trading Site: Johnnos Pizza, 390B London Road

RESOLVED that no comment be made on the application.

124. STREET NAMING & NUMBERING

124.1 Thames Valley Park & Ride

Councillors noted the address for the new Park and Ride facility:

Thames Valley Park & Ride
Broken Brow
Earley
Reading RG6 1FW

124.2 The Liberty of Earley House

Councillors noted the change of property name to:

Liberty House
Strand Way
Earley
Reading RG6 4EA

125. SITE OF URBAN LANDSCAPE VALUE (SULV)

Following the request from Councillor Sheena Matthews for clarification on the future of the SULV following its removal from the review of sites within the Local Plan Update, Councillor Pauline Jorgensen (Borough Councillor) confirmed that Bulmershe Field was an important local amenity that had a recognised designation as a Site of Special Landscape Importance through Borough Planning Policies. Following discussion it was

RESOLVED that Councillors wished to reinforce their commitment to pursuing the SULV Joint Working Group with Woodley Town Council in the future.

126. LOCAL VALIDATION LIST – WOKINGHAM BOROUGH COUNCIL CONSULTATION

Councillors noted that the Borough Planning Department was updating the local validation checklist to provide more certainty for requirements relating to the submission of planning applications.

RESOLVED that Councillors considered there was limited time available to respond to this consultation due to the political cycle, however, a response should be sent to request that accurately scaled drawings are provided and annotated.

127. 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) – March 2019. Neighbourhood CIL Proportion Report – February 2019
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128. PRESS RELEASES

No press releases were requested.

129. TERMINATION OF MEETING

The meeting was declared closed by the Chairman at 9.30pm.

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Chairman