



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, 21st May 2019 which commenced at 7.30pm.

Present:

Chairman – Councillor G Littler

Councillors A Bassett, A Mickleburgh, A Neal, R Sangster, C Smith and M Shaw (left at 8.30pm)

In attendance J Shaw (Deputy Town Clerk), D Humphreys (Senior Office Administrator), Councillor C Jones (left at 9.30pm). Two members of the public were present.

The first twenty minutes of the meeting were set aside for members of the public to pose questions to the Council.

1. PUBLIC FORUM

1.1 Planning Application 190990 – 128 Church Road

A member of the public spoke against the new application for a block of 6 flats at the above address and explained that the previous application for 10 flats had been refused by Wokingham Borough Council, a decision upheld on appeal. He considered that the new application was still dominant in the street scene, would be visible from the SULV (Site of Urban Landscape Value) and did not offer sufficient parking for the potential occupants.

1.2 Planning Application 191011 – 30 Pitts Lane

A second member of the public spoke against the new application for the proposed erection of 1no 4 bedroom detached house and 2no 3 bedroom semi-detached houses and explained that the previous application for the same had been refused by Wokingham Borough Council. She explained that the reasons for refusal had been the impact on the SULV of the erosion of the landscape buffer, the effect on TPO trees and the inappropriate height of the proposed dwellings with regard to the SULV. She considered the new proposal would still adversely impact the SULV, that the proposed new dwellings would be visible from Pitts Lane and that the hard parking area to the front would be inappropriate on the SULV surrounding area.

2. VICE CHAIRMAN

On the proposition of Councillor A Bassett, seconded by Councillor C Smith it was:

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

3. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors R Cook, D Hare and D Ireland.

4. DECLARATIONS OF INTEREST

Councillor A Neale expressed an interest in planning application 190934 40 Gypsy Lane and took no part in the discussions.

Councillor C Smith expressed an interest in planning application 190691 4 Whitestone Close and took no part in the discussions.

5. APPOINTMENT OF SUB-COMMITTEES AND WORKING PARTIES

5.1 SULV Joint Working Party

It was:

RESOLVED that Councillors S Matthews and A Bassett be appointed as the Town Council's representatives on the Bulmershe SULV Joint Working Party.

5.2 Bus Services Working Party

It was:

RESOLVED to defer the decision on the Bus Services Working Party until the next meeting of the Planning Committee.

5.3 Any Other Sub-Committees & Working Groups

It was:

RESOLVED to defer the decision on the requirement for any other sub-committees or working groups until the next meeting of the Planning Committee.

6. MINUTES OF PREVIOUS MEETING

The Minutes of the meeting of the Planning Committee held on 9th April 2019 were confirmed as a true record and signed by the Chairman.

7. APPLICATIONS FOR PLANNING PERMISSION

7.1 Decision Notices Issued by the Local Planning Authority

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

7.2 Planning Applications Received since the Last Meeting of this Committee

7.2.1 No Objection Notifications

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

190219 Application for the proposed erection of single storey rear extension to existing dwelling, plus changes to fenestration and internal alterations at 45 Loxwood.

190225 Application for the proposed erection of single storey side extension, conversion of existing garage to create habitable accommodation, plus internal alterations and changes to fenestration at 77 Mill Lane.

- 190814 Application for the proposed erection of single storey open glass room rear extension to existing dwelling at 17 Bradmore Way.
- 190855 Application for a proposed single storey rear and side extension, conversion of garage to create habitable accommodation and change to existing utility roof from flat roof to part pitched, part flat roof to include 4 roof lights at 235 Wokingham Road.
- 190907 Application for the proposed conversion of existing garage to create habitable accommodation plus changes to fenestration at 7 Soham Close.
- 190917 Application for erection of a single storey side infill extension, erection of new front porch, changes to fenestration and internal alterations at 544 Wokingham Road.
- 190924 Application for the erection of a single storey rear extension plus internal alterations, following demolition of existing rear bay extension at 79 Wilderness Road.
- 190951 Application for conversion of garage to additional habitable accommodation plus changes to fenestration at 22 Chicory Close.
- 190985 Application for erection of single storey rear extension following part demolition of existing single storey rear extension and rear conservatory, plus internal alterations at 1 Gypsy Lane.
- 191054 Planning application for the erection of a wooden fence running between Douglas Court and Hartsbourne Road (retrospective) at Douglas Court, Hartsbourne Road.

7.2.2 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:

- 190315 Application for proposed part garage conversion to create habitable accommodation, plus changes to fenestration and internal alterations at 7 The Crescent.

Whilst Councillors had no objections to this proposal, they noted the lack of soft landscaping to the front of the property and requested that, if Planning Officers are minded to approve the application, a condition be added requiring the inclusion of soft landscaping appropriate to the character of the local area.

- 190633 Application for the proposed erection of a two storey dwelling with basement following demolition of existing dwelling at 341 Wokingham Road.

Councillors noted that similar plans were approved under application 142436. Councillors requested that, if Planning Officers were minded to approve this proposal, a condition be added requiring sufficient on-curtilage parking spaces be available for the property owing to the lack of on-street parking.

190691 Application for the proposed single storey side/rear extension, single storey front extension to form porch and conversion of existing garage to create habitable accommodation at 4 Whitestone Close.

Councillors noted that the loss of the garage would increase demand for parking space and would impact neighbours due to the narrow road access.

If Planning Officers are minded to approve the application, Councillors request a condition be attached ensuring sufficient on-street parking for other nearby residents.

190818 Application for proposed first floor side-rear dormer extension to existing dwelling at 18 Lancaster Gardens.

Whilst Councillors had no objections to this proposal, they noted the lack of soft landscaping to the front of the property and requested that, if Planning Officers are minded to approve the application, a condition be added to include soft landscaping appropriate to the character of the local area.

190820 Application for the proposed erection of single storey side extension including the insertion of 2no. roof lights following the demolition of existing side outbuilding, plus internal alterations at 11 Joel Close.

Councillors requested, if Planning Officers are minded to approve this application, that the three identified parking spaces be completed prior to the habitation of the proposed extension.

190926 Application for conversion of garage to additional habitable accommodation at 19 The Drive.

Whilst Councillors had no objections to this proposal, they noted the lack of soft landscaping to the front of the property and requested that, if Planning Officers are minded to approve the application, a condition be imposed to include soft landscaping appropriate to the character of the local area.

190849 Application for a proposed single storey front extension to form a porch, part garage conversion to create habitable accommodation, two storey side/rear extension, plus internal alterations at 7 Rhodes Close.

Councillors considered that this proposal would have an adverse impact on the character of the road and did not contribute positively to the attractiveness of the street scene contrary to R6 of the Borough Design Guide.

Councillors further considered that the height and scale of the proposal was overbearing contrary to R9. For these reasons it was recommended that the proposal be rejected.

191072 Application for proposed single storey front extension and garage conversion to habitable accommodation at 23 Lakeside.

Councillors requested that, if Planning Officers are minded to approve this application, conditions be attached requiring materials used to match existing and that on-curtilage parking for four cars be required.

They further requested a condition be added to include soft landscaping to the front of the property, appropriate to the character of the local area.

7.2.3 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:

190908 Application for the erection of a part single storey, part two storey front/side extension and conversion of garage to additional habitable accommodation at 9 St Clements Close.

In considering this application, Councillors were concerned that the parking plan provided indicated that the spaces were on highway verge and therefore inadequate. For this reason, it was requested that the application be refused.

190934 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 requested the refusal of this proposal as they considered that the long blank wall on the proposal would negatively impact the amenity of immediate neighbour. However, if Planning officers are minded to approve the application, they requested conditions be attached to ensure three on-curtilage parking spaces, and the inclusion of appropriate soft landscaping to the front of the property.

190963 Application for conversion of loft to additional habitable accommodation with front and rear dormer extensions at 2 Sturbridge Close.

Councillors noted that applications 190358 (part) and 190359 had received approval, and considered that this additional proposal would constitute overdevelopment of the site by reason of its proposed mass, would be out of character within the area and could constitute overlooking of neighbouring properties.

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

190990 Application for the proposed erection of 6no. residential apartments with associated parking and access following demolition of existing buildings, 8no. in total at 128 Church Road.

In considering this new application, Councillors once again noted the proximity to the busy Church Road which would be unsuitable for on road parking, together with the restricted on-site parking for the number of units being suggested.

Councillors considered that this application failed to minimise the visual impact on the SULV (Site of Urban Landscape Value) contrary to TB22 of the Borough Local Plan.

Councillors considered that view from Church Road, and height of the proposal remained out of character with the local area.

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

191011 Planning application for the proposed erection of 1no. 4 bedroom detached house and 2no. 3 bedroom semi-detached houses with associated parking, access and landscaping at 30 Pitts Lane.

In considering this new application, Councillors again noted that the proposal sits within the SULV (Site of Urban Landscape Value) and considered that this new proposal fails to retain and enhance the special landscape features and qualities that make the site valuable, contrary to TB22 of the Borough Local Plan. The proposed height of the buildings, although reduced, will still have a visual impact on the SULV and further erode the landscape buffer on the boundary.

Councillors request that, if Planning Officers are minded to approve the proposal, a condition be attached requiring existing trees to be retained and root protection zones to be implemented.

191060 Application for the proposed infill side extension to existing dwelling and garage at 12 Lind Close.

Councillors considered this proposal to be overdevelopment and harmful to the amenity of neighbouring properties.

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

7.2.4 Tree Work Applications

The following applications were noted:

190785 Application for works to protected trees – TPO1350/2010, T4 and T5 -
T4, Oak – Reduce all lateral limbs towards property by up to 1.5m
T5, Ash – Reduce all lateral limbs towards property by up to 1.5m at 45 Jay Close.

191098 Application for works to protected trees – TPO 622/1993, T3 and T6 -
T9, (T3) Sycamore – Crown lift to give a clearance of up to 4 metres from ground level
T11, (T6) Silver Birch – Fell and replace at Land adjacent to 6 Aldbourne Avenue.

7.3 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:

190935 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 5m, for which the maximum height would be 3.075m and the height of the eaves 3m at 25 Byron Road.

8. **5G MAST UPGRADE – SIBLY DEVELOPMENT, REDHATCH COPSE**

Councillors noted the receipt of correspondence from WHP Telecoms containing information on the process of mast upgrades to 4G/5G and that a formal application

would be submitted to Wokingham Borough Council in due course. An invitation to a future Planning Meeting (or alternative date), to discuss the proposal in detail had been sent but to date no response had been received.

9. PLANNING APPEALS

9.1 Appeal Decision

9.1.1 180979 – 20 Finch Road, Earley

Councillors noted that the Appeal lodged against the Borough Council’s refusal to allow a change of use from a C3 dwelling house into *sui generis* (larger HMO) at 20 Finch Road had been allowed.

9.1.2 182993 – 12 Delamere Road

Councillors noted that the Appeal lodged against the Borough Council’s refusal to allow a two storey side extension and single storey rear extension to dwelling, following demolition of existing garage had been dismissed.

10. STREET NAMING & NUMBERING

10.1 Unit 21 Suttons Business Park

Councillors noted that Units 62-67 Suttons Business Park, Suttons Park Avenue will be demolished and replaced with one new unit to be numbered:

Unit 21
Suttons Business Park
Suttons Park Avenue
Earley
Reading RG6 1AZ

11. 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 2019. Neighbourhood CIL Proportion Report – March 2019 RIBA Plan of Work 2013
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12. PRESS RELEASES

No press releases were requested.

13. ASSISTANCE FOR PLANNING COMMITTEE

Councillors discussed the option of appointing an appropriately experienced individual to assist and advise the Planning Committee with its consideration of planning applications and other planning matters. It was:

RESOLVED to pursue the option of appointing a specialist advisor for 10 hours per month to provide knowledge and expertise in the field of planning. The position

would initially be for a six month period but with a view to extension subject to the agreement of both parties.

14. TERMINATION OF MEETING

The meeting was declared closed by the Chairman at 21.43pm.