



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, 9<sup>th</sup> July 2019 which commenced at 7.30pm.

Present:

Chair – Councillor G Littler

Councillors A Bassett, R Cook, D Hare, D Ireland, A Mickleburgh, A Neal, R Sangster and C Smith

In attendance J Shaw (Deputy Town Clerk), D Humphreys (Senior Office Administrator), W Luck (Advisor to Planning Committee), Councillor R Houlbrooke and seven residents.

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The first twenty minutes of the meeting were set aside for members of the public to pose questions to the Council. There were no questions.

**31. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor M Shaw.

**32. DECLARATIONS OF INTEREST**

Councillor R Cook expressed an interest in Planning Application 191208 11 Byreton Close and took no part in the discussions.

**33. MINUTES OF PREVIOUS MEETING**

The Minutes of the meeting of the Planning Committee held on 11<sup>th</sup> June 2019 were confirmed as a true record and signed by the Chairman.

**34. PLANNING APPLICATION 191411 – 34 HILLTOP ROAD**

Members agreed to bring this item forward for discussion.

191411            Householder application for the proposed erection of a part single storey part two storey rear extension, demolition of existing two chimneys, plus internal alterations and changes to fenestration.

A representative of ACER spoke against the application and explained that the application introduces a new, large side window which would look directly onto a neighbouring property and suggested that this could be improved with obscure glazing panels to provide privacy. ACER further considered that the introduction of some soft landscaping to the front would maintain the characteristics of the area. It was suggested that the Town Council recommend a conditional acceptance to the Borough for this application.

**RESOLVED** that the observation and comment below be sent to the Local Planning Authority in respect of the above application:

Councillors requested, if Planning Officers are minded to approve this application, that conditions be attached requiring the new large side window to be both obscure glazed

and have restricted opening, and also that soft landscaping be installed to the frontage to reduce detrimental impact on the street scene.

**35. PLANNING APPLICATION 191234 – 17 ROSEDALE CRESCENT**

Members agreed to bring this item forward for discussion.

191234            Householder application for the proposed first floor side extension and dormer extension to existing dwelling.

A representative of ACER spoke against the application and explained that the property was situated on the corner of a narrow road and that the fully paved frontage driveway, just large enough for two vehicles, was the only access onto the road. ACER proposed that soft landscaping to the fully paved front could be introduced to maintain the characteristics of the area.

ACER suggested that the additional rooms proposed could lead to additional vehicles parked on the road which was already congested with cars.

**RESOLVED** that the observation and comment below be sent to the Local Planning Authority in respect of the above application:

Councillors considered that if this proposal were to go ahead, it would constitute overdevelopment due to its height, bulk and mass contrary to R10 of the Borough Design Guide.

Councillors also noted the two on-curtilage parking spaces shown but that the unallocated element would need to be accommodated in the road, which was already oversubscribed.

For these reasons it was requested that the application be refused. However, if Planning Officers were minded to approve the application, Councillors requested a condition be attached requiring a Construction Management Plan to address the problem of impact on local residents during the construction works.

**36. PLANNING APPLICATION 191208 – 11 BYRETON CLOSE**

Members agreed to bring this item forward for discussion.

191208            Householder application for the conversion of existing garage to office space to create habitable accommodation, proposed single storey side and rear extension and front porch extension to existing dwelling.

A resident spoke against the application and highlighted the inaccuracy of the drawings and the impact on neighbouring properties of the proposal, which he considered to be overbearing and would result in terracing the neighbouring property. The resident also drew attention to the Borough's notification process and stated that none of the neighbouring properties had received notification from the Borough of the Planning Application despite the Borough claiming to have sent it twice.

**RESOLVED**

1. The Chair to write to Wokingham Borough Planning Department, on behalf of the Planning Committee, to object to the lack of notification by the Borough.
2. The observation and comment below be sent to the Local Planning Authority in respect of the above application:

Councillors noted the letters of objection from neighbours concerning the terracing effect of the proposal and the inadequacy of car parking. For the following reasons it was requested that the application be refused:

- impact on the neighbouring property (no. 10) contrary to Policies R23 of the Borough Design Guide and CP3f).
- the scale, bulk and mass of the proposal contrary to R10 of the Borough Design Guide.
- the inadequacy of parking provision contrary to CC07.

If Planning Officers are minded to approve the application, Councillors requested that the mature trees at the back of the plot are protected in order to maintain reasonable levels of privacy (R15 Borough Design Guide).

**37. PARKING ON GRASS VERGES & FOOTPATHS**

Members agreed to bring this item forward for discussion.

Councillor Mickleburgh reported that parking on verges was a widespread problem in many parts of the Borough and particularly in Silverdale Road between Hillside Road and Finch Road. He reported that congestion during school term time made this particular section of the road dangerous for both pedestrians who find visibility is obstructed and road users. The parking has not only caused damage to verges but also to kerbs and drainage covers.

Two residents from Silverdale Road spoke of the problems they experienced especially with regard to access and egress from their driveway. They highlighted the problems experienced by road users and buses (which become stuck) when cars are parked on both sides of the road and suggested the introduction of single yellow lines on the opposite side of the road to the verge.

Councillor Mickleburgh suggested that the introduction of both a single yellow line with a timed restriction and the installation of bollards on the verges would ease congestion and following discussion it was

**RESOLVED** that the issue of parking on Silverdale Road verges be discussed by full Council, with a view to putting pressure on the Borough to speedily resolve the issue.

**38. HARCOURT DRIVE AND FALSTAFF AVENUE**

Members agreed to bring this item forward for discussion.

Councillor Mickleburgh stated that Harcourt Drive and Falstaff Avenue were busy roads used by cars to avoid the Wilderness Road/Pepper Lane junction and, combined with an increase in on-road parking, he considered the situation was becoming dangerous. He suggested that the installation of 'Access Only' signs at the entrances on Pepper Lane and Wilderness Road would reduce traffic flow.

A resident from Copperdale Close re-iterated the problems being suffered by nearby residents, highlighting that much of the parking was associated with building work from the University. He considered the installation of 'Access Only' signs would give residents a legal right to approach those parking in the area. The resident was also supportive of the installation of double yellow lines in Pepper Lane to improve visibility at the junction with Harcourt Drive.

**RESOLVED** to recommend Council to request Wokingham Borough Council to seek a Traffic Regulation Order enabling the installation of 'Access Only' signs at the entrances to Harcourt Drive, Falstaff Avenue and Copperdale Close.

**39. APPLICATIONS FOR PLANNING PERMISSION**

39.1 Decision Notices Issued by the Local Planning Authority

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

39.2 Planning Applications Received since the Last Meeting of this Committee

39.2.1 No Objection Notifications

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

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|--------|--|
| 190856 | Application for the proposed erection of a single storey front extension to form porch, single storey rear extension including the insertion of 2no. roof lanterns, garage conversion to create habitable accommodation, plus changes to fenestration and internal alterations at 205 Silverdale Road.   |
| 191180 | Application for Listed Building Consent for the proposed erection of an external pergola including the installation of external festoon lighting, the proposed erection of timer posts including the installation of external festoon lighting, external repair works, internal refurbishment plus resin finish to tarmac area plus post and rope fencing at The George, 479 Wokingham Road. |
| 191220 | Application for the proposed single storey rear entrance canopy and single storey rear extension following demolition of existing, also changes to western elevation and fenestration front/rear also installation of rooftop plant compound at Atlas House, Thames Valley Business Park.  |
| 191243 | Planning Application for the proposed alterations to the side wide landscaping including amendments to the car parking provision, erection of cycle parking store, provision of electric charging points plus bin store and other associated works at TVP Building 1 Thames Valley Park Drive.   |
| 191288 | Application for the proposed erection of a single storey rear extension following the demolition of existing conservatory, conversion of existing garage to create habitable accommodation, plus internal alterations at (part retrospective) 5 Merrifield Close.  |
| 191352 | Application for the installation of a new 75mm diameter sewerage and vent pipe penetrating above roof level to service new lab installations to the second floor of the agriculture building at Unit 61, P.O. Box 217, Suttons Park Avenue.  |
| 191390 | Application for the proposed two storey side/rear extension including first floor balcony to rear, following the demolition of existing garage plus internal alterations and insertion of 1no. roof light to existing dwelling at 50 Redhatch Drive.   |

- 191427 Application for the proposed dropped kerb at 95 Silverdale Road.
- 191435 Application to replace window on rear elevation with new double security doors and make good wall to match existing, install three air conditioning units in a security cage and two extract grilles. Change of use from Shops (A3) to Restaurants and Cafes at Former Newsagents Lower Earley District Centre, Asda, Chalfont Way.
- 191453 Application for the proposed part single two storey side/rear extension and alterations to front porch following the removal of existing conservatory and garage conversion to create habitable accommodation, internal alterations and changes to fenestration and insertion of 1no. roof light to existing dwelling (part retrospective) at 10 Fulmer Close.
- 191680 Application for the proposed erection of a single storey front extension at 35 Egremont Drive.

### 39.2.2 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:

- 190239 Application for the proposed erection of a two metre fence to front and side of dwelling following demolition of current wall at 40 Radnor Road.

Councillors raised no objections to this proposal but requested that if Borough Planning Officers are minded to approve the application, it be conditional upon the fence being restricted in height to 1.8m, to reflect the nearby character.

- 191059 Application for the proposed conversion of existing detached garage to an annex building and changes to fenestration at The House in the Trees, Maiden Erlegh Drive.

Councillors requested that, if Planning Officers are minded to approve this application, a condition be attached requiring the annex building to be used only as ancillary to the host dwelling and not as a separate dwelling without prior approval from the Borough Council.

- 191169 Application for the proposed erection of first floor front extension 191179 to existing dwelling, garage conversion to provide habitable accommodation, plus internal alterations and changes to fenestration at 3 Sweptstone Close.

In considering this application, Councillors noted that the parking plan appeared inadequate and requested that, if Planning Officers are minded to approve the application, a condition be attached requiring submission of a car parking plan that is physically achievable, without intruding onto the neighbouring properties.

- 191179 Planning Application for the proposed erection of an external pergola including the installation of external festoon lighting, the proposed erection of timer posts including the installation of external festoon lighting, external repair works, plus resin finish to tarmac area plus post and rope at The George, 479 Wokingham Road.

In considering this application, Councillors requested a condition be attached requesting the submission of a lighting study to demonstrate that there would be no detrimental impact on the ecological and heritage features or the maintenance of the existing flora and fauna.

191511 Planning Application for the proposed decking area to provide external amenity space with associated perimeter fencing and access gate at Maiden Place Community Centre, Maiden Place.

Councillors expressed concerns with potential noise levels and requested that, if Planning Officers are minded to approve the application, a noise monitor be installed on the decking area and noise levels be monitored.

### 39.2.3 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:

183142 Application for the proposed single storey front extension and single storey rear extension plus 3 x dormer windows and changes to fenestration at 37 Beech Lane.

In considering this application, Councillors noted that the proposed dormer to the NW elevation, serving an existing bedroom, appeared to be hard on the boundary with the adjoining property and look down onto their side access route and showed a window opening directly over the neighbouring property contrary to policies R23 and CP3 a) and f).

Councillors also noted the poor quality of the drawings meaning they were unable to examine and make satisfactory comments on the remainder of the application.

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

191074 Application for the proposed part single storey part two storey side/rear extension following demolition of existing conservatory plus the insertion of 4no. roof light at 19 Byron Road.

Councillors requested that this application be refused as they considered the proposal was overly large and overbearing and did not relate well to neighbouring properties contrary to Policy R23 of the Borough Design Guide. They felt that the inappropriate scale and massing of the proposal was contrary to policy CP3A; and that it did not integrate with the surrounding properties contrary to policy CP3f).

Councillors further considered that the proposal would affect the daylighting to the neighbouring property (no. 17) contrary to Policies R18 and R23 of the Borough Design Guide.

191385 Application to vary condition 11 of planning consent 100789 to allow unrestricted deliveries for an initial 12 months. Condition 11 refers to delivery of goods timings 06:00 and 23:00 Monday to Saturday, 08:00 to 17:00 on Sundays and Bank Holidays at Asda, Lower Earley.

Councillors highlighted the concerns of local residents and pointed to the 2012 six month trial of extended opening hours which resulted in breaches of the delivery conditions and to the 2013 Peter Brett Associates report which highlighted evidence of a level of noise

in excess of the recommended levels. A high number of responses to this proposal from residents was already evident on-line, mostly in connection with potential noise levels. Councillors noted that there was no proposal for an empirical assessment of the noise impact during the trial period.

Councillors requested that, due to the anticipated level of noise disturbance to adjacent dwellings, particularly at night, contrary to policies CP3a), CC06 and R15, the application be refused.

191527                      Application for the proposed part single two storey extension side/rear including the insertion of 1no. roof light, single storey front extension, internal alterations and changes to fenestration to existing dwelling at 24 Sellafeld Way.

Councillors requested that the proposal be refused and considered that the scale and mass of the large extension (policy CP3a) was inappropriate and that it failed to integrate with its surroundings (policy CP3f). They also noted the poor relationship and impact on neighbouring properties (policies R15 and R23) with a lack of privacy and separation.

#### 39.2.4 Tree Works Applications

191600                      Regulation 14(2) Notification for works to Tree Preservation Order 497/1989, T4  
T1, Oak – Remove failed limb; reduce dead limbs; reduce crown growth point branches by a maximum approximately 4 metres back to a suitable growth point at 32 Pitts Lane.

Councillors asked, if Planning Officers approve this application, that only the minimum amount of work required to complete the work be undertaken to preserve the life of the tree.

#### 39.3 Permitted Development Rights

It was noted that the Borough Council had received applications for prior approval as follows:

191413                      Application for certificate of lawful development for a garage conversion at 43 Bridport Close.

191614                      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 6.00m, for which the maximum height would be 3.094m and the height of the eaves 2.434m, at 26 Chiltern Crescent.

191745                      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 8.0m for which the maximum height would be 4.0m and the height of the eaves 2.6m, at 27 Sutcliffe Avenue.

### **40. ADJOINING LOCAL AUTHORITY NOTIFICATION**

#### 40.1 191559 – Gas Holder, Alexander Turner Close, Reading RG1 3EA

Councillors noted this application from Reading Borough Council for the demolition of existing buildings and gas holder and the erection of new buildings ranging between 2

and 9 storeys in height, providing 130 residential units (Class C3) with associated access, car parking, landscaping and open space.

40.2 191531 – Thames Quarter, Kings Meadow Road, Reading RG1 8DQ

Councillors noted this application from Reading Borough Council for the erection of a part 13-storey, part 23 storey building comprising 335 apartments in a mix of studio, one-bedroom, two-bedroom and three-bedroom units, residents' lounges, tech-hub, dining room, and cinema room, various rooftop outdoor amenity spaces, concierge/reception with coffee meeting area, gym, residents' storage facilities, post room, ancillary back-of-house facilities, 335 secure cycle parking spaces, car parking spaces, landscaping, and associated works (revision to planning permission 162166 dated 23/11/2017) (Part Retrospective).

41. **ADJOINING PARISH CONSULTATION**

41.1 191318 – East Reading Retail Centre RG6 1BB

Councillors considered this application for the proposed change of use from restaurant to a clinic plus changes to fenestration and

**RESOLVED** that the following comments be sent in response:

1. Councillors noted a lack of clarity on the actual use of the clinic, and requested further information be provided.
2. Councillors noted concerns around the adequacy of parking in the proposal and highlighted that other local GP surgeries have experienced significant parking issues. The location at Shepherd's Hill gyratory, is not conducive to easy access by pedestrians or cyclists. No cycle storage facilities are identified in the proposal.

42. **READING BOROUGH COUNCIL LOCAL PLAN**

Councillors noted that Reading Borough Council were seeking comments on their Local Plan and details of this public consultation could be found at <http://www.reading.gov.uk/newlocalplan>.

43. **LOCAL TRANSPORT PLAN 4 – WOKINGHAM BOROUGH COUNCIL**

The Chairman explained that the Borough were currently considering the process for developing the new Local Transport Plan (LTP4) and asked that consideration be given to the process and manner of the Town Council's response to the request for feedback.

**RESOLVED**

1. To set up a Local Plan Working Group.
2. That Councillors A Mickleburgh, A Neal and G Littler be appointed as the Town Council's representatives on the Working Group.
3. That Councillor S Matthews be asked if she would be prepared to represent North Earley on the Working Group.

44. **NOTICEBOARDS**

Councillor Mickleburgh reported that there were 24 Earley Town Council noticeboards and that over the past few weeks these had been cleaned and had any out-of-date



information removed. He noted that a number of boards required immediate maintenance and requested the installation of additional boards.

**RESOLVED**

1. That urgent maintenance be undertaken on the noticeboards including replacement of Perspex, painting and that regular maintenance be undertaken in the future.
2. That additional noticeboards be installed at Paddick Drive and at the bottom of Ryhill Way.
3. That the Council use opportunities to communicate good news via the noticeboards and target useful information in areas of high footfall.

**45. PARKING MANAGEMENT PLAN – WOKINGHAM BOROUGH COUNCIL CONSULTATION**

Councillor Mickleburgh reported that the Borough’s Executive Member for Highways and Transport had requested that Borough Members identify key issues, echoing residents’ requirements, to be considered through the development of a new Parking Management Plan. In response to this request from the Borough, Councillor Mickleburgh had canvassed views from Town Councillors and residents.

**RESOLVED** that Councillors respond individually with their comments to [traffic.management@wokingham.gov.uk](mailto:traffic.management@wokingham.gov.uk).

**46. WOKINGHAM BOROUGH PLANNING MEETING - 10<sup>TH</sup> JULY 2019**

46.1 191011 – 30 Pitts Lane

**RESOLVED** that Councillor Cook represent Earley Town Council at the Borough Planning Meeting in respect of this application.

46.2 190990 – 128 Church Road

**RESOLVED** that Councillor Cook represent Earley Town Council at the Borough Planning Meeting in respect of this application.

46.3 191090 – 30 Hilltop

**RESOLVED** that Councillor Cook represent Earley Town Council at the Borough Planning Meeting in respect of this application.

**47. 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) – May 2019. Neighbourhood CIL Proportion Report – April 2019. Neighbourhood CIL Proportion Report – May 2019.
Wokingham Borough Council:	Winnersh Relief Road (WRR) Newsletter June 2019.

Wokingham Borough Council:	Planning Policy Newsletter – Arborfield & Barkham Neighbourhood Plan Consultation.
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**48. PRESS RELEASES**

No press releases were requested.

**49. TERMINATION OF MEETING**

The meeting was declared closed by the Chairman at 10.31pm.

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**Chairman**