



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, 13<sup>th</sup> August 2019 which commenced at 7.30pm.

Present:

Chair – Councillor G Littler

Councillors R Cook, D Hare, D Ireland, A Mickleburgh, A Neal, R Sangster, M Shaw and C Smith.

In attendance Jo Friend (Town Clerk), J Friend (Senior Operations Support Officer), D Humphreys (Senior Office Administrator) and W Luck (Advisor to Planning Committee).

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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 members of the public present.

**50. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor A Bassett.

**51. DECLARATIONS OF INTEREST**

There were no declarations of interest.

**52. MINUTES OF PREVIOUS MEETING**

52.1 The Minutes of the meeting of the Planning Committee held on 9<sup>th</sup> July 2019 were confirmed as a true record and signed by the Chairman.

52.2 Following the meeting of the Full Council on 31<sup>st</sup> July, the Planning Committee

**RESOLVED** that the resolution under item 38 be amended to reflect that the Chair of the Planning Committee write to Wokingham Borough Council on behalf of the Planning Committee to request that a Traffic Regulation Order is sought, enabling the installation of ‘Access Only’ signs at the entrance of Harcourt Drive, Falstaff Avenue and Copperdale Close.

**53. APPLICATIONS FOR PLANNING PERMISSION**

53.1 Decision Notices Issued by the Local Planning Authority

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

53.2 Planning Applications Received since the Last Meeting of this Committee

53.2.1 No Objection Notifications

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

- 191374 Application for the proposed erection of a part single storey part two storey side/rear extension, first floor front extension, plus internal alterations and changes to fenestration at 28 Hilltop Road.
- 191393 Application for the proposed erection of single storey extension to form an Orangery plus insertion of 1no. rooflight to rear, first floor side/rear extension, changes to fenestration and internal alterations to existing dwelling at 6 Barholm Close.
- 191470 Application for the proposed erection of a first floor side extension, single storey side/rear extension following demolition of existing conservatory, single storey front extension to form porch, plus the conversion of existing garage to create habitable accommodation at 16 Stanton Close.
- 191602 Application for the erection of a two storey rear extension to dwelling at 96 Pitts Lane.
- 191814 Application for the proposed erection of a single storey rear extension, plus internal alterations and changes to fenestration at 23 Sutcliffe Avenue.

#### 53.2.2 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:

- 191677 Application for the proposed erection of a single storey side/rear extension with the insertion of 4no. rooflights plus demolition of existing outside building at 28 Springdale.

Councillors requested that, if Planning Officers are minded to approve this application, it be conditional upon the provision of two parking spaces on the frontage before first use of the extension, in accordance with detail approved by Wokingham Borough Council. Additionally, a Party Wall Act notice is required with regards to the foundations against No. 27.

- 191783 Application for the proposed erection of a single storey rear extension with the insertion of 2no. rooflights, plus part single storey part two storey side extension following demolition of existing garage at 75 Chiltern Crescent.

Councillors raised no objection to this proposal but requested that, if Borough Officers are minded to approve the application, it be conditional upon windows to the side elevation being of obscured glazing.

- 191939 Application for the proposed part single, two storey front/side/rear including garage extension, part single two storey front/side and single storey rear extensions following the demolition of existing utility room and removal of existing conservatory internal alterations and changes to fenestration to exiting dwelling at 6 Aldbourne Avenue.

Councillors requested that, if Planning Officers are minded to approve this application, it be conditional upon the recommendations in the Bat Emergence & Re-entry Survey dated July 2019.

191943 Application for the proposed erection of a single storey rear extension with 2no. rooflights following the demolition of existing conservatory, conversion of garage into habitable accommodation, single storey front extension to existing porch, internal alterations and changes to fenestration at 12 Witcham Close.

Councillors raised no objection to this proposal but requested that, if Borough Officers are minded to approve the application, it be conditional upon the side windows facing No.14 being obscured glass.

191945 Application for the proposed conversion of existing garage into habitable accommodation and single storey front extension to form porch at 15 Flamborough Close.

If Planning Officers are minded to approve the application, Councillors request a condition be attached ensuring that three parking spaces are provided, to details approved by WBC, prior to the first use of the proposed alteration.

### 53.2.3 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:

191140 Application for the conversion of loft space to create habitable accommodation including 2no. front pitched dormers and 2no. rear pitched dormers extension at 34 Collins Drive.

Councillors requested that this application be refused due to the potential for overlooking of the properties to the rear and its potential overbearing appearance. The recommendation for refusal is based on Policies CP3a) appropriate scale, mass & character; CP3f) integration with the surroundings and impact on neighbouring properties; R23 relationship with neighbouring properties; and R15 reasonable privacy & separation.

191552 Full application for the proposed erection of one 4no. bedroom detached dwelling at land east of no. 332 with associated access and parking following the demolition of existing detached garage. Access alteration and new associated parking at front of no. 332 at 332 London Road.

In considering this application, Councillors noted that the house has inadequate accommodation contrary to Policy TB07, which should be read in conjunction with the Nationally Described Space Standards (NDSS).

The aim of NDSS is to promote high standards of liveability, accessibility & comfort, something this application does not achieve, as illustrated by the under-sized Bedroom 4. For this reason, Councillors requested that the application be refused.

192025 Application for the proposed erection of a two storey side/rear extension and single storey rear extension following the demolition of existing detached garage plus internal alterations and changes to fenestration to dwelling at 12 Delamere Road.

Councillors highlighted concerns over inadequate bin and cycle storage contrary to Policy R20 and inadequate detail regarding compliance with Policies R18 and R23 (no

indication is shown on the drawings of the 45 degree line referred to in these policies). For these reasons, Councillors requested that the application be refused.

#### 53.2.4 Tree Works Applications

The following application was noted:

191867                      Application for Works to Protected Tree TPO 1217/2007, T1 T1, Copper Beech – Crown lift to approx. 4-5 metres and remove three lumps of major deadwood at 2 Ramsbury Drive.

#### 53.3 Permitted Development Rights

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

191914                      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 5.4m, for which the maximum height would be 3m and the height of the eaves 3m at 276 London Road.

192042                      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 3.8m, for which the maximum height would be 3.6m and the height of the eaves 2.6m at 11 Stowmarket Close.

#### 53.4 Planning Applications Withdrawn

It was noted that the following planning applications had been withdrawn by the applicant:

190866                      Application for a proposed erection of a two storey side and rear extension and a single storey front extension to create a porch, incorporating 4no. rooflights and garage conversion to create habitable accommodation at 12 Andrews Road.

191427                      Application for proposed new dropped kerb crossing and hardstanding area to the front of the dwelling at 95 Silverdale Road.

191495                      Application for the proposed first floor side extension, part garage conversion to create habitable accommodation, plus insertion of 1no. rooflight, internal alterations and changes to fenestration to existing dwelling at 14 Hartsbourne Road.

### 54. PLANNING APPEALS

#### 54.1 Appeal Submitted

##### 54.1.1 190046 – Land to the north of M4 adjacent to Waterside, Mill Lane, Earley

Councillors noted that an Appeal had been made to the Secretary of State against the decision of Wokingham Borough Council to issue an Enforcement Notice in relation to the storing of a caravan and associated outside furniture, an articulated storage trailer and the storage of plant and machinery; and the importation and storage of hard core and building materials on the Land.

Councillors agreed that Earley Town Council will not be making representation to the Planning Inspector.

**55. DRAFT RIGHTS OF WAY IMPROVEMENT PLAN 2020-2030 CONSULTATION**

Councillors welcomed the recently published Draft Public Rights of Way Improvement Plan 2020-2030 to replace the existing Rights of Way Improvement Plan published in 2010 and had no comments to make. Town Clerk to inform WBC.

**56. PARK AND RIDE DEVELOPMENT AT THAMES VALLEY PARK**

Councillor Neal presented a report on a site visit conducted with Councillor Mickleburgh and a member of the Transport Planning Team at Wokingham Borough Council (WBC) at the Broken Brow Park and Ride.

Councillor Mickleburgh presented a list of questions and recommendations to be submitted to WBC regarding the environmental impact of the development. The Committee thanked Councillors Neal and Mickleburgh for their work on this matter and after discussion it was

**RESOLVED** that, following the addition of a question regarding the provision of electric charging points for vehicles, the list of questions and recommendations be submitted to WBC with a request for response by 30<sup>th</sup> September 2019.

**57. PARKING MANAGEMENT PLAN**

The Advisor to the Planning Committee presented a report on WBC's proposal of a new Parking Management Plan. Councillors thanked the Advisor for his work in preparing the report. After discussion it was

**RESOLVED** that, subject to some minor amendments, the report be submitted to WBC in advance of the 16<sup>th</sup> August 2019 deadline.

**58. CIL CO-FUNDING PROJECT**

The Town Clerk explained the Community Infrastructure Levy (CIL) and informed Councillors of the current amount of CIL held by the Town Council. Councillors discussed the co-funding request received from WBC for a Health Kiosk Trial. It was

**RESOLVED** that the Council would not proceed with this request at the present time, but would review the success of the project in other areas within the Borough.

**59. PUBLICATIONS**

At the date of the meeting the following publications had been received:

Wokingham Borough Council:	Major Developments Update (Confidential Report for Officers and Members Only) – July 2019. Core Strategy Highways Infrastructure Summary v.17 (Confidential Report for Officers and Members Only). Neighbourhood CIL Proportion Report – June 2019.
Wokingham Borough Council:	Winnersh Relief Road (WRR) Newsletter June 2019.

**60. PRESS RELEASES**

No press releases were requested.

**61. TERMINATION OF MEETING**

The meeting was declared closed by the Chairman at 9.29 pm.