



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, 10th September 2019 which commenced at 7.30pm.

Present:

Chair – Councillor G Littler

Councillors A Bassett, 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), W Luck (Advisor to Planning Committee), Councillor Chopping, Councillor Long and three 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. There were no questions.

62. APOLOGIES FOR ABSENCE

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

63. DECLARATIONS OF INTEREST

There were no declarations of interest.

64. MINUTES OF PREVIOUS MEETING

The Minutes of the meeting of the Planning Committee held on 13th August 2019 were confirmed as a true record and signed by the Chairman.

Councillors agreed to bring forward Agenda Item 6, Bus Working Party.

65. BUS WORKING PARTY

A representative of the Maiden Erleigh Resident Association (MERA) presented a report on secondary bus routes in Earley including three proposals on improving transport connections between Earley and the surrounding area.

It was agreed that the Bus Services Working Party convene a meeting to discuss the report and accompanying proposals in more detail. Councillors would welcome the attendance of a representative of MERA at the meeting. The Committee further agreed to appoint Councillor Long as an additional member of the Bus Services Working Party. Councillor Mickleburgh informed the meeting that he would be asking WBC questions regarding bus services in Earley.

Councillors agreed to bring forward Agenda Item 10, Maiden Erleigh Post Office.

66. MAIDEN ERLEGH POST OFFICE

Councillor Chopping presented his report on the closure of the Maiden Erleigh Post Office on Silverdale Road, noting that the McColl's convenience store which had housed the Post Office for a number of years was closing at the end of the month, and as such the

Post Office has now closed. He stated that the Post Office was not financially viable in its own right but only as part of another business.

Councillor Chopping asked that the Planning Committee lend its weight to a request that the Post Office find a suitable alternative location in the area and requested that a letter be sent to the Post Office on behalf of the Town Council, in support of the re-opening of a local Post Office within an alternative business in Silverdale Road. After discussion it was

RESOLVED that the Planning Committee does not send a letter but recommends to Full Council that a letter in support of the re-opening of a local Post Office be sent on behalf of the Council.

Councillor Chopping left the meeting.

Councillors agreed to bring forward Agenda Item 9, Parking Issues – Silverdale Road.

67. PARKING ISSUES – SILVERDALE ROAD

Councillor Mickleburgh provided the Committee with a brief update on discussions with Wokingham Borough Council (WBC) on the potential installation of bollards on Silverdale Road between Hillside Road and Finch Road. He stated that WBC would support the installation of bollards in this location but would not fund them. Councillor Mickleburgh suggested he make a case to Council for a small budget to be provided each year for the installation of bollards.

After discussion it was agreed that Councillor Mickleburgh conduct the remaining research and consultation with school governors and residents and present this information at the Planning Committee meeting on 8th October before the matter was referred to Council.

The MERA representative left the meeting.

68. APPLICATIONS FOR PLANNING PERMISSION

68.1 Planning Applications Received since the Last Meeting of this Committee

68.1.1 Planning Application 191832 – 25 Byron Road

Councillors agreed to bring this item forward and permit the ACER representative present to make his representation.

The representative of the Association of Central Earley Residents (ACER) raised concerns over this application due to the plain rendered side wall, visible from the road, not being in keeping with the surrounding area, and no soft landscaping being present in the frontage. The ACER representative requested that the application be recommended for refusal as it stands, or conditions be applied in response of the concerns raised.

After discussion Councillors agreed to request that, if Planning Officers are minded to approve this application, it be conditional upon a soft landscaping scheme for the frontage of the property (Policy R14) and a brick plinth to match the host dwelling (Policies R2 & R11). Councillors additionally requested that a condition be applied to ensure no part of the dwelling shall be used at any time as a separate residential unit of accommodation without prior approval of the planning authority.

68.1.2 Planning Application 192131 – 9 Ashley Close

Councillors agreed to bring this item forward as a member of the public present was in attendance to hear the Committee's discussion of the application.

Councillors raised no objections in respect of this application.

The member of the public and the ACER representative left the meeting

68.2 No Objection Notifications

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

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| 191739 | Application for the proposed loft conversion to create habitable accommodation, roof alterations including the insertion of 2no. rooflights to side/rear, internal alterations and changes to fenestration to existing dwelling at 1B Pond Head Lane. |
| 191883 | Application for the proposed single storey side/rear extension plus insertion of 2no. rooflights to rear following part garage conversion to create habitable accommodation and the removal of existing rear conservatory, internal alterations to existing dwelling at 9 Pasture Close. |
| 191892 | Application for the proposed front porch extension to existing dwelling at 6 Felthorpe Close. |
| 191973 | Application for the proposed garage conversion to create habitable accommodation at 14 Wheelton Close. |
| 191985 | Application for the proposed single storey extension plus insertion of 2no. roof lanterns to rear of existing dwelling at 29 Maltby Way. |
| 191994 | Application to vary condition 4 of planning consent 190604 for the householder 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. Condition 4 refers to Bat mitigation at 30 Radstock Lane. |
| 192069 | Application for the proposed change of use and subdivision of Unit 2 to provide (Unit 2c) 1 x flexible retail/café/restaurant and/or takeaway unit (Use Classes A1, A3 and/or A5) and (Unit 2b) 1 x flexible retail/café/restaurant unit, (Use Classes A1 and/or A3) plus external alterations and associated development at Unit 2 Chalfont Square, Chalfont Way. |
| 192188 | Application for the proposed erection of single storey front extension including front porch extension, part single part two storey side and rear extensions following the demolition of existing detached garage, plus internal alterations at 17 Henley Wood Road. <u>ETC Comment</u> : request that Condition 7 of approval 190226 be reinstated into this approval. |

192255 Application for proposed erection of single storey side and rear extension at 10 Stanton Close.

68.3 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:

192026 Application for the proposed erection of garden wall and gate to existing dwelling (part retrospective) at Red Apples, Elm Lane.

Councillors raised no objection to this proposal but requested that, if Borough Officers are minded to approve this application, it be conditional upon the upper part of the wall, between the piers, not being fully enclosed.

192168 Application for proposed garage conversion with lantern rooflight, removal of canopy roof to front of garage, addition of new flat roof dormer to south side elevation, plus changes to fenestration and internal alterations at 123 Church Road.

If Planning Officers are minded to approve this application, Councillors request a condition be attached ensuring the new south facing dormer be obscured glazing.

192250 Application for the proposed part single storey part two storey side/rear extension following demolition of existing conservatory plus the insertion of 5no. rooflights at 19 Byron Road.

Councillors requested that if Planning Officers are minded to approve this application, it be conditional upon: the side window being obscured glazing; submission and approval of a parking plan prior to commencement; and no part of the dwelling as extended shall be used at any time as a separate residential unit of accommodation without prior approval of the planning authority.

192140 Application for proposed single storey rear extension, single storey front extension to form a porch, internal alterations and extension of raised rear patio/decking area with steps at 626 Wokingham Road.

Councillors raised no objections to this application but requested that, if Planning Officers are minded to approve the application, it be conditional upon adequate screening being introduced to prevent the overlooking of adjacent properties.

68.4 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:

190835 Application (retrospective) for change of use of land at side of house from amenity to residential use. A fence has been put up to encompass land at the side of the house which is within the boundaries of house deeds at 4 Merrifield Close.

Councillors requested that this application be refused on the basis of the effect on the quality of the street landscaping, contrary to Policies R6, R12 & R14, as supported by

Policies CP3 & CC03. Furthermore, WBC has resisted such losses of incidental amenity space in the past.

191879 Application for the proposed single storey extension including garage conversion plus insertion of 4no. rooflights to side/rear, first floor balcony from rear to front/side, internal alterations and changes to fenestration to existing dwelling at 31 Redhatch Drive.

In considering this application, Councillors raised objections to the use of the flat roof as a balcony, the lack of soft landscaping at the frontage and a concern over the potential for separate dwelling or business use. Councillors noted that the proposal does not enhance the plot, contrary to policy R8, and does not create a coherent street scene or contribute positively to the local character, contrary to policies R2, R7, R14 and R23. For these reasons, Councillors requested that the application be refused.

Councillor Smith agreed to submit a request to WBC, in her capacity as Borough Councillor, to have this application listed.

191960 Application for the proposed change of use of the existing study room into a private dental clinic, plus associated parking at 38 Robindale Avenue.

Councillors requested that this application be refused due to the dominance of car parking contrary to policies CC07 and P3. Councillors raised concerns over Sunday working impacting on neighbouring properties, contrary to policy CP3.

If Wokingham Borough Council is minded to approve then Earley Town Council would request an appropriate noise study be submitted with regard to the use of the compressor and mitigation measures shown (Policy CC06)

192080 Application for the erection of a single storey rear extension with 2no. rooflights and conversion of existing attached garage to additional habitable accommodation (part retrospective) at 43 Bridport Close.

In considering this application, Councillors noted that the application contravenes policies CC07 provision of car parking (maintenance of an appropriate level of off-street parking) and P3 impact of parking (parking should be safe to use, provide high quality setting and not impact on the safety of the public realm) as the proposed parking requires use of part of the highway. For this reason, Councillors requested that the application be refused.

68.5 Tree Works Applications

The following application was noted:

192094 Application for works to protected tree TPO 162/1979Area 1 T1, Oak – selectively prune to crown reduce by 25% of the canopy volume. Selective prune to crown, raise to a height of 4 metres from ground level at 5 Fennel Close.

68.6 Permitted Development Rights

There were no items to be discussed.

69. PLANNING APPEALS

69.1 Appeal Submitted

69.1.1 163355 – 23 Harrington Close, Earley

Councillors noted that consideration of this matter had been referred to the Town Council’s Planning Advisor. On the advice of the Planning Advisor, no comment had been submitted.

70. DECISION NOTICES ISSUED BY THE LOCAL PLANNING AUTHORITY

The Town Clerk reminded the Chair that this agenda item had not been dealt with. It was **RESOLVED** that the Decision Notices as reported to the meeting be noted.

71. PARK AND RIDE DEVELOPMENT AT THAMES VALLEY PARK

An acknowledgment of receipt of the Planning Committee’s letter of the 23rd August had been received from WBC, but, as yet, there had been no formal response.

72. WBC SCRUTINY & MANAGEMENT COMMITTEE

In response to the Call for Evidence request submitted by WBC’s Scrutiny and Management Committee’s Task and Finish Group regarding the process for adopting new roads, open spaces and play areas following the completion of new housing developments, it was

RESOLVED that the Advisor to the Planning Committee be commissioned for four hours work to prepare a response detailing appropriate evidence.

73. PUBLICATIONS

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

Wokingham Borough Council:	Neighbourhood CIL Proportion Report – July 2019.
Highways England, Smart Motorway Update:	Notification of full M4 closure between junctions 5 & 6 from 27 th to 30 th September 2019 for bridge demolition.

74. PRESS RELEASES

No press releases were requested.

75. TERMINATION OF MEETING

The meeting was declared closed by the Chairman at 9.18 pm.

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Chairman