



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 December 2019 which commenced at 7.30pm.

Present:

Chair – Councillor G Littler

Councillors A Bassett, R Cook, A Mickleburgh, A Neal, R Sangster and M Shaw

In attendance J Friend (Town Clerk), E Carroll (Deputy Town Clerk), D Humphreys (Senior Office Administrator), W Luck (Advisor to Planning Committee), ACER Representative (Association of Central Earley Residents) and two 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. The ACER representative and the two members of the public confirmed they wished to make representation on planning application 192998, 5 Byron Road.

103. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors D Hare, D Ireland, and C Smith.

104. DECLARATIONS OF INTEREST

Councillor Cook made a Declaration of Interest regarding planning application 193224 – 11 Highfields.

105. MINUTES OF PREVIOUS MEETING

The Minutes of the meeting of the Planning Committee held on 12th November 2019 were confirmed as a true record and signed by the Chairman.

106. APPLICATIONS FOR PLANNING PERMISSION

106.1 Planning Applications Received since the Last Meeting of this Committee

Councillors agreed to bring forward discussions regarding planning application 192998

106.1.1 Planning Application 192998 - 5 Byron Road

192998	Application for the proposed roof extension to create a gable end. New rear dormer to create habitable accommodation including 3no. rooflights to the front roof. Create pitched roof to the existing rear dormer. Conversion of the garage and changes to fenestration at 5 Byron Road.
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The ACER representative presented their objections to this application, emphasising the appearance and possibility of overlooking neighbouring properties as the main objections. The representative referred to an earlier planning application for a similar proposal for a different property, which had been refused by the planning authority, Wokingham Borough Council. The current application is too large to be considered under Permitted Development Rights.

A member of the public, speaking on behalf of the applicant, presented that there were three other properties of similar appearance in Byron Road, which had set a precedent for this type of

development. She stated that the third floor windows would be skylights and therefore there would be no overlooking and she confirmed that the occupant of 7 Byron Road supported the application.

Mr W Luck, Advisor to the Planning Committee, reported that there were other similar styled properties in Byron Road, so this application would not be out of keeping with the street scene. He suggested that the view from the third floor would be no different to the view from the second floor and he confirmed that, in his view, Wokingham Borough Council's parking conditions had been satisfied.

After discussion, the Committee agreed that no objection would be made to the application.

The ACER representative and the two members of the public left the meeting

106.2 Decision Notices Issued by the Local Planning Authority

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

Councillors also noted that Wokingham Borough Council had attached conditions to planning application 192879 – 31 Redhatch Drive, similar to the conditions the Town Council had requested in its recommendation for refusal.

106.3 No Objection Notifications

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

- 192767 Application for the proposed single storey front extension to form porch, part single part two storey side/rear extension including 1no. Juliet balcony following the demolition of existing single storey side/rear extension, the insertion of 1no. roof lantern to existing single storey side extension and changes to fenestration at 121 Beech Lane.
- 192846 Application for proposed part conversion of existing garage into habitable accommodation including changes to fenestration at 14 Notton Way.
- 192908 Application for the proposed erection of a single storey rear extension plus internal alterations at 11 Wimblington Drive.
- 193001 Application for the proposed single garage conversion to create habitable accommodation with changes to fenestration at 5 Stowmarket Close.
- 193030 Application for the proposed erection of a single storey front extension and garage conversion to create habitable accommodation with internal alterations 000and changes to fenestration at 5 Barkby.
- 193036 Application for the proposed erection of single storey rear extension including insertion of 3no. rooflights following demolition of existing conservatory. Part garage conversion to create kitchen utility/wc and changes to fenestration at 8 Fringford Close.
- 193095 Full application for the proposed erection of an extension to the existing click and collect carpark canopy at Asda, Lower Earley.
- 193181 Application for the proposed erection of a single storey rear extension with 2no. rooflights. Changes to fenestration at The Willows, Cutbush Lane.

Councillor Cook left the meeting whilst the below application was discussed

193224 Application for the proposed replacement of roof and frames to existing conservatory at 11 Highfields.

Councillor Cook returned to the meeting.

106.4 Information Only Applications

RESOLVED that the Information Only Applications as reported to the meeting be noted.

193043 Application for advertisement consent for signage to be located on four sides of the single storey cabin elevations and to include terms and conditions and safety poster to the perimeter fence. Maximum text height to be 497mm. Fascia panels to cover all sides of canopy to show text 'HAND CAR WASH'. Max text heights to be 236mm. Advertisement period requested 07/11/2019 to 06/11/2024 at Asda, Lower Earley (FOR INFORMATION ONLY).

193068 Application for advertisement consent for 1no. external high level illuminated sign. 1no. illuminated external freestanding sign in soft landscape at perimeter of property, these signs are to replace the existing signs once removed at Thames Valley Business Park, Thames Valley Park Drive (FOR INFORMATION ONLY).

106.5 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:

192962 Application for the proposed erection of a two storey rear extension following demolition of existing garage, plus internal alterations and changes to fenestration at 376 Wokingham Road.

Councillors raised no objection to this application but requested that if Planning Officers were minded to approve the application, conditions be attached ensuring all windows in the side elevations be of obscured glazing and those in the western elevation be fixed shut in perpetuity.

193016 Application for the proposed erection of a first storey side extension above the existing garage to create habitable accommodation at 8 Kitwood Drive.

Councillors raised no objection to this application but requested that if Planning Officers were minded to approve the application, conditions be attached ensuring the side window be of obscured glazing and with no openable element below 1.7m above floor level.

193102 Application for proposed erection of a single storey rear extension to exiting dwelling, including the insertion of 2no. rooflights, plus changes to fenestration at 22 Beauchief Close.

Councillors raised no objection to this application but requested that if Planning Officers were minded to approve the application, conditions be attached ensuring the solar tubes are positioned at least 2 metres above floor level.

193042 Full application for the proposed erection of a new hand car wash with cabin and canopy at Asda, Lower Earley.

Councillors raised no objections to this application but requested that if Planning Officers were minded to approve the application, the same conditions are attached as per an earlier planning application:

F/2013/2270 - *The use hereby permitted shall not operate other than between the hours of 08:00 to 18:00 Mondays to Saturdays and 10:00 to 16:00 Sundays. The use hereby permitted shall not operate at all on Bank or National Holidays.*

The use hereby permitted shall only be used when a 'hex' drain system (or similar equivalent) is in place. If such a system is not in place, the use shall cease immediately.

Any plant, machinery and equipment installed or operated in connection with the carrying out of the permission hereby permitted shall be enclosed and/or attenuated that noise from it does not exceed at any time a level of 5dB(A) below the existing background noise level (or 10dB(A) if there is a particular tonal quality) when measured at a point one metre external to the nearest residential or noise sensitive property.

193082 Application for proposed erection of a single story rear extension to existing dwelling following the demolition of existing conservatory at 9 Pitts Lane.

Councillors raised no objection to this application but requested that if Planning Officers were minded to approve the application, conditions be attached ensuring the retention of the hedge along the boundary with 7 Pitts Lane.

106.6 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:

192958 Application for the proposed erection of a single storey rear extension following the removal of conservatory, erection of loft conversion to create habitable accommodation with the insertion of 1no. dormer at rear of dwelling, garage conversion to office, with internal alterations and changes to fenestrations at 11 Thorney Close.

Councillors requested that this application be refused due to the overlooking of the neighbouring property, causing loss of privacy to the garden and habitable rooms, contrary to Policy CP3a and Design Policies R15 and R16.

106.7 Tree Works Applications

The following applications were noted:

192369 Application for Works to Protected Tree(s) TPO 1153/2006, T5
T1, Oak – Remove the branches over hanging the boundary of 38 Pitts Lane as per annotated photo submitted at 38 Pitts Lane.

192854 Application for Works to Protected Tree(s) TPO 383/1988, T4
T4, Oak – fell, treat stump and replace at Lane adjacent to 65 Measham Way.

106.8 Permitted Development Rights

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

193089 Application for prior approval of the erection of a single storey rear extension which would extend beyond the rear wall of the original house length by 5.5m, for which the maximum height would be 3.9m and the height of the eaves 2.3m at 21 Hartsbourne Road.

106.9 Planning Applications Withdrawn

It was noted that the below application had been withdrawn.

193143 Application for the proposed erection of a two storey side/rear extension, part garage conversion to create habitable accommodation, plus changes to fenestration at 7 Rhodes Close.

107. SULV UPDATES

Councillor Bassett reported that Councillor Matthews had drafted the document regarding the possible future status of the SULV, to be submitted to Wokingham Borough Council for consideration as part of the Local Plan review. Councillor Bassett and Councillor Littler had added their comments to the Draft. The Town Clerk to send a copy of the document to all Councillors once it has been submitted to WBC.

108. CIL PROJECT SUGGESTION

Councillors noted the proposal submitted by Wokingham Borough Council but queried its suitability for Earley. It was agreed that no further action would be taken.

109. PUBLICATIONS

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

Wokingham Borough Council	Neighbourhood CIL Proportion Report October 2019 Major Developments Monthly Report October – confidential, for Parish Officers and Councillors only.
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110. PRESS RELEASES

No press releases were requested.

111. TERMINATION OF MEETING

The meeting was declared closed by the Chairman at 8.34pm.

Chairman.....