



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, 11th February 2020 which commenced at 7.30pm.

Present:

Chair – Councillor G Littler

Councillors R Cook, A Mickleburgh A Neal, R Sangster, M Shaw and C Smith

In attendance E Carroll (Deputy Town Clerk), D Humphreys (Senior Office Administrator), Councillor C Jones, W Luck (Advisor to Planning Committee), three members of the public, a representative from ACER and a representative from Thames Rivercruise.

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

Councillor N Brock entered the meeting

The ACER representative informed the Committee that the Rowan trees in Milton Road, outside numbers 26 and 28, which he believed were planted by the Town Council 10 years ago, had died and needed to be replaced. He also said that a tree was never planted outside 38 and asked if one could be planted. Councillor Littler responded that the matter would be investigated and a response provided.

The three members of the public confirmed they wished to make representation on planning application 193075, 11 Harcourt Drive. The ACER representative confirmed he also wished to make representation on 200054, 3 Bridges Grove and the representative from Thames Rivercruise confirmed he was there by invitation to answer questions regarding the Park & Sail proposal.

123. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors A Bassett, D Hare and D Ireland.

124. DECLARATIONS OF INTEREST

Declarations of interest were received from Councillor C Smith in relation to item 4.2 – Planning Application 200022, 9 Northam Close.

125. MINUTES OF PREVIOUS MEETING

The Minutes of the meeting of the Planning Committee held on 14th January 2020 were confirmed as a true record and signed by the Chairman.

The representative from Thames Rivercruise gave a verbal presentation on the Park & Sail proposal to provide river transport from the new car park at Broken Brow, Thames Valley Park to Reading. The presentation detailed possible routes, passenger numbers and frequency of services. Thames Rivercruise have identified two possible landing sites and Reading University have suggested using the site where their rowing club is located, away from the Waterside Centre. Councillor Jones recommended that Thames Rivercruise contact Wokingham Borough

Council's Highways department and was advised that they were aware of the proposal. Councillor Mickleburgh was positive about the environmental aspect of the proposal.

Councillor Littler suggested that Thames Rivercruise should seek planning advice and that once a formal planning application had been submitted to the Borough Council, Earley Town Council would then be able to comment.

The Thames Rivercruise representative exited the meeting

126. APPLICATIONS FOR PLANNING PERMISSION

126.1 Planning Applications Received since the Last Meeting of this Committee

Councillors agreed to bring forward discussions regarding planning applications 193075 and 200054.

126.1.1 Planning Application 193075 – 11 Harcourt Drive

193075 Application for the proposed erection of two storey side extension and part two storey rear extension after demolition of existing garage. Also, erection of front porch extension and change to fenestration.

The first member of the public presented their objections to this application, emphasising that he believed this to be a House of Multiple Occupation (HMO), even though this is not stated on the planning application. The property will become a 7 bedroom house and he suggested that Harcourt Drive already has significant parking and traffic challenges. There are another 5 HMO properties within the first eleven houses and he expressed concern that the applicant would be likely to tarmac the entire frontage for parking, which is not in keeping with the street scene. The member of the public also stated that a planning notice was displayed at the property on 6th February 2020, 8 days into the consultation period and that no notification had been received by post.

The other two members of the public agreed with the objections and added that parking issues were an increasing occurrence, causing damage to grass verges and claimed that waste collections were now coming later in the day to try to avoid traffic and parking issues.

Mr W Luck, Advisor to the Planning Committee, reported that the application had satisfied Wokingham Borough Council's parking conditions and that the application can only be considered on the grounds on which it has been submitted, which is not stating a HMO. Mr Luck also reported that incidents of residents not receiving notifications had been reported to the Borough Council in the past, however in this instance the applicant may have opted to display the notice, instead of the notifications.

After discussion, the Committee agreed that a recommendation for refusal would be made in respect of the application.

The three members of the public and Councillor N Brock left the meeting

126.1.2 Planning Application 200054 – 3 Bridges Grove

200054 Full application for the multiple occupancy (HMO) (use class C4) to 7-bed HMO (Sui Generis) including conversion of the existing garage to habitable accommodation and changes to fenestration.

The ACER representative presented their objection to this application, emphasising the lack of parking provision for the number of potential occupants and the opinion that the conversion of the garage makes the HMO appear cramped. The representative quoted policy CP3, which states that development must be appropriate to the area in which it is located and must be of high quality of design without detriment to the amenities of the adjoining land users and occupiers.

After discussion, the Committee agreed that a recommendation for refusal would be made in respect of the application.

The ACER representative left the meeting

126.2 Decision Notices Issued by the Local Planning Authority

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

126.3 No Objection Notifications

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

- 193235 Application for the proposed erection of an outbuilding at 36 Silverdale Road.
- 200087 Application for the proposed erection of a single storey rear extension with 1no. rooflight at 47 Strand Way.
- 200155 Application for the proposed erection of a single storey front extension following first floor front facing dormer extension at 68 Measham Way.
- 200175 Application for vary condition 2 of planning consent 190025 for the proposed phased development of 1no. Detached dwelling and 2no. Detached bungalows with associated access and parking. Condition 2 refers to approved details and the variation is to remove a small section of flat roof due to maintenance issues, proposed rear addition to provide dining area, plus changes to fenestration to plot 2 at land rear of 411-413 Wokingham Road.
- 200187 Application for the proposed erection of a single storey front/side extension and part garage conversion to create habitable accommodation at 14 Regent Close.
- 200207 Application for proposed erection of a single storey rear extension including the insertion of 1no. roof light, plus changes to fenestration at 6 Whitegates Lane.
- 200212 Application for the proposed erection of part single storey, part two storey rear extension to existing dwelling, single storey front extension and single storey front porch extension at 21 Redhatch Drive.

126.4 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:

- 200108 Application for proposed erection of a single storey front extension, single storey side/rear extension including the insertion of 1no. rooflight, plus changes to fenestration at 24 Sellafield Way.

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 is fixed closed and for there to be an informative to any permission advising the applicant that they may need to enter Party Wall discussions with the adjoining property prior to construction.

- 200163 Application for the proposed erection of a single storey side/rear extension and single storey rear extension following demolition of existing conservatory, plus partial conversion of the garage and removal of existing chimney at 30 The Crescent.

Councillors raised no objection to this application but requested that if Planning Officers were minded to approve the application, conditions be attached ensuring that there is a submission and approval of a parking plan in accordance with WBC's parking standards. Also, the attachment of an informative indicating any approval does not remove any obligation of the applicant with regards to foundations intruding on neighbouring land.

126.5 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:

193075 Application for the proposed erection of two storey side extension and part two storey rear extension after demolition of existing garage. Also, erection of front porch extension and changes to fenestration at 11 Harcourt Drive.

Councillors requested that this application be refused due to the terracing effect of the side extension, contrary to Design Policies R23, the overshadowing of the rear of adjoining property, contrary to Design Policies R18, R23, Policy CP3, R16 and R23 in relation to overdevelopment and overbearing of 2 Falstaff Avenue. If WBC are minded to approve this application an occupancy condition should be attached that the building shall only be used and occupied as ancillary accommodation by members of the family or non-paying guests of the occupiers of the dwelling and shall not be used at any time as a separate residential unit of accommodation and a landscaping plan should be submitted.

193393 Application for the erection of a single storey detached outbuilding (Retrospective) at 23 Harcourt Drive

Councillors requested that this application be refused due to being out of character contrary to policies R1 and R2. A lack of visual privacy to neighbouring habitable rooms contrary to policy R15, issues with separation distances contrary to policy R16 and Neighbour Dwellings contrary to policy R23. If Wokingham BC are minded to approve this application a condition should be attached to say the building shall only be used and occupied as ancillary accommodation by members of the family or non-paying guests of the occupiers of the dwelling and shall not be used at any time as a separate residential unit of accommodation. Also concerns were expressed regarding the inconsistent scale and plan of the information provided.

Councillor C Smith left the meeting whilst the below application was discussed

200022 Application for the proposed erection of a single storey garage after part conversion of existing garage to create habitable accommodation at 9 Northam Close.

Councillors requested that this application be refused due to the submitted details failing to address the impact of the proposals on the adjoining trees, and failing to show how they protect and integrate with the adjoining open space contrary to Policies CP3, CC03 and Design Policies R12.

Councillor C Smith re-entered the meeting

200054 Full application for the multiple occupancy (HMO) (use class C4) to 7-bed HMO (Sui Generis) including conversion of the existing garage to habitable accommodation and changes to fenestration at 3 Bridges Grove.

Councillors requested that this application be refused due to inadequate car parking, with, it is suggested, at least six spaces required, resulting in the street scene being dominated by additional on-street parking to the detriment of the amenity of neighbouring properties, contrary to Policy CP3, CC07 and Design Policies P1, P2 and P3.

200133 Application for proposed erection of a two storey side extension, following the demolition of existing outbuilding, two storey rear extension to existing dwelling, plus changes to fenestration at 25 Binbrook Close.

Councillors requested that this application be refused due to the adverse impact on the privacy and amenity of neighbouring properties, contrary to Policy CP3 and Design Policies R15, R16 and R23.

200209 Application for the proposed erection of a single storey rear extension with 4no. roof lights following part demolition of existing garage to create covered patio area, loft conversion to create habitable accommodation with 1no. front dormer, 2no. rear dormers and 2no. roof lights and erection of detached shed in rear garden, plus internal alterations at 101 Collins Drive.

Councillors requested that this application be refused due to the overbearing nature of the rear dormer and the discrepancies in the drawings as to the extent of the setback from the verge eaves, and required by Design Policy R23, supported by Policy CP3.

126.6 Tree Works Applications

It was noted that no tree works applications had been received.

126.7 Permitted Development Rights

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

200070 Prior approval submission for the erection of 1no. 10m street pole shrouded telecommunications antenna and 3no. ground ancillary cabinets at Henley Wood Road (*For Information Only*).

200112 Application for advertisement consent for 5no. free standing illuminated signs to replace existing signs. 1no. digital booth screen, 1no. digital menu board and 3no. double digital menu board. From 16/1/2020 – 16/1/2030 at Unit 6, MacDonald's Restaurant, The Square (*For Information Only*).

200309 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 6m, for which the maximum height would be 3m and the height of the eaves 3m at 44 Culver Lane (*For Information Only*).

126.8 Planning Applications Withdrawn

It was noted that no applications have been withdrawn.

127. **PLANNING APPEALS**

127.1 Appeal Submitted

127.1.1 192026 – Red Apples, Elm Lane, Earley, RG6 5UG

Councillors noted that an appeal has been made to the Secretary of State against the decision of Wokingham Borough Council to refuse planning permission for the proposed erection of 1.25m high garden brick wall with wrought iron railings and 1.65m high brick piers, plus a solid 1.75m high pedestrian access gate and solid 1.95m high vehicular access gates with 2.0m high brick piers along the side and front boundaries to existing dwelling. This appeal is proceeding under the Householder Appeals Service, therefore there is no opportunity to comment. *Appeal No: APP/X0360/D/19/3240884*

127.1.2 192498 – 41 Eastcourt Avenue, Earley, RG6 1HH

Councillors noted that an appeal has been made to the Secretary of State against the decision of Wokingham Borough Council to refuse planning permission for the proposed part two storey, part single storey side extension, plus single storey rear extension including 1no. roof lantern and internal alterations to existing dwelling. This appeal is proceeding under the Householder Appeals Service, therefore there is no opportunity to comment. *Appeal No: APP/X0360/D/19/3244094*

128 OXFORDSHIRE COUNTY COUNCIL'S DRAFT MINERALS AND WASTE LOCAL PLAN

Councillors noted that Oxfordshire County Council have published a Draft Minerals and Waste Local Plan: Part 2 Site Allocations Plan, for consultation. The draft sets out the preferred mineral extraction and waste management sites needed in Oxfordshire. The consultation runs from 22nd January to 4th March 2020. Details of the consultation, response forms and supporting documentation can be found at:
<https://www2.oxfordshire.gov.uk/cms/content/new-minerals-and-waste-local-plan>

Councillor Cook asked if consideration could be given as to whether information like this can be displayed on the Town Council's website.

129. BT TELEPHONE BOXES

The Committee discussed the BT telephone located at The Shopping Centre, Kilnsea Drive and it was

RESOLVED that the response to BT's consultation would be for the telephone box to stay as is.

130. LOCAL PLAN REVIEW - UPDATE

Councillor Littler reported that he had attended Wokingham Borough Council's Draft Local Plan Update briefing session on 27th January 2020 and that further drop-in sessions would be held. The following policies within the draft plan were discussed at length:-

130.1 The expansion of Thames Valley Science and Innovation Park (Policy ER1)

With the expansion of floor space of approximately 18,500sqm and the potential increase of the number of employees at the park, the impact this will have on Earley will be in terms of increased commuting traffic.

130.2 Whiteknights Campus, Reading University (Policy ER10)

With the growth of student numbers and a need for the provision of student accommodation at or in the vicinity of the Whiteknights Campus, the impact on Earley will be in terms of increased commuting traffic, parking issues and the possibility of pressures for off-site provision (e.g. HMOs).

130.3 Local Green Space (Policy HC4)

Members to request that Chalfont Woods/Park, including adjoining space, and Sol Joel Playing Field, be included as Local Green Space, to protect against development.

130.4 Conversions and Sub Divisions of Buildings (Policy H10)

To give support to this policy, as this will allow Wokingham Borough Council to apply parking standards to Houses in Multiple Occupation (HMOs), which are not permitted development.

130.5 Development of Private Residential Gardens (Policy H14)

To give support to this policy, as this will help to reduce the unnecessary development of gardens which results in effects on the street scene, loss of space, overlooking and overbearing impacts on the amenity space of existing neighbours.

130.6 SULV (Policy NE7)

To consider whether sites listed as SULV, and which are not currently proposed to be also listed as Local Green Space (HC4), should be listed as Local Green Space (HC4), therefore giving more protection against development.

130.7 Grazeley Garden Town (Policy SS3)

With the proposed erection of 15,000 houses and the potential number of car owners, the impact this will have on Earley will be in terms of commuting traffic and pollution. Concerns were also expressed regarding the density of housing, the risk of continued development and that the suggested upfront payment for infrastructure from Government would be insufficient. There was concern that due to the time it would take to start the Grazeley Garden Town, and subsequent development on site, developers of other potential sites in the Borough may pursue planning applications, thereby increasing development in the Borough over and above that which the Plan proposes.

It was **AGREED** that a recommendation will be made to Full Council on 19th February 2020 that a Local Plan Update Working Party, reporting to the Planning Committee, be set up and that power be delegated to the Planning Committee, to respond to the Wokingham Borough Council Draft Local Plan Update consultation, by 5pm on 20th March 2020.

131. BUS WORKING PARTY

Councillor Cook and Councillor Shaw updated the Committee on the progress of the Bus Working Party. A working spreadsheet of all Earley Town Council's Bus Shelters has been divided between the members of the Working Party and a condition survey of each shelter will be carried out. The MERA representative on the Working Party has put together several proposals for new or amended bus routes in Earley. Councillor Mickleburgh suggested that contact be made with the Officer at Wokingham Borough Council who oversees the bus services in Earley, he was advised by the Deputy Town Clerk that this had been done. It was also suggested that contact be made with a representative from Reading Buses and Councillor Cook advised that the Chief Executive from Reading Buses is scheduled to attend a MERA meeting.

132. PUBLICATIONS

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

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

No press releases were requested.

134. TERMINATION OF MEETING

The meeting was declared closed by the Chairman at 10.11 pm.

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Chair, Planning