



PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held remotely on Tuesday, 11th August 2020 which commenced at 7.30pm.

Present:

Chair – Councillor G Littler

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

In attendance E Carroll (Deputy Town Clerk), D Humphreys (Senior Office Administrator), Richard Fryer (Democratic Services Officer), W Luck (Advisor to Planning Committee) 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. There were no questions raised from members of the public.

1. APOLOGIES FOR ABSENCE

There were no apologies for absence.

2. DECLARATIONS OF INTEREST

There were no declarations of interest.

3. MINUTES OF PREVIOUS MEETING

The Minutes of the meeting of the Planning Committee held on 10th March 2020 were confirmed as a true record and signed by the Chairman (Minutes 135-149).

Councillor Sangster entered the meeting.

4. PLANNING MATTERS SINCE PREVIOUS MEETING

Councillors noted that planning matters since the previous meeting held on 10th March 2020 had been dealt with under delegated powers and an administrative process put in place due to the Covid-19 situation.

5. APPLICATIONS FOR PLANNING PERMISSION

It was

AGREED to bring forward discussions on Item 5.2.3 in relation to planning application ref 201903 – 2 Radstock Lane, Earley.

The two members of the public presented their objections to the application, noting that the submitted plans had not significantly changed since the previous refusal. There were concerns that there is lack of headroom height in the loft area and that this may be increased in height during construction, which the applicant would then seek retrospective planning permission for. A major concern was the impact on lighting, as was the view from their south facing window, along with concerns regarding discrepancies in the planning statement.

Bill Luck, Advisor to the Planning Committee clarified that whilst views are not protected, the issues around light are included in Design Policies R18 and R23.

Councillors expressed concern at the many inaccuracies in the planning statement and believed that there would be an impact on tree roots, given the increase in footprint of the building.

The two members of the public left the meeting and Councillor Shaw entered the meeting.

5.1 Decision Notices Issued by the Local Planning Authority

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

5.2 Planning Applications Received since the Last Meeting of this Committee

5.2.1 No Objection Notifications

RESOLVED that no objection be made to the Local Planning Authority in respect of the following application:

201858 Householder application for proposed erection of a single storey front extension and first floor side extension to existing dwelling, plus changes to fenestration at 49 Skelmerdale Way.

5.2.2 Conditional Approval Recommendations

There were no Conditional Approval recommendations.

5.2.3 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 application:

201903 Full application for the erection of a 3 storey 5 bed dwelling following the demolition of the existing dwelling and garage at 2 Radstock Lane.

Councillors requested that this application be refused due to the dominating impact on the street scene, failing to maintain the quality of the existing environment, being of an inappropriate mass and built form, and failure to integrate with its surroundings by not maintaining the visual separation typical of houses in this location, in addition the likelihood of shading of side windows and roof lights to 74 Beech Lane, contrary to Policies CP1 and CP3 and Design Policies R18 and R23. If WBC are minded to approve the application, a condition is requested restricting the height of the building to that indicated by the elevation drawings.

5.2.4 Tree Works Applications

The following application was noted:

201934 Application for works to protected tree(s) TPO 197/1980 T49 T49 Oak - Crown lift to 4m AGL, removing tertiary growth only at 19 Conygree Close.

5.3 Permitted Development Rights

There were no applications for Permitted Development Rights.

6. PLANNING APPEALS

6.1 Appeals Submitted

Councillors noted that no planning appeals had been submitted since the last Planning Committee meeting held on 10th March 2020.

6.2 Appeals Dismissed

Councillors noted that the following planning appeals had been dismissed by The Planning Inspectorate since the last Planning Committee meeting held on 10th March 2020.

6.2.1 192026 – Red Apples, Elm Lane, Lower Earley, Reading, RG6 5UG

Householder application 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 (Part-retrospective). Appeal Ref: APP/X0360/D/19/3240884.

6.2.2 190835 - 4 Merrifield Close, Lower Earley, Reading, RG6 4BN

Full planning application for the change of use of land from public amenity to private residential use and the erection of 1.7m high close boarded fence. Appeal Ref: APP/X0360/W/19/3240873.

6.2.3 192498 - 41 Eastcourt Avenue, Earley, Reading, RG6 1HH

Householder application 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. Appeal Ref: APP/X0360/D/19/3244094.

7. STREET NAMING & NUMBERING

Councillors noted that Wokingham Borough Council had advised Earley Town Council of the numbering of three new dwellings in Tiggall Close, Earley.

8. PLANNING ENFORCEMENT STATISTICS

The Deputy Town Clerk updated members on the request made to Wokingham Borough Council on the current status of enforcement cases for Earley. Councillors noted that the Borough is unable to provide in depth information on every case. The Deputy Town Clerk will continue to provide the Committee with the information received on a monthly basis from Wokingham Borough Council and Planning Enforcement figures will be included on agendas as an appendix.

9. WOKINGHAM WATERSIDE CENTRE VISIT

Members noted that the scheduled visit by Councillors Littler, Hare and Mickleburgh on the 8th April 2020 had been cancelled due to Covid-19. The visit had been rescheduled for 24th September 2020.

10. ENGLAND TREE STRATEGY CONSULTATION

Councillor Cook reported on the England Tree Strategy consultation launched by Government on 19th June 2020, to seek views on how to increase tree planting and

woodland management across the country. Members were keen to contribute to the consultation and suggested that input from the Senior Park Ranger would be beneficial. Members questioned whether Wokingham Borough Council would be making a submission. Councillors also noted that Earley Environmental Group were aware of the consultation. Councillor Cook reported that the consultation was a lengthy questionnaire and that not all sections were relevant to Earley Town Council. It was

AGREED that Councillor Cook would draft a response to be circulated to members of the Planning Committee, which would then be passed to the Senior Park Ranger for comment, before submission.

11. PARKING ISSUES – HARCOURT DRIVE/FALSTAFF/COPPERDALE CLOSE

Councillor Mickleburgh reported on the Planning Committee's request to Wokingham Borough Council for traffic management measures to be considered at Harcourt Drive, Falstaff Avenue and Copperdale Close and the response received from WBC dated 6th September 2019. Councillor Mickleburgh had contacted WBC again to follow up on the parking issues, but no response had been received at the time of the meeting. The initial response from WBC had identified costs involved as the main issue. However, a subsequent offer from Balfour Beatty to contribute, through Reading University, could influence a change in decision. It was

AGREED that Councillor Mickleburgh would produce the main points in relation to the access only signage, changes to yellow lines, and a pedestrian crossing at Pepper Lane. which would be passed to the Deputy Town Clerk, for a letter to be drafted to WBC.

12. BROKEN BROW PARK & RIDE, THAMES VALLEY PARK

Councillor Neal provided an update on the response received from Wokingham Borough Council to Earley Town Council's letter dated 23rd August 2019, regarding drainage, lighting, ecology, landscaping, security and electric vehicle charging points at the Broken Brow Park & Ride. With the building work now almost complete, Members were of the opinion that they had taken the matter as far as they were able and that they would revisit the project when it was operational. Councillors requested for a letter thanking WBC for their response to be sent.

13. READING BOROUGH COUNCIL'S LOCAL CYCLING AND WALKING INFRASTRUCTURE PLAN (LCWIP) 2020-30

The Committee received a verbal report from Councillor Neal on Reading Borough Council's Transport Strategy 2036 Statutory Consultation, which included a Local Cycling and Walking Infrastructure Plan. It was noted that Woodley Town Council have a Cycling Working Party which has drafted a response to RBC. Councillors noted their displeasure that Earley Town Council, along with Woodley Town Council and Winnersh Borough Council were not considered stakeholders, despite areas of their responsibility being included in the Transport Strategy Consultation. Members were of the opinion that the creation of a Working Party was unnecessary and it was

AGREED that Councillor Neal would produce a draft response to the consultation, to be circulated to all Councillors for comment before submission.

14. PUBLICATIONS

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

Wokingham Borough Council	Neighbourhood CIL Proportion Reports February, March, April, May, June 2020 Major Developments Monthly Reports February, March, April, May, June 2020 – confidential, for Parish Officers and Councillors only
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15. PRESS RELEASES

No press releases were requested.

16. TERMINATION OF MEETING

The meeting was declared closed by the Chairman at 8.49pm

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Chair, Planning