



**PLANNING COMMITTEE**

Minutes of a meeting of the Planning Committee held remotely on Tuesday, 10<sup>th</sup> November 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), a representative for ACER and two members of the public.

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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.

**52. APOLOGIES FOR ABSENCE**

There were no apologies for absence.

**53. DECLARATIONS OF INTEREST**

Councillor R Sangster declared an interest in Item 55.2.3 (202870) as a neighbour. Councillor A Bassett declared an interest in Item 15 as a resident.

**54. MINUTES OF PREVIOUS MEETING**

The Minutes of the meeting of the Planning Committee held on 6<sup>th</sup> October 2020 were confirmed as a true record and signed by the Chairman (Minutes 34-51).

**55. APPLICATIONS FOR PLANNING PERMISSION**

55.1 It was **AGREED** to bring forward discussions on Item 4.2.2 in relation to planning application ref 202618 – 134 Church Road, Earley.

The representative for ACER and the two members of the public presented their objections to the application, noting that the submitted plans indicated an overhang that was not permitted, that the block plan was inaccurate as outbuildings were not included and that the eaves were too high, and the potential loss of light to neighbours.

Councillors expressed concern at the potential overdevelopment of the site but noted that they were concerned only with the application before them. The Advisor to the Planning Committee confirmed that enforcement issues on a separate part of the property were not relevant for this decision.

Councillors raised no objection to this application but requested that if Planning Officers were minded to approve the application, conditions be attached that no part of the wall of the extension adjacent 136 Church Road being higher than 3m above existing ground level at the legal boundary.

The Committee would also express their concerns about progress with the enforcement action on the works being carried out under 200728 and would ask that a decision of this application should only follow a resolution of that enforcement action. The Committee also raises concern about the site plan not identifying a number of outbuildings that have been constructed in the garden.

*The two members of the public left the meeting.*

- 55.2 It was **AGREED** to bring forward discussions on Item 4.2.2 in relation to planning application ref 202875 – 55 Culver Lane, Earley.

The representative for ACER presented his objections to the application, noting that the extension was not inset, leading to a terracing effect, and that there were concerns the outbuilding would be made of brick.

Councillors noted that several local properties had large outbuildings, and that Wokingham Borough Council had been inconsistent in applying their Design Guide rules on terracing. Members were of the opinion that the Design Guide should be followed where it applied, regardless of precedent.

Councillors requested that this application be refused due to the terracing effect of the proposed side extension, with no set-off from the side boundary, as defined by R23 and of inappropriate mass and built form contrary to CP3. Also the location of the garden outbuilding takes no account of the existing trees in the rear garden, nor does it permit access to the balance of the garden for maintenance of both the garden and the outbuilding, contrary to Policy CP3 in that the siting of the outbuilding is inappropriate in layout, materials and character in relation to the plot boundaries.

If WBC are minded to approve this application a condition should be required limiting the use and occupation of the outbuilding incidental to the residential use of the host dwelling. The outbuilding should not be used for accommodation by fee paying occupants.

*The representative for ACER left the meeting.*

- 55.3 Decision Notices Issued by the Local Planning Authority

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

- 55.4 Planning Applications Received since the Last Meeting of this Committee

- 55.4.1 No Objection Notifications

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

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| 202327 | Application for the proposed formation of a dropped kerb at 292 Silverdale Road.   |
| 202558 | Application for the proposed erection of a single storey rear extension following demolition of existing conservatory at 49 Redhatch Drive.    |
| 202592 | Application for the proposed erection of a single storey side and rear extension after the demolition of existing garage at 36 Crawford Close. |

- 202639 Application for proposed erection of a single storey front extension to form a porch, and a single storey rear extension including the insertion of 1no. rooflight at 38 Sevenoaks Road.
- 202641 Application for the proposed erection of a single storey rear infill extension, and first floor side extension at 15 Toseland Way.
- 202647 Application for proposed erection of a single storey rear/side extension including the insertion of 2no. rooflights at 34 Repton Road
- 202662 Application for the proposed erection of a single storey rear extension including 3no. rooflights following demolition of existing conservatory at 5 Salcombe Drive.
- 202697 Application for proposed erection of a single storey rear extension at 44 Paddick Drive.
- 202796 Application for proposed garage conversion to create habitable accommodation including the insertion of 2no. rooflights at front elevation, plus changes to fenestration at 12 Ebborn Square.
- 202798 Application for proposed erection of two storey side and rear extension and single storey front extension at 279 Wokingham Road.
- 202928 Application for the proposed erection of a single storey front/side extension following demolition of existing detached garage/store at 34 Repton Road.
- 202946 Application for the proposed conversion of existing store into a habitable accommodation, plus changes to fenestration at 47 Adwell Drive.
- 202948 Application for the proposed erection of a two storey side infill extension and a single storey side and rear extension with 4no. rooflights following demolition of existing external store, plus new pitched roof over existing garage at 10 Nash Close.

#### 55.4.2 Conditional Approval Recommendations

**AGREED** that the conditional approval recommendations as listed below be sent to the Local Planning Authority in respect of the following applications:

- 202553 Application for proposed erection of a single storey rear extension following demolition of existing conservatory at 39 Bridport Close.

Councillors raised no objection to this application but requested that if Planning Officers were minded to approve the application, conditions be attached for the submission and approval of a construction management plan to minimise disturbance to the access to neighbouring properties.

- 202690 Application for proposed erection of a single storey rear extension at 2 Stilton Close.

Councillors raised no objection to this application but requested that if Planning Officers were minded to approve the application, conditions be attached for the extended dance studio only being used for purposes incidental to the residential use of the property, nor to be used for business purposes and any use for business purposes is to be approved by WBC. The reason for such a condition is that there is limited opportunity for any parking associated with a business use in the immediate vicinity, the parking on curtilage being only sufficient for the residential use.

202749 Application for the proposed erection of a single storey rear and side extension with insertion of 5no. rooflights and front extension to form a porch at 3 Lind Close.

Councillors raised no objection to this application but requested that if Planning Officers were minded to approve the application, it be conditional upon the submission to and approval by WBC of a parking scheme for three cars on the frontage, including details of appropriate materials and landscaping, to ensure adequate parking is provided on curtilage as defined by Design Policies P1, P2 and P3. Conditional also upon obscured glazing being provided to the windows and any glazed dooring the side elevation of the extension facing No. 2 Lind Close, to be maintained in perpetuity unless otherwise agreed by WBC, to maintain privacy both for the neighbouring property and the occupants of No. 3 Lind Close.

202789 Application for the proposed erection of a first floor rear extension, plus the insertion of 4no. rooflights at 23 Meadow Road.

Councillors raised no objection to this application but requested that if Planning Officers were minded to approve the application, conditions be attached that any rooflights should be installed with a cill height of at least 1.7m above floor level to prevent any overlooking of neighbouring properties.

#### 55.4.3 Applications Requiring a Committee Decision

**AGREED** that the observations and comments as listed below be sent to the Local Planning Authority in respect of the following application:

202780 Application for proposed garage conversion to create habitable accommodation, two storey rear extension, proposed dropped kerb, plus changes to fenestration at 59 Sibley Park Road.

Councillors requested that this application be refused due to the overlooking of a neighbouring property adversely impacting the amenity of this already small garden and being overbearing, and inappropriate height, mass and built form. Contrary to Policy CP3 (a) and (f), and Design Policies R15, R16 and R23. Also the Committee consider the second parking space is incorrectly indicated and would not accommodate a car as shown, as a result they would also recommend refusal due to inadequate on-curtilage parking contrary to design policies P1, P2 and P3.

202900 Application for the proposed erection of a 2.6m high close-boarded fence of approximately 54 metres in length along the northern boundary of the site at 28 Maiden Erlegh Drive.

Councillors requested that this application be refused as the application is premature until such time as the enforcement is resolved, in addition the length proposed is considered excessive for overcoming overlooking from the area immediately behind the neighbouring property.

#### 55.4.4 Tree Works Applications

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

#### 55.5 Permitted Development Rights

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

202666 Application for advertisement consent for 1no. non-illuminated white vinyl sign to main entrance, replacement of header panels on 1no. double-sided non illuminated monolith and on 1no. single-sided internally illuminated monolith adjacent to entrance, and replacement of banners on freestanding, externally

illuminated double-sided banner stand. (Part Retrospective) at Sanofi, 410 Thames Valley Business Park, Thames Valley Park Drive.

202786 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 8m, for which the maximum height would be 3.25m and the height of the eaves 3.00m at 31 Pitts Lane.

202863 Application for prior approval of the erection of a single storey rear extension which would extend beyond the rear wall of the original house by 5.20m, for which the maximum height would be 3.00m and the height of the eaves 2.30m at 8 Beaconsfield Way.

202905 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 8m, for which the maximum height would be 3.5m and the height of the eaves 3m at 95 Redhatch Drive.

## 56. PLANNING APPEALS

Councillors noted that the following planning appeals had been submitted since the last Planning Committee meeting held on 6<sup>th</sup> October 2020.

### 56.1 Appeals Submitted

#### 56.1.1 200047 – 56 Sibley Park Road, Earley, RG6 5UB

To note 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 a two storey front extension plus single storey canopy roof and changes to fenestration. *Appeal Ref: APP/X0360/D/20/3252283*

#### 56.1.2 200230 – 40 Erleigh Court Gardens, Earley, RG6 1FH

To note that an Appeal has been made to the Secretary of State against the decision of Wokingham Borough Council to refuse planning permission for full planning application for the proposed change of use from C3 ancillary residential to a mixed use of C3 ancillary residential and D1 educational purposes. (Retrospective). *Appeal ref: APP/X0360/C/20/3254135*. Linked to Planning Enforcement Appeal case 201478.

#### 56.1.3 201375 – 1 Waring Close, Earley, RG6 4JE

To note 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 a first floor side extension with a Juliet balcony at rear elevation, single storey rear extension including the insertion of 3no. rooflights, plus insertion of 3 no. rooflights at rear elevation. *Appeal Ref: APP/X0360/D/20/3257749*

### 56.2 Appeals Dismissed

Councillors noted that the following planning appeal had been dismissed since the last Planning Committee meeting held on 6th October 2020.

#### 56.2.1 192544 - 27 Sutcliffe Avenue, Earley, RG6 7JW

To note that the Planning Appeal made to the Secretary of State has been dismissed for the proposed raising of roof to include first floor front/side extension following the

conversion of existing loft space and creation of new loft space to create habitable accommodation to include insertion of 1 no. Juliet balcony to rear plus 4 no. rooflights, single storey front extensions, internal alterations to existing dwelling.

*Appeal ref: APP/X0360/D/20/3246121*

**57. PLANNING ENFORCEMENT STATISTICS**

The Committee noted the Planning Enforcement statistics for September and October 2020 provided by Wokingham Borough Council.

**58. STREET NAMING & NUMBERING**

Members noted that the development on the land adjacent to 6 Aldbourne Avenue, Earley would be numbered as 4 Aldbourne Avenue, Earley, Reading, RG6 7DB.

**59. COMMUNITY INFRASTRUCTURE LEVY (CIL) RECEIPT**

Councillors noted that £19,252.37 CIL monies had been received from Wokingham Borough Council in relation to planning application number 191011 – 30 Pitts Lane, Earley.

**60. PARKING ISSUES – HARCOURT DRIVE / FALSTAFF AVENUE / COPPERDALE CLOSE**

The Committee noted that no further communication had been received from Wokingham Borough Council in relation to the Traffic Survey.

**61. WOKINGHAM WATERSIDE CENTRE**

It was noted that a letter had been sent to Wokingham Borough Council on 9<sup>th</sup> October 2020 in relation to the inadequate screening between the Waterside Centre Campsite and the Broken Brow Park & Ride. No response had yet been received from WBC.

**62. PLANNING FOR THE FUTURE CONSULTATION WHITE PAPER 2020**

Members noted that a response to Government's Planning for the Future consultation had been submitted on 21<sup>st</sup> October 2020. The Committee were pleased to note that a copy of the response had been published on ETC's website and the Committee agreed the wording of the draft press release.

**63. READING BOROUGH COUNCIL'S CONSULTATION ON A DRAFT AFFORDABLE HOUSING SUPPLEMENTARY PLANNING DOCUMENT**

Councillors noted Reading Borough Council's Consultation on a Draft Affordable Housing Supplementary Planning Document (SPD).

**64. PAVEMENT PARKING**

Consideration was given to the Committee's draft response to the open consultation on Pavement Parking launched by the Department for Transport. After much discussion, Members agreed that this was a complex issue, and were of the opinion that none of the options suggested in the consultation would solve pavement parking issues and that any response would reflect this.

**65. WOKINGHAM BOROUGH COUNCIL'S SPEED LIMIT REVIEW**

Members **RESOLVED** to add Marefield as a street of concern to Earley Town Council's original submission to this review, following representation from the Neighbourhood Action Group.

**66. PROPOSED TRAFFIC REGULATION ORDERS**

Councillors discussed Wokingham Borough Council's Traffic Regulation Order Consultation reference P008-20 for roads across the Wokingham Borough which affected various roads in Earley. Members were disappointed to note that due to the lack of supporting documentation for the proposals, they were unable to comment. The Deputy Town Clerk to relay the Committee's concerns to WBC.

**67. PLANNING COMMITTEE BUDGET**

Members noted that the financial impact of the Coronavirus pandemic had been substantial and that the Town Council non-precept income had fallen dramatically as a result of the restrictions imposed by the Government in its efforts to deal with the pandemic. The Committee was pleased to note that work had begun on the production of the Town Council's budget for the financial year 2021/22.

67.1 Consideration was given, as part of the budget development process, as to whether there were any projects that the Committee would wish to undertake in the 2021/22 financial year. Deliberation was given to the Town Council noticeboards, bus shelters and the provision of benches.

67.2 Members expressed no order of preference for these projects.

67.3 Councillors considered future projects for the following financial year, 2022/23, as part of the Council's long-term financial planning. No suggestions were made.

**68. PUBLICATIONS**

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

Wokingham Borough Council	Neighbourhood CIL Proportion Reports September 2020 Major Developments Monthly Reports September 2020 - confidential, for Parish Officers and Councillors only
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**69. PRESS RELEASES**

Councillors requested that a press release be made promoting the Town Council's response to the Planning for the Future Consultation White Paper 2020.

**70. TERMINATION OF MEETING**

The meeting was declared closed by the Chair at 10.32pm

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Chair, Planning