



**PLANNING COMMITTEE**

Minutes of a meeting of the Planning Committee held remotely on Tuesday, 8<sup>th</sup> December 2020 which commenced at 7.30pm.

Present:

Chair – Councillor G Littler

Councillors R Cook, D Hare, A Mickleburgh, A Neal and C Smith.

In attendance: E Carroll (Deputy Town Clerk), D Humphreys (Senior Office Administrator), R Fryer (Democratic Services Officer), W Luck (Advisor to Planning Committee), J Lissaman (Waterside Management Committee representative) and a representative for ACER.

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**71. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor A Bassett and M Smith.

**72. DECLARATIONS OF INTEREST**

Councillor Mickleburgh declared an interest in planning applications 203163 and 203166 as a Borough Councillor on Wokingham Borough Council's Planning Committee and would abstain from any discussion or voting.

**73. PUBLIC FORUM**

The ACER representative presented his objections to planning application 203067 - 5 Shepherds Avenue. The main objection being that the plans showed no soft landscaping.

J Lissaman, the representative of the Waterside Management Committee suggested several questions she would like raised to Wokingham Borough Council in relation to Item 9 – Wokingham Waterside Centre on the agenda.

The Public Forum was closed and it was **AGREED** to bring forward Item 9 – Wokingham Waterside Centre of the agenda.

**74. WOKINGHAM WATERSIDE CENTRE**

Councillor Mickleburgh expressed his disappointment with the response received from WBC and noted there were still concerns that the planting in place was inadequate and that members of the public could still easily access the site. Councillors agreed that a further letter should be sent to WBC which would include the questions raised by J Lissaman in the Public Forum. The Deputy Town Clerk to draft a letter and circulate to the Committee.

**75. MINUTES OF PREVIOUS MEETING**

The Minutes of the meeting of the Planning Committee held on 10<sup>th</sup> November 2020 were confirmed as a true record and signed by the Chairman (Minutes 52-70).

76. **APPLICATIONS FOR PLANNING PERMISSION**

76.1 **Decision Notices Issued by the Local Planning Authority**

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

76.2 **Planning Applications Received since the Last Meeting of this Committee**

76.2.1 **No Objection Notifications**

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

- 202852 Application for the erection of a single storey front extension, and single storey rear extension including 2no. rooflights, following demolition of existing conservatory, plus changes to fenestration at 12 Elveden Close.
- 203023 Application for the erection of a single storey front extension, conversion of garage to create habitable accommodation and changes to fenestration at 78 Skelmerdale Way.
- 203048 Application for the conversion of the existing garage in habitable accommodation including changes to the front fenestration and installation of a new side window at 20 Hartsbourne Road.
- 203110 Application for erection of a single storey side/rear extension including the insertion of 6no. rooflights, plus changes to fenestration at 23 Hillside Road.
- 203118 Application for the erection of a single storey side extension with 1no. rooflight following demolition of existing garage, plus new canopy roof over front door at 21 Erleigh Court Gardens.
- 203185 Application for the conversion of the double garage to habitable accommodation with 1no. rooflight, and increase in the height of the parapet wall at 6 Dennose Close.
- 203204 Application for the change of use of the Harborne Building from the use of provision of education to laboratories and offices at Harborne Building, UoR.
- 203209 Application for conversion of existing garage to create habitable accommodation, single storey rear extension including the insertion of 2no. rooflights, plus changes to fenestration at 30 Cutbush Close.

76.2.2 **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:

- 202957 Application for the addition of 2no. front dormers and 2no. rear rooflights to facilitate conversion of the loft to habitable accommodation, plus changes to fenestration to accompany internal alterations at first floor level at 49 Ryhill Way.

Councillors raised no objection to this application but requested that if Planning Officers were minded to approve the application, conditions be attached that all the proposed rooflights must have a cill height of at least 1.7m above floor level, maintained in perpetuity, unless otherwise agreed by the Local Planning Authority, to prevent overlooking of neighbouring properties.

203067 Application to vary condition 6 of planning consent 172759 for the householder application for the proposed erection of a single storey rear extension to dwelling and first floor rear extension to create habitable accommodation, plus single storey front extension to form porch. Condition 6 refers to landscaping and the variation is to substitute approved plans at 5 Shepherds Avenue.

Councillors raised no objection to this application but requested that if Planning Officers were minded to approve the application, conditions be attached that a landscaping scheme be submitted and approved.

203136 Application for the erection of a two storey side extension following demolition of existing detached garage and single storey rear extension with 2no. rooflights, following the demolition of existing conservatory with internal alterations and changes to fenestration at 1 Ramsbury Drive.

Councillors raised no objection to this application but requested that if Planning Officers were minded to approve the application, conditions be attached that a parking plan demonstrating compliance with WBC's parking standards, Policy CC07, and Design Policies P1, P2 and P3 be submitted and approved, as the proposed garage does not comply with WBC's standards and is too short to accommodate a car.

203207 Application for the erection of a fence to the dwellings rear boundary following operational works (ground level changes). Retrospective at 50 Colmworth Close.

Councillors raised no objection to this application but requested that if Planning Officers were minded to approve the application, conditions be attached that there is submission and agreement by WBC of details of the means by which the adjoining land is supported after the terracing of the application garden, as supported by Policy CP3.

203212 Application for the conversion of a garage to create habitable accommodation and changes to fenestration at 20 Markby Way.

Councillors raised no objection to this application but requested that if Planning Officers were minded to approve the application, conditions be attached that there is submission and approval by WBC of a parking plan showing how two parking spaces will be provided on curtilage, as required by Policy CC07, WBC's parking standards, and Design Policies P1, P2 and P3.

203234 Application for the erection of a part double part single storey rear and side extension after the demolition of the existing conservatory, garage and store with insertion of 2no. rooflights and changes to fenestration at 95 Redhatch Drive.

Councillors raised no objection to this application but requested that if Planning Officers were minded to approve the application, conditions be attached that any windows in the side elevations facing No.93 and No. 97 be obscured glazing, with any windows on the first floor not having any opening lights below 1.7m above floor level.

*The ACER representative left the meeting.*

### 76.2.3 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:

202736 Application for the erection of an outbuilding in the rear garden to form a home office at 19 Kerris Way.

Councillors requested that this application be refused due to the risk to a nearby oak tree, despite the claimed benefits of the proposed foundation system, no details appear to be part of the application, therefore it is considered that the risks to an already challenged tree outweigh the

benefits; reason, to protect the existing trees as supported by Policy CP3, CC03 and Design Policies R13 and R14.

203012            Application for the erection of a two storey rear extension with 1no. rooflight and part garage conversion to create habitable accommodation at 67 Paddick Drive.

Councillors requested that this application be refused due to the impact on the amenity of the neighbouring property, the overbearing form of the rear extension and the resultant overlooking. Contrary to Policy CP3, the inappropriate scale, mass and height and detrimental to the amenity of the occupiers of the neighbouring property; contrary to Design Policies R15, R16 and R23, loss of privacy loss of amenity space in the application garden and does not relate well to the neighbouring property.

203024            Application for erection of a single storey rear extension including the insertion of 2no. rooflights at 161 Maiden Place.

Councillors requested that this application be refused due to the impact on the amenity of the neighbouring property and the resultant shading of an already narrow amenity space. Contrary to Policy CP3, the inappropriate scale, mass and height and detrimental to the amenity of the occupiers of the neighbouring property; contrary to Design Policy R23, in that the extension does not relate well to the neighbouring property.

203163            Application to remove condition 11 of planning consent F/2010/0488 for the proposed erection of extension within rear service yard to provide additional warehouse space plus purpose built dock shelter for deliveries and a new condenser unit on existing roof. Condition 11 refers to the delivery of goods and the variation is to allow the business to make deliveries to and from the site 24 hours a day, seven days a week at Asda, Lower Earley District Centre, Chalfont Way.

Councillors requested that this application be refused due to the reasons given for planning application 191385, that the proposal for unrestricted delivery hours for the supermarket has the potential for adverse disturbance upon the acoustic amenity of neighbouring residents, contrary to Paragraph 190 of the National Planning Policy Framework 2019, Policies CP1 and CP3 of the Core Strategy 2010 and Policies CC06 and TB20 and Appendix 1 of the Managing Development Delivery Local Plan 2014.

203166            Application to remove condition 3 of planning consent 201697 for the full application for the proposed creation of dedicated parking for delivery vans to serve existing customer car park. Condition 3 refers to Hours of Use and the variation is to allow the business to make deliveries to and from the site 24 hours a day, seven days a week at Asda, Lower Earley District Centre, Chalfont Way.

Councillors requested that this application be refused due to the reasons given for planning application 191385, that the proposal for unrestricted delivery hours for the supermarket has the potential for adverse disturbance upon the acoustic amenity of neighbouring residents, contrary to Paragraph 190 of the National Planning Policy Framework 2019, Policies CP1 and CP3 of the Core Strategy 2010 and Policies CC06 and TB20 and Appendix 1 of the Managing Development Delivery Local Plan 2014.

203189            Full application for the creation of dedicated parking for delivery vans to serve existing home delivery arrangements, utilising an area of the existing customer car park at Asda, Lower Earley District Centre, Chalfont Way.

Councillors requested that this application be refused due to the loss of car parking, with no assessment of the overall cumulative parking loss arising from other approvals reducing the total parking provision serving the store, contrary to Policy CC07 and WBC's Parking Standards.

However, if WBC is minded to approve it should be subject to the following conditions:

1: An appropriate working hours condition, as justified by Paragraph 190 of the National Planning Policy Framework 2019, Policies CP1 and CP3 of the Core Strategy 2010 and Policies CC06 and TB20 and Appendix 1 of the Managing Development Delivery Local Plan 2014.

2: An assessment demonstrating that adequate parking remains to serve the existing uses, as required by Policy CC07 and WBC's Parking Standards.

203193            Application for the erection of a single storey front/side/rear extension, plus the insertion of 1no. rooflight, following the demolition of existing garage and store at 31 Stanton Close.

Councillors requested that this application be refused due to the overbearing nature of the extension causing significant shading of the area immediately behind No.29, contrary to Policy CP3, inappropriate built form leading to a loss of amenity of an adjoining occupier.

However, if WBC is minded to approve this application it should be conditional upon:

1: Submission and approval by WBC of details of fencing to the boundary with No.29 to mitigate any overlooking of the neighbouring garden from the raised floor level of the extension.

2: The extension as approved shall only be used incidental to the host dwelling, it shall not be used as separate residential accommodation for fee paying occupants nor as a business premises, without prior approval of WBC, and to ensure adequate parking is available at all times, as required by Policy CC07.

203208            Application for erection of a wall to the front of the dwelling with street railings and automated entrance gate (Retrospective) at 21 Redhatch Drive.

Councillors requested that this application be refused as the proposal fails to respond positively to the character of the street, presenting a hard urban edge to an otherwise suburban area, and creates the impression of a gated community, contrary to policy CP3 and Design Policy R12.

203245            Application for erection of annex in rear garden at 376 Wokingham Road.

Councillors requested that this application be refused due to the loss of existing tree cover contrary to Policy CC03(c), CC03 and Design Policy R13. Also the impact of the proposals on the neighbouring properties by virtue of its scale of activity, mass and built form, and out of character, contrary to Policy CP03 and Design Policy R23.

However, if WBC is minded to approve the application, a condition should be requested as follows:

1: The proposed annexe as approved shall only be used incidental to the existing dwelling, it shall only be used by family members and short term guests and not used by fee paying guests, nor shall it be used for business purposes, without prior approval by WBC, and to ensure that adequate parking is provided at all times as required by Policy CC07, and WBC's parking standards.

2: The submission and approval by WBC of a landscape scheme showing mitigation for the loss of existing trees, as required by Policies CP03 and CC03 and Design Policy R14.

*J Lissaman left the meeting*

#### 76.2.4 Tree Works Applications

The following application was noted:

- 201992 Application for works to protected trees TPO 1345/2010, T2, T3, T4 AND GROUP 1 TPO 1345/2010, T5 AND T6 T20, Small Leaf Lime (TPO 1345/2010, T6) - Crown clean removing major dead wood and crown lift to approx. 3 metres. T21, Small Leaf Lime (TPO 1345/2010, T5) - Crown clean removing major dead wood and crown lift to approx. 3 metres. T22, Mature Western Red Cedar (TPO 1345/2010, T4) - Crown lift by up to 10m to reduce back from building and roadside. T23, Mature Western Red Cedar (TPO 1345/2010, T3) - Crown lift by up to 10m to reduce back from building and roadside. T24 Mature Western Red Cedar (TPO 1345/2010, T2) - Crown lift by up to 10m to reduce back from building and roadside. T25, Mature Western Red Cedar (TPO 1345/2010, G1) - Crown lift by up to 10m to reduce back from building and roadside. T26, T27 and T28 – 3 no. Lawson Cypress - Fell to ground level – not covered by a TPO at Douglas Court, Wilderness Road.

### 76.3 Permitted Development Rights

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

- 202937 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 6.0m, for which the maximum height would be 3.0m and the height of the eaves 2.9m at 5 Meadow Road.

## 77. PLANNING APPEALS

### 77.1 Appeals Submitted

Councillors noted that no planning appeals had been submitted since the last Planning Committee meeting held on 10<sup>th</sup> November 2020.

### 77.2 Appeals Allowed

Councillors noted that the following planning appeal had been allowed since the last Planning Committee meeting held on 10th November 2020.

#### 77.2.1 200047 - 57 Sibley Park Road, Earley RG6 5UB

To note that this appeal has been allowed by the Planning Inspectorate and planning permission is granted for the proposed erection of a two storey front extension plus single storey canopy roof and changes to fenestration, in accordance with the terms of the application, Application Ref 200047, subject to the following conditions: 1) The development hereby permitted shall begin no later than 3 years from the date of this decision. 2) The development hereby permitted shall be carried out in accordance with the following approved plans: S01A, S02A, S03B, S04A, S05A, and S06B. 3) The side windows on the hereby approved plans shall be fitted with obscure glass prior to the first occupation of the development and maintained as such for the lifetime of the development.

*Appeal Ref: APP/X0360/W/20/3252283*

*W Luck left the meeting.*

## 78. PLANNING ENFORCEMENT STATISTICS

The Committee noted the Planning Enforcement statistics for November 2020 had not yet been provided by Wokingham Borough Council.

79. **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. The Deputy Town Clerk to send a follow up letter in relation to the offer from Balfour Beatty.

80. **PAVEMENT PARKING**

The Committee noted that a response was submitted to the Department for Transport's open consultation on Pavement Parking on 18<sup>th</sup> November 2020.

81. **PROPOSED TRAFFIC REGULATION ORDERS**

Councillors noted that an email had been sent to Wokingham Borough Council informing them that a formal comment could not be made to the TRO consultation P008-20 which affected some roads in Earley, until the Town Council was in receipt of the supporting documentation which was not currently available on WBC's website. WBC had been chased for a response, but to date no response had been received. The Deputy Town Clerk to send a further email asking for clarification on the consultation and for the correct information on this TRO.

82. **PUBLICATIONS**

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

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

There were no requests for any press releases.

84. **EXCLUSION OF PUBLIC AND PRESS**

There were no members of the public or press present. It was agreed that the remaining items on the Agenda be taken under Part II.

**PART II**

85. **ADVISOR TO THE PLANNING COMMITTEE AGREEMENT 2020/21**

86. **TERMINATION OF MEETING**

The meeting was declared closed by the Chair at 9.11pm.

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Chair, Planning