



PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held remotely on Tuesday, 9th February 2021 which commenced at 7.30pm.

Present:

Chair – Councillor G Littler

Councillors A Bassett, R Cook, 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), R Fryer (Democratic Services Officer), W Luck (Advisor to Planning Committee), a member of the public, a representative for ACER, and WBC Councillor P Jorgensen.

105. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor D Hare.

106. DECLARATIONS OF INTEREST

Councillor Mickleburgh declared an interest in planning application 203514 – 34 Hilltop Road, which has been listed. As a Borough Councillor on Wokingham Borough Council’s Planning Committee he would abstain from expressing a view or voting.

107. PUBLIC FORUM

The ACER representative presented their objections to planning application 203514 - 34 Hilltop Road. They regarded the current parking provision in the area as inadequate and felt additional tenants would increase that pressure. The absence of soft landscaping was also problematic for them.

108. MINUTES OF PREVIOUS MEETING

The Minutes of the meeting of the Planning Committee held on 12th January 2020 were confirmed as a true record and signed by the Chairman (Minutes 87-104).

109. APPLICATIONS FOR PLANNING PERMISSION

109.1 Decision Notices Issued by the Local Planning Authority

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

109.2 Planning Applications Received since the Last Meeting of this Committee

109.2.1 No Objection Notifications

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

203566 Application for the proposed erection of a part first floor part two storey side extension and partial conversion of the garage at 6 Adwell Drive.

- 203584 Application for the proposed erection of single storey front extension, two storey side extension and part single, part two storey rear extension after the demolition of existing garage with changes to fenestration at 17 Beech Lane.
- 203588 Application for the proposed erection of single storey rear extension and insertion of 3no. dormers, plus creation of front gable roof form and insertion of 4no. rooflights at 21 The Crescent.
- 210028 Application for the proposed erection of a single storey front extension to dwelling at 4 Westminster Way.
- 210069 Application for proposed changes to ground floor fenestration on the front (south) elevation at 21 Suttons Business Park, Suttons Park Avenue.
- 210098 Application for proposed erection of a single storey side/rear extension to existing dwelling with 3no. rooflights following demolition existing conservatory at 25 Eastcourt Avenue.
- 210124 Application for the proposed erection of a first floor side extension, plus alteration to the single storey pitched roof to rear with 5no. rooflights and changes to fenestration at 30 Alandale Road.
- 210190 Application for proposed erection of a part single part two storey side/rear extension including the insertion of 3no rooflights, following demolition of the detached garage, plus changes to fenestration at 85 Mill Lane.
- 210214 Application for the proposed erection of a single storey front extension to form a WC, plus changes to fenestration at 29 Sellafield Way.
- 210217 Application for the proposed erection of a single storey rear extension including the insertion of 4no. rooflights, following demolition of existing conservatory, garage conversion to create habitable accommodation, plus changes to fenestration at 43 Ramsbury Drive.

109.2.2 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:

- 203403 Application for the proposed single storey side/rear extension to existing dwelling following demolition of existing conservatory and conversion to existing garage to create habitable accommodation at 20 Chiltern Crescent.

Councillors raised no objection to this application conditional upon:

1. The details of the drainage to the proposed drive to be submitted and approved by WBC. Policies CP1 and CC10.
2. A landscape scheme for the frontage of the property shall be submitted to and approved by WBC to ensure an attractive scheme and contribute positively to the local character. Policies CP1 and CC03 and Deign Policies R6, R12 and R23.

- 203565 Application for the proposed conversion of loft space into habitable accommodation with insertion of 2no. rooflights (part retrospective) at 4 Aldbourne Avenue.

Councillors raised no objection to this application but requested that if Planning Officers were minded to approve the application, a condition be attached that the proposed rooflights be installed with a cill height of at least 1.7m above floor level, to protect the amenity of neighbouring properties, and to be retained as such unless otherwise agreed by WBC, Policy CP3 and Design Policy R23.

210043 Application for the proposed erection of a single storey rear extension and first floor side extension to dwelling, plus insertion of 6no. rooflights and internal alterations at 1 Waring Close.

Councillors raised no objection to this application but requested that if Planning Officers were minded to approve the application, a condition be attached that the first floor ensuite bathroom window to the rear of the side extension proposed in this application should be obscured glazing and have no openings below a height of 1.7m above floor level, maintained in perpetuity unless otherwise agreed by WBC, to ensure the amenity of the neighbouring property is not compromised, as required under Policy CP3 and Design Policies R15 and R23.

210133 Application for the proposed erection of a part single storey, part two storey rear extension including the insertion of 1no. rooflight and 1no. Juliet balcony following demolition of existing rear extension at 622 Wokingham Road.

Councillors raised no objection to this application but requested that if Planning Officers were minded to approve the application, a condition be attached that the new first floor window to the ensuite shower room in the side elevation at first floor shall be obscured glazing, unless otherwise agreed by WBC.

109.2.3 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:

203514 Application for the proposed change of use of bungalow to form two self-contained dwellings comprising 1 x 3 bed apartment at ground floor and 1 x 1 bed apartment at first floor. (Following recent construction of extensions permitted by application 191411) at 34 Hilltop Road.

Councillors requested that this application be refused due to the proposals failing to enhance the quality of the environment, contrary to Policy CP1; an inappropriate increase in activity to the detriment of other residents, contrary to Policy CP3; lack of adequate landscaping to the frontage contrary to Policy CC03 and Design Policies R6, R12 and R23; and the parking arrangement is not clearly defined to address the parking demand for each dwelling, with up to 3 spaces required for the 3 bedroom flat and up to 2 spaces required for the 1 bedroom flat, contrary to Policy CC07 and Design Policies P1 and P3. If Planning Officers were minded to approve the following conditions were requested:

1. The proposed rooflights should be installed with a cill height of at least 1.7m above floor level, and are to be obscured glass, to protect the amenity of neighbouring properties, Policy CP3 and Design Policy R23.
2. A landscape scheme for the frontage of the property shall be submitted to and approved by WBC to ensure an attractive scheme and contribute positively to the local character. Policies CP1 and CC03 and Design Policies R6, R12 and R23.
3. The submission and approval of a parking management plan to ensure adequate unallocated and visitor parking is available to each dwelling at all times

The member of public and ACER representative left the meeting.

210070 Application for the proposed erection of a single storey rear extension, raising of the roof with conversion from a part flat/part pitched roof to a pitched roof, insertion of 1no. rooflight, internal alterations and changes to fenestration at 4 Allonby Close.

Councillors requested that this application be refused due to the proposed roof change being out of keeping with the area, contrary to Policy CP3 and Design Policy R23. If Planning Officers were minded to approve the application, Councillors requested that it be conditional upon the

submission and approval of a construction management plan to protect the amenity of the neighbouring properties as supported by Policy CP3.

210118 Application for the proposed erection of a two storey rear extension, including the insertion of 1no. rooflight, plus proposed 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, due to the overbearing form of the rear extension and the resultant overlooking. Contrary to Policy CP3, 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 to the garden behind the application property and the extension does not relate well to the neighbouring property.

210226 Application for the proposed erection of a single storey front extension including the insertion of 3no. rooflights at 5 Bythorn Close.

Councillors requested that this application be refused due to the front extension being prominent in the street scene from Bythorn Close, contrary to Policy CP3 and Design Policy R23: the discordant roof style being at odds with the mono-pitch of the host dwelling and surrounding properties and out of character and failing to maintain the quality of the area contrary to Policies CP1 and CP3 and Design Policies R1 and R11; and the resultant street scene to Rushey Way fails to respond positively and does not enhance the street scene contrary to Policies CP1 and CP3 and Design Policies R11, R12 and R23. If Planning Officers were minded to approve the application, Councillors requested that it be conditional upon the submission and approval of a construction management plan to address the safety of pedestrians on the adjacent highway.

109.2.4 Tree Works Applications

The following applications were noted:

203130 Application for works to protected tree(s) TPO 197/1980, T55
T55, Oak – thinning of branches facing 20 Kerris Way and removal of deadwood. Pruning of branches facing 22 Kerris Way by 3 metres back to fence dividing the two properties, with leaf thinning of around 12-15 percent at 20 Kerris Way.

203310 Application for works to protected tree(s) TPO 1520/2016, T2, T4, T6, T8, T10
T1, Lime (TPO T2) – Re-pollard at just above the last pruning points. T2, Lime (TPO T4) – Re-pollard at just above last pruning points. T3, Lime (TPO 6) – re-pollard at just above the last pruning points. T4, Oak (TPO T8) – Lift the crown to a height above ground level of 5.5m, removing secondary and tertiary growth. T5, Lime (TPO T9) – Re-pollard at just above the last pruning points. T6, Norway Maple (TPO T10) – Crown lift on southern side to a height of 5.5m by removing one small branch at source, diameter less than 100mm, and secondary/tertiary growth at Buckhurst Way.

210074 Application for works to protected tree(s) TPO 860/1997, G1, T2, Oak – Fell, Oak – Fell. At 36 Clevedon Drive.

210356 Regulation 14(2) Notification for works to TPO 724/1995, Area 1
T10, Wellingtonia – Remove ripped limb, lower 3 x major limbs, cut back and remove deadwood.
T11, Robinia – Remove dead limb over pavement/roadway and other upper deadwood.
T14, Horse Chestnut – Dead standing tree. Remove leaving approx. 3m stump. At Woodley Hill House, Eastcourt Avenue.

WBC Councillor P. Jorgensen entered the meeting.

Members wished to again register their concern at the number of oak trees being felled, and requested that the Deputy Town Clerk express their concern to both WBC and the Veteran Tree Association.

109.3 Permitted Development Rights

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

- 203612 Application for a certificate of existing lawful development for a single storey rear and single storey side extensions, following demolition of the existing side extension at 13 Aldbourne Avenue.
- 210065 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 5.15m, for which the maximum height would be 3.80m and the height of the eaves 2.70m at Elmcot, Elm Lane.
- 210129 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 8.0m, for which the maximum height would be 3.40m and the height of the eaves 3.05m at 14 Finch Road.
- 210203 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 8.0m, for which the maximum height would be 3.0m and the height of the eaves 2.4m at 4 Harcourt Drive.
- 210351 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 3.2m and the height of the eaves 2.45m at 14 Lancaster Gardens.

109.4 Planning Applications Withdrawn

It was noted that following planning application had been withdrawn:

- 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.

110. PLANNING APPEALS

110.1 Appeals Submitted

Councillors noted that the following planning appeals had been submitted since the last Planning Committee meeting held on 12th January 2021.

110.1.1 2 Radstock Lane, Earley, RG6 5QL

Members noted that an Appeal had been made to the Secretary of State against the decision by Wokingham Borough Council to refuse planning permission for the erection of a 3 storey 5 bed dwelling, following the demolition of the existing dwelling and garage. *Appeal Ref: APP/X0360/D/20/3261511*

110.1.2 52 Elm Road, Earley, RG6 5TR

Members noted that an Appeal had been made to the Secretary of State against the decision of Wokingham Borough Council to refuse planning permission for the erection of a first floor front and side extension, part single storey, part two storey rear extension, garage conversion to create habitable accommodation, plus alterations to existing roof including the removal of front dormers. *Appeal Ref No: APP/X0360/D/20/3265982*

111. PLANNING ENFORCEMENT STATISTICS

The Committee noted the Planning Enforcement statistics for January 2021 had been provided by Wokingham Borough Council.

W Luck left the meeting.

112. WOKINGHAM WATERSIDE CENTRE

It was noted that no communication had been received from Wokingham Borough Council following Earley Town Council's further request for a meeting regarding the inadequate screening.

113. PROPOSED TRAFFIC REGULATION ORDERS

The Committee noted that no documentation had been received from Wokingham Borough Council in response to the Deputy Town Clerk's further request for supporting documentation for the informal TRO consultation P008-20. Councillors were pleased to note that P Jorgenson was pursuing this issue at WBC.

114. TREE PRESERVATION ORDER – 1763/2020 RELATING TO LAND SOUTH OF CHATTERIS WAY, EARLEY

It was noted that a letter had been sent to Wokingham Borough Council requesting that TPO 1763/2020 remain in place after its 6 month expiry.

115. WOKINGHAM BOROUGH COUNCIL'S PLANNING PAGES

Councillors noted that further information had been added to planning pages on WBC's website aimed at residents who were considering an extension and for residents who were concerned about a neighbour's planning application. Members were pleased to note that a link had been put on Earley Town Council's website. The Committee discussed the issue of WBC notifications not being received by adjacent neighbours of an application site and how they could investigate whether site notices are being displayed by applicants.

116. PROPOSED EE LTD TELECOMMUNICATIONS MAST

The chair reported on the background to this issue and noted that communication had been received from the Harlequin Group to inform Earley Town Council that they are not currently progressing the Sol Joel Park option for the proposed telecommunications mast and are instead considering Anderson Avenue, or thereabouts, as an alternative site. It was **AGREED** that a formal acknowledgement of the communication would be sent to the Harlequin Group by the Deputy Town Clerk.

117. NATIONAL PLANNING POLICY FRAMEWORK & NATIONAL MODEL DESIGN CODE CONSULTATION PROPOSALS

The Committee considered a response to the Ministry of Housing, Communities & Local Government consultation on draft revisions to the National Planning Policy Framework, and a new draft National Model Design Code. It was agreed that Councillors R Cook, G Littler, A Mickleburgh and C Smith would form a Working Group to produce a report for consideration at the Planning Committee meeting on 9th March 2021.

118. PUBLICATIONS

Members noted that the following publications had been received:

Wokingham Borough Council	Neighbourhood CIL Proportion Reports December 2020 Major Developments Monthly Reports December 2020 - confidential, for Parish Officers and Councillors only
---------------------------	---

119. PRESS RELEASES

There were no requests for any press releases.

120. TERMINATION OF MEETING

The meeting was declared closed by the Chair at 9.30pm.

.....
Chair, Planning