



PLANNING COMMITTEE

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

Present:

Chair – Councillor G Littler

Councillors A Bassett, R Cook, D Hare, A Mickleburgh, A Neal, 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), and a representative for ACER.

121. APOLOGIES FOR ABSENCE

No apologies for absence were received.

122. DECLARATIONS OF INTEREST

There were no declarations of interest.

123. PUBLIC FORUM

The ACER representative presented their objections to planning application 210448 - 57 Chiltern Crescent. They commented that the large dormers were not subservient to the original roof, were out of scale and character with the area and noted that Wokingham Borough Council had refused some similar applications recently.

124. MINUTES OF PREVIOUS MEETING

The Minutes of the meeting of the Planning Committee held on 9th February 2020 were confirmed as a true record and signed by the Chairman (Minutes 105-120).

125. APPLICATIONS FOR PLANNING PERMISSION

125.1 Decision Notices Issued by the Local Planning Authority

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

125.2 Planning Applications Received since the Last Meeting of this Committee

125.2.1 No Objection Notifications

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

- 210189 Application for the proposed installation of a stainless steel flue on the roof plus replacement external plant at ground floor level, replacement fencing to the plant area on the east elevation of the building and associated landscaping at JJ Thomson Building, Whiteknights Campus, Pepper Lane.

- 210206 Application for the proposed erection of a single storey rear extension with the insertion of 6no. rooflights following demolition of existing rear extensions, part conversion of existing garage to create habitable accommodation, alterations to flat roof to form hipped roof plus changes to fenestration at 10 Milton Road.
- 210286 Application for the proposed erection of 1no. side dormer and loft conversion to create habitable accommodation at 54 Measham Way.
- 210343 Application for the proposed erection of a single storey rear extension following demolition of conservatory and detached garage at 21 Radnor Road.
- 210410 Application for the proposed erection of a part single, part two storey rear extension with the insertion of 5no. rooflights, the conversion of existing garage to form a study plus changes to fenestration at 26 Chiltern Crescent.
- 210419 Application for the proposed erection of a single storey front extension to form a porch at 2 Bythorn Close.
- 210423 Application for the proposed erection of a part single part two storey extension to the rear with the insertion of 6no. rooflights and 1no. Juliet balcony, following the demolition of existing conservatory, the erection of a part single part two storey front extension with the insertion of 1no. dormer, the proposed conversion of garage to create habitable accommodation, plus changes to fenestration at 1 Finbeck Way.
- 210448 Application at 57 Chiltern Crescent. This application was discussed and the decision can be found in item 125.2.3.
- 210565 Application for the proposed garage conversion to form habitable accommodation and a single storey front extension and two storey rear extension to the existing detached dwelling at 17 Chive Road.
- 210567 Application for the proposed erection of a single storey rear extension at 3 Erleigh Court Gardens.
- 210598 Application for proposed erection of a single storey rear extension including the insertion of 3no. rooflights, plus changes to fenestration at 7 Sutcliffe Avenue.
- 210611 Application for the proposed erection of a single storey front extension, part single part two storey side extension plus single storey rear extension at 19 Beauchief Close.
- 210663 Application for the proposed erection of a single storey front extension to form a porch, the erection of a two storey rear extension to form habitable accommodation, plus changes to fenestration at 47 Finch Road.

ACER representative left the meeting

125.2.2 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:

- 210266 Application for the proposed erection of a single storey rear extension with the insertion of 2no. rooflights, associated decking and roof garden, the installation of one side dormer, a front canopy roof to form a porch, the installation of 1no. Juliet balcony, plus changes to fenestration at 5 Meadow Road.

Councillors raised no objection to this application conditional upon 1: The side screening to the proposed balcony area being maintained at a height of 1.8m, unless approved by WBC; to protect the amenity of neighbouring properties as required by Policy CP3 and Design Policy R23. 2: The area of the first floor balcony being retained as identified on the approved drawing (PL/A513/04), unless agreed by WBC, to prevent the area being increased, compromising the amenity of neighbouring properties; as required by Policy CP3 and Design Policy R23. 3: Any windows inserted in the side elevation of the approved first floor extension shall be obscured glazing, with no opening lights below 1.7m unless otherwise agreed by WBC; to protect the amenity of neighbouring properties as required by Policy CP3 and Design Policy R23.

210267 Application for the proposed garage conversion following a double storey side extension and part rear extension with front porch and changes to fenestration to form additional habitable apace at 11 Harcourt Drive.

Councillors raised no objection to this application conditional upon 1: The proposed windows to the side elevation facing No.9 Harcourt Drive to be obscured glazing, unless otherwise agreed by WBC, with no opening lights below 1.7m above floor level; to protect the amenity of the neighbouring property, as required by Policy CP3. 2: The building as extended shall not be used as accommodation for fee paying guests unless otherwise agreed by WBC, to ensure adequate car parking is available at all times, as required by Policy CP3 and CC07 and Design Policies P1, P2 and P3.

210268 Application for the proposed erection of a single storey front extension and a part single/part two storey side/rear extension with Juliet balcony following demolition of existing detached garage, plus insertion of 3no. rooflights, internal alterations, changes to fenestration and extension to existing driveway at 44 Meadow Road.

Councillors raised no objection to this application conditional upon 1: Any glazed openings in the north elevation being obscured glazing, unless otherwise agreed by WBC, to protect the amenity of neighbouring properties, as required by Policy CP3 and Design Policy R23. 2: Any rooflights not to have any openings below 1.7m above floor level, to protect the amenity of neighbouring properties, as required by Policy CP3 and Design Policy R23.

210426 Application for the proposed erection of a single storey front extension to facilitate the conversion of existing garage to form habitable accommodation, plus changes to fenestration at 51 Wilderness Road.

Councillors raised no objection to this application conditional upon the submission to, and approval by, WBC of an accurate parking plan showing how cars can be accommodated within the limited width of frontage and how they can manoeuvre to exit in forward gear to maintain highway safety; as defined in Policy CC07 and Design Policies P1 and P3.

210507 Application for the proposed erection of a part single part two storey side/rear extension with the insertion of 1 no. rooflight following demolition of existing garage, the erection of a single storey front extension to form a porch, plus changes to fenestration at 23 Stanton Close.

Councillors raised no objection to this application conditional upon any windows in the new flank elevation facing No.25 being obscured glazing and any such windows at first floor not having any opening light below 1.7m above floor level, unless otherwise agreed by WBC.

125.2.3 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:

210195 Application for the proposed single storey, part two storey rear extension, first floor side extension over existing garage plus conversion of existing garage/loft

space to create habitable accommodation and changes to fenestration at 434 Wokingham Road.

Councillors requested that this application be refused due to the extension not being subservient to the host dwelling in the street scene, contrary to Policies CP1 and CP3 and Design Policy R23; also due to the overshadowing effect of the rear first floor extension on neighbouring habitable rooms, contrary to Policy CP3 and Design Policies R18 and R23. In addition the parking as drawn is inaccessible and therefore inadequate contrary to Policy CC07 and Design Policies P1 and P3.

210261 Application for the proposed erection of a single storey front extension to form porch plus a first floor side extension including 3no. Juliet balconies with changes to fenestration at 11 Felixstowe Close.

Councillors requested that this application be refused due to the dominant nature of the front of the extension and its overbearing impact on the character of the footpath link to Gypsy Lane, to the detriment of the local character and quality of the environment; contrary to Policy CP3 and Design Policy R23. The lack of information regarding the impact of the foundations of the proposals on the nearby oak tree, contrary to Policies CP3 and CC03 and Design Policies R2 and R13. If WBC was minded to approve this application the following conditions were requested: 1: The submission to and approval by WBC of an arboricultural impact assessment addressing the relationship of the foundations to the adjacent oak tree. 2: The submission to and approval by WBC of a construction management plan to demonstrate how the works can be carried out without damage to the public footpath and how the safety of pedestrians will be maintained, as required by Policies CP1 and CP3.

210309 Application for the proposed erection of 2no. flat roof dormers to facilitate the conversion of existing garage loft to create habitable accommodation, plus changes to fenestration at 201 Beech Lane.

Councillors requested that this application be refused due to the large and overbearing character of the roof dormers contrary to Policy CP3 and Design Policy R23; the dormers did not respond sympathetically to the existing character of the host dwelling, nor relate well to neighbouring property, contrary to Policy CP3 and Design Policy R23.

210345 Application for the proposed erection of a single storey side and rear extension with insertion of 3no. rooflights, changes to front porch, internal alterations and changes to fenestration at 17 Felthorpe Close.

Councillors requested that this application be refused due to inadequate information regarding the changes in level that appear to impact the amenity of No.16, contrary to Policy CP3 and Design Policy R23.

210448 Application for the proposed loft conversion to create habitable accommodation with rear dormer extension and the installation of 2no. rooflights at 57 Chiltern Crescent.

Councillors requested that this application be refused due to the large and overbearing character of the roof dormer contrary to Policy CP3 and Design Policy R23, with regard to the design parameters for roof dormers. It is considered there is inadequate offset from the margins of the roof, is out of scale and character with the area, and does not respond sympathetically to the existing character or relate well to neighbours, contrary to Policy CP3 and Design Policy R23. The resultant gable ended roof is out of character with the general hip end roofs in the surrounding properties.

210474 Application for the proposed two storey side/rear extension and a proposed loft conversion to create habitable accommodation with rear dormer extension and the installation of 4no. rooflights at 4 Dove Close.

Councillors requested that this application be refused due to the overbearing and dominant appearance of the proposals when viewed from the street. Elevationally, the proposals are not subservient to the host dwelling and the roof changes are quite overbearing and bulky, the resultant mansard roof is out of character with the immediate vicinity, and the proposals fail to enhance the character of the area; contrary to Policies CP1 and CP3 and Design Policies R11 and R23. The applicant has not demonstrated that the parking is adequate or safe, whilst a new garage is proposed it is not to the size required by WBC to ensure use for the storage of a vehicle. In addition whilst the applicant shows two parking spaces on the frontage they are drawn undersized, relying on the use of the service margin, one of the spaces would not be long enough as the porch prevents the vehicle parking clear of the road compromising highway safety; contrary to Policy CC07 and Design Policies P1, P2 and P3. Also the proposed parking does not provide for any landscaping to the frontage, leaving the street scene dominated by car parking; contrary to Policy CP3 and Design Policies R12 and R14.

210586 Application for the proposed raising of roof to create first floor habitable accommodation plus erection of a single storey rear extension following demolition of existing conservatory at 14 Finch Road.

Councillors requested that this application be refused due to the proposals being out of character with the immediate vicinity, failing to maintain the quality of the environment, contrary to Policy CP1; are of an inappropriate scale when considered against the neighbouring properties and out of character, and failing to integrate with the surrounding properties, contrary to Policy CP3, and Design Policy R23. If WBC was minded to approve this application the following conditions were requested: 1: No part of the property as extended shall be used as a separate dwelling without the prior approval of WBC, to protect the amenity of the neighbouring properties, as required by Policy CP3, and to ensure adequate car parking is provided, in accordance with Policy CC07 and Design Policies P1, P2 and P3. 2: Any window in the flank walls at first floor shall be obscured glazing and with no opening lights below 1.7m above floor level unless otherwise approved by WBC.

210629 Application for the proposed creation of dedicated parking for delivery vans to serve existing home delivery arrangement, utilizing an area of the existing customer car park at Asda, 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. If WBC was minded to approve this application the following conditions were requested: 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 to show that adequate parking remains to serve the existing uses, as required by Policy CC07 and WBC's Parking Standards.

125.2.4 Tree Works Applications

The following application was noted:

210631 Application for works to protected tree(s) TPO 860/1997, T1, T2, Oak (TPO T1)
– Fell at 3 Somerton Gardens.

125.3 Permitted Development Rights

It was noted that the Borough Council had received no applications for prior approval.

125.4 Planning Applications Withdrawn

It was noted that following planning application had been withdrawn:

- 203351 Application for the proposed erection of a single storey front extension following demolition of existing front extension, part single storey, part two storey side/rear extension following demolition of existing dining room and garage, plus the insertion of 3no. rooflights and Juliet balcony at 44 Meadow Road.

126. PLANNING APPEALS

126.1 Appeals Submitted

Councillors noted that the following planning appeal had been submitted since the last Planning Committee meeting held on 9th February 2021.

126.1.1 203208 – 21 Redhatch Drive, Earley, RG6 5QS

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 wall to the front of the dwelling with steel railings and automated entrance gate (retrospective).

127. PLANNING ENFORCEMENT STATISTICS

The Committee noted the Planning Enforcement statistics for February 2021 provided by Wokingham Borough Council.

W Luck left the meeting

128. WOKINGHAM WATERSIDE CENTRE

Councillors noted that a site meeting was in the process of being arranged by the Deputy Town Clerk with a Wokingham Borough Council Planning Officer to discuss the issues in relation to the inadequate screening.

129. PROPOSED TRAFFIC REGULATION ORDERS

The Committee noted that due to the technical difficulties Wokingham Borough Council have been experiencing with their website, the Traffic Management team had been carrying out door to door visits in order to speak to residents. The Deputy Town Clerk informed the Committee that the correct information for TRO proposal P008-20 was now on WBC's website. It was

AGREED that a Working Group consisting of Councillors C Smith, A Bassett and A Mickleburgh would review the proposal and present their recommendations at the next Planning Committee meeting on 13th April 2021.

130. PROPOSED EE LTD TELECOMMUNICATIONS MAST

Councillors noted that Harlequin was now carrying out a pre-application consultation in relation to Anderson Avenue. Members discussed Harlequin's consultation method and the Committee requested that Harlequin be asked to also consider erecting a site notice at the location, to carry out the leafleting of local residents and to consult ACER.

131. NATIONAL PLANNING FRAMEWORK & NATIONAL MODEL DESIGN CODE CONSULTATION PROPOSALS

- 131.1 It was noted that the Working Group met on 22nd of February 2021 and the draft response to the Ministry of Housing, Communities & Local Government online survey and additional comments had been circulated to the Committee prior to the meeting.

- 131.2 Councillors considered the draft response and the additional comments and it was:

RESOLVED that submission would be made to the online survey without the additional comments and it was also agreed that a copy of the response and additional comments would be sent to The Rt Hon Sir John Redwood MP and Matt Rodda MP.

132. WOKINGHAM BOROUGH COUNCIL'S SPEED LIMIT REVIEW

132.1 Members were disappointed to note that no response or outcome had been received from WBC as to the conclusion of their Speed Review, following ETC's submission in July 2020.

132.2 The Committee considered sending communication to the Executive Member for Highways & Transport at WBC and it was:

RESOLVED that a letter be sent to the Executive Member for Highways & Transport at WBC requesting a response to ETC's submission of July 2020.

133. PUBLICATIONS

Members noted that the following publications had been received:

Wokingham Borough Council	Neighbourhood CIL Proportion Reports January 2021
	Major Developments Monthly Reports January 2021 - confidential, for Parish Officers and Councillors only

134. PRESS RELEASES

There were no requests for any press releases.

135. TERMINATION OF MEETING

The meeting was declared closed by the Chair at 9.32pm.

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Chair, Planning