



PLANNING COMMITTEE

Minutes of a meeting for the Members of the Planning Committee held remotely on Tuesday, 8th June 2021 which commenced at 7.30pm.

Present:

Chair – Councillor G Littler

Councillors R Cook, T Mahir, A Mickleburgh, A Neal, M Shaw, C Smith and M Smith.

In attendance: E Carroll (Deputy Town Clerk), D Humphreys (Senior Office Administrator), W Luck (Advisor to Planning Committee), and 4 members of the public.

18. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor A Bassett.

19. DECLARATIONS OF INTEREST

Councillor Littler declared an interest in application 211217 – 155 May Lane, as he knew the applicant.

Councillors C Smith and M Smith declared an interest application 211636 – 15 Toseland Way, as they knew the applicant.

20. PUBLIC FORUM

Two members of the public raised concerns regarding application 211441 – 2 Radstock Lane that the application had not really changed from the original two applications in relation to size and mass resulting in an adverse impact and loss of light to their property. Councillor C Smith advised that the application had been listed.

The two members of the public left the meeting

A further two members of the public associated with application 211484 – 544 Wokingham Road were present and one spoke on how this application aimed to achieve a sustainable 3 bedroomed bungalow.

One member of the public left the meeting

21. MINUTES OF PREVIOUS MEETING

The chairman requested an amendment to page 3, application 211279 which should read 1.8m (not 18m). With this amendment, the Minutes of the meeting of the Planning Committee held on 4th May 2021 were confirmed a true record and recommended for signature by the Chair.

22. APPLICATIONS FOR PLANNING PERMISSION

22.1 Decision Notices Issued by the Local Planning Authority

The Decision Notices as reported to the meeting were noted.

Member of the public re-entered the meeting
Member of the public left the meeting

22.2 Planning Applications Received since the Last Meeting of this Committee

22.2.1 No Objection Notifications

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

- 211171 Application for proposed erection of a single storey front extension and changes to fenestration at 22 Stockbury Close.
- 211217 Application for proposed garage conversion to create habitable accommodation at 115 Mays Lane.
- 211237 Application for the proposed single storey rear extension following demolition of existing single storey rear and conservatory, plus changes to fenestration at 65 Mill Lane.
- 211260 Application for the proposed erection of a single storey rear extension with 1no. rooflight following the demolition of existing sunroom, erection of a first floor side extension, plus changes to fenestration at 117 Pitts Lane.
- 211404 Application for the proposed erection of a first floor rear/side extension with the insertion of 1no. dormer, 1no. Juliet balcony and 4no. rooflights at 57 Elm Road.
- 211405 Application for the proposed conversion of existing garage to create habitable accommodation and changes to fenestration at 2 Newmarket Close.
- 211423 Full application for the retention of an existing single storey modular building ('Building A') to be used as a family centre. (Retrospective) at Hawkedon Primary School, Hawkedon Way.
- 211427 Application for the proposed erection of a single storey rear extension, and first floor front/side extension at 60 Swepstone Close.
- 211440 Application for the proposed erection of a single storey side infill extension, erection of a single storey rear extension with 6no. rooflights following demolition of existing conservatory, installation of a patio to rear of existing dwelling, erection of a second floor flat roof dormer to the rear elevation, plus changes to fenestration at 16 Pavenham Close.
- 211483 Application at 9 Thanington Way. This application was discussed and the decision can be found in item 22.2.2
- 211487 Application for the proposed erection of a single storey rear extension with 3no. rooflights following the demolition of existing conservatory, plus changes to fenestration at 37 Falstaff Avenue.
- 211488 Application for the proposed erection of a single storey side extension, a two storey rear extension with the insertion of 3no. rooflights and the conversion of existing garage in to habitable space, following the demolition of existing utility at 34 Beech Lane.
- 211511 Application for the proposed erection of a single storey rear extension at 20 Markby Way.

- 211540 Application to vary Condition 6 of planning consent 172753 for the householder application for the proposed erection of first floor side and rear extension, part conversion of existing garage and single storey rear extension to dwelling. Condition 6 refers to external materials and the variation is to change existing materials to rendered at 28 Plumtrees.
- 211547 Application for proposed conversion of existing garage to create habitable accommodation at 9 Harrington Close.
- 211548 Application for the proposed erection of a single storey front extension, erection of a single storey rear/side extension with 3no. rooflights, plus changes to fenestration at 7 Paddick Drive.
- 211553 Full application for the proposed replacement of existing entrance door with glazed and composite panel at Black Horse House, University of Reading, Shinfield Road.
- 211564 Application for the proposed conversion of existing detached garage to create habitable accommodation, facilitated by changes to fenestration at 40 Squirrel Way.
- 211625 Application for the proposed garage conversion to create habitable accommodation, erection of a first floor side extension, erection of a single storey front extension to form porch, plus changes to fenestration at The Brambles, Elm Lane.
- 211684 Application for the proposed erection of a single storey rear extension with 1no. rooflight to form orangery following the demolition of existing conservatory at 31 Hilltop Road.
- 211733 Application for proposed erection of a single storey side/rear extension and a single storey front extension to form a porch at 3 Clevedon Drive.
- 211774 Application at 36 Meadow Road. This application was discussed and the decision can be found in item 22.2.3
- 211784 Application for the proposed conversion of existing garage to create habitable accommodation, erection of a single storey front extension to form porch, erection of a single storey rear extension with 4no. rooflights following demolition of existing conservatory, plus changes to fenestration, at 16 Firmstone Close.
- 211814 Application for the proposed erection of a single storey side and rear extension with insertion of 3no. rooflights at 47 Amber Close.
- 211826 Application for the proposed single storey rear extension with changes to fenestration at 51 Anderson Avenue.
- 211879 Application for the proposed conversion and extension of existing garage to create habitable accommodation at 38 Meadow Road.

22.2.2 Conditional Approval Recommendations

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

- 211060 Application for the proposed part single part 2 storey side/rear extension following demolition of the existing garage to include 2no. rooflights and changes to fenestration. Revised details show: amended plans accepted to

mitigate impacts to neighbour amenity and character of the area. (Revised plans consultation) at 31 Nutmeg Close.

Councillors raised no objection to this application conditional upon the three parking spaces identified on the approved drawings being completed and available before use of the extended dwelling, to ensure adequate parking is available as required by Policy CC07.

211122 Application for the proposed erection of a single storey side extension and rendering of the front elevation at 100 Redhatch Drive.

Councillors raised no objection to this application conditional upon the submission and approval of a landscape scheme for the area alongside Collins Drive, to be implemented prior to the first occupation of the extension.

211317 Application to vary Condition 2 of planning consent 171296 for the proposed raising of roof with two side dormer extensions to facilitate habitable accommodation, single storey rear extension and creation of new side windows following demolition of existing garage, kitchen and utility room. Condition 2 relates to the approved documents and the variation is to allow alterations to the main roof from part hipped to gable ends, changes to fenestration, enlargement of the south east side dormer, repositioning of north west side dormer and changes to the roofs over the front bay windows. (Part Retrospective) at 41 Palmerstone Road.

Councillors raised no objection to this application conditional upon that the window in the side dormer to bedroom 2 on the drawings being retained as obscured glazing and with no opening lights below 1.7m above floor level, unless otherwise agreed by WBC, as supported by Policy CP3 and Design Policies R15 and R23. To ensure that the privacy and amenity of the neighbouring property, 39 Palmerstone Road, is maintained at all times

211463 Application for the proposed erection of single storey front, side and rear extensions following demolition of existing conservatory, and a loft conversion to create habitable accommodation, plus 10no. rooflights, a front porch canopy roof and changes to fenestration at 6 Rainworth Close.

Councillors raised no objection to this application conditional upon the rooflights to the main roof being installed with a cill height 1.7m above the floor level, to protect the amenity of neighbouring properties. The window in the end gable to the attic conversion to be obscured glazed unless otherwise agreed by WBC. Details of the changes in level to the rear garden to be submitted and approved by WBC, to ensure there is no impact on neighbouring properties.

211471 Application for the proposed erection of a single storey rear extension, a part two storey part first floor side extension, plus the insertion of 11no. rooflights at 17 Beauchief Close.

Councillors raised no objection to this application conditional upon the submission, approval and implementation prior to first occupation of the extension of a parking plan demonstrating how two parking spaces can be achieved on the frontage due to the inadequate width to the altered garage for accommodating a car contrary to Policy CC07 and Design Policies P1, P2 and P3, as there is inadequate space on the highway to accommodate additional on-street parking. The window to the ground floor en-suite, facing toward No.19 to be obscured glazing and secured closed at all times unless otherwise agreed in writing by WBC, to protect the privacy and amenity of the neighbouring property as supported by Policy CP3 and Design Policy R23.

211483 Application for the proposed part garage conversion to create habitable accommodation, erection of a single storey rear extension following demolition of existing conservatory, erection of a single storey side extension, erection of a single storey front extension, erection of a single storey front extension to form porch at 9 Thanington Way.

Councillors raised no objection to this application conditional upon the submission, approval and implementation of a construction management plan, to address concerns by neighbours about construction work impacting the amenity of their property contrary to Policy CP3 and Design Policy R23.

211516 Application for the proposed erection of a first floor side extension with 1no. pitched roof dormer to the rear elevation, erection of a single storey front extension to form porch in regards to the roof over existing garage at 7 Woodmere Close.

Councillors raised no objection to this application conditional upon the window to the new "study room" being obscured glazing and having no opening lights below 1.7m above floor level unless otherwise agreed in writing by WBC.

211671 Application for the proposed garage conversion to create habitable accommodation, erection of a single storey front extension to form porch with 1no. rooflight, erection of a single storey rear extension with 3no. rooflights, insertion of a patio to the rear, increasing fence height by 30cm along the patio line, plus changes to fenestration at 600 Wokingham Road.

Councillors raised no objection to this application conditional upon that the side screens indicated on the drawings not extending more than 5m as scaled on the drawings, to prevent the fence being overbearing on neighbouring gardens as supported by Policy CP3.

211727 Application for the proposed erection of a single storey front extension to form porch, erection of a two storey side extension with 3no. rooflights, erection of a part single part two storey rear extension. These are revised proposals following the refused application (203397), and following approval of the 8.0m prior approval application (202786) at 31 Pitts Lane.

Councillors raised no objection to this application conditional upon details of any proposed patio being submitted to and approved by WBC to protect against the overlooking of neighbouring properties, to protect their privacy and amenity as required by Policy CP3 and Design Policies R15 and R23.

211728 Application for the proposed erection of a single storey front extension to form porch, erection of a single storey side/rear extension with 2no. rooflights following demolition of existing carport, alterations to existing roof including 3no. rooflights and 2no. solar tubes at 19 Saffron Close.

Councillors raised no objection to this application conditional upon all glazed openings towards no.20 Saffron Close being obscured glazing, unless otherwise agreed by WBC, to protect the amenity and privacy of both the neighbouring property and the application property as required by Policy CP3 and Design Policies R15 and R23. A scheme for landscaping the front garden to be submitted to and approved by WBC and implemented before first occupation of the extended dwelling, as required by policy CP3 and Design Policies R12 and R14.

211736 Application to vary Condition 2 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 2 refers to Approved details and the variation is to include a tarmacked area to the front of the existing driveway at 5 Shepherds Avenue.

This application was discussed in item 22.2.3 where Councillors raised no objection conditional upon a sustainable drainage scheme for the additional hard surface driveway to be submitted and approved by WBC, and implemented, within six months of approval.

- 211858 Application for the proposed conversion of existing loft space to create additional habitable accommodation with 1no. rooflight to the front elevations and 1no. rooflight to the rear elevation at 2 Pavenham Close.

Councillors raised no objection to this application conditional upon that the existing ridge height not being changed without prior approval by WBC. The reason is that there is limited headroom available in the loft space and the applicant has not demonstrated that the proposal is achievable within Building Regulations.

22.2.3 Applications Requiring a Committee Decision

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

- 211375 Application to vary Condition 2 of planning consent 190604 for the Householder application for a proposed erection of part single part double storey side and rear extension with front canopy, garage conversion to create habitable accommodation, erection of an outbuilding, plus internal alterations. Condition 2 refers to Approved details and the variation is to substitute the approved plans at 30 Radstock Lane.

Councillors requested that this application be refused due to the overbearing nature of the proposed first floor side extension on the neighbouring property and its impact on the visual spacing of properties in this road, as highlighted in the officer's report on application 190604, and does not contribute positively to the existing character of the street, nor is it of an appropriate scale and mass, contrary to Policy CP3 and as detailed in design Policy R23; and is not off-set from the boundary, as described in Design Policy R23, as supported by Policy CP3; and fails to enhance the high quality of the surrounding environment, contrary to Policy CP1.

- 211425 Full planning application for the proposed erection of 1no. two bedroom detached bungalow at 23 Stanton Close.

Councillors requested that this application be refused due to this being a backland development, contrary to Design Policy R22, as supported by Policy CP3. It is shown with windows to principal rooms 2m away from the boundaries with adjoining properties, impacting both the amenity of those neighbouring properties and of any future occupant; it does not relate positively to the existing urban form; has inadequate usable amenity space; and appears cramped and not within the existing pattern of development; contrary to Design Policies R14, R15, R16, R22 and R23, as supported by Policies CP1 and CP3. In addition there is inadequate parking conveniently located for the dwelling and which dominates its amenity, and a lack of opportunity for cars entering and leaving to pass each other on the long access way, contrary to Policy CC07 and Design Policies P1, P2 and P3. If WBC is minded to approve this application an informative is requested advising that if application 211425 is implemented then the principals of approval 210883 cannot be implemented without further planning applications.

- 211441 Application for the proposed erection of a two storey side/rear extension following the demolition of existing garage, erection of a single storey front extension to form porch, plus changes to fenestration at 2 Radstock Lane.

Councillors requested that this application be refused due to the impact on the street scene that is largely unchanged from that in application 201903, and due to its excessive width, bulk, scale and mass, the proposal would represent an alien, incongruous and excessive in scale addition to the street scene, resulting in harm to the character of the area. The proposal is thus contrary to the National Planning Policy Framework, policies CP1 and CP3 of the Wokingham Core Strategy and the Borough Design Guide SPD. A view reflected in the appeal inspector's conclusion.

- 211477 Application for the proposed erection of a single storey side/front extension at 143 Silverdale Road.

Councillors requested that this application be refused as the proposed extension projects significantly forward of the building and is a discordant feature in the street scene failing to maintain the quality of the environment, contrary to Policy CP1; and of inappropriate size, built form and character to the detriment of the street scene and a failure to integrate with the surroundings, contrary to Policy CP3 and Design Policy R23.

211484 Full application for the proposed subdivision of the site and erection of a detached 3no. bedroom dwelling and car port following demolition of existing outbuildings, with associated access and parking at 544 Wokingham Road.

Councillors requested that this application be refused due to this being a backland development, contrary to Design Policy R22, as supported by Policy CP3. It is shown with windows to principle rooms 2m away from the boundaries with adjoining properties, impacting both the amenity of those neighbouring properties and of any future occupant; it does not relate positively to the existing urban form; with inadequate usable amenity space; and appears cramped and not within the existing pattern of development; contrary to Design Policies R14, R15, R16, R22 and R23, as supported by Policies CP1 and CP3. In addition there is inadequate space for the manoeuvring of cars into and out of the identified parking, and a lack of opportunity for cars entering and leaving to pass each other on the long shared access way, contrary to Policy CC07 and Design Policies P1 and P3.

Member of the public left the meeting

211555 Application for the proposed erection of a part single part two storey side/rear extension with the insertion of 2no. rooflights, the conversion of existing garage into habitable space, plus changes to fenestration at 1 Wimblington Drive.

Councillors requested that this application be refused due to the proposals causing the loss of landscaped amenity land at the side of the property and fails to address the prominent corner location to the detriment of the street scene, being overbearing and dominant, of an inappropriate scale, built form and character, and failing to enhance the quality and character of the area, failure to integrate with the surroundings, and a failure to retain existing landscaping or to provide a positive landscape treatment that contributes to the quality of the public realm; contrary to Policies CP1 and CP3 and Design Policies R6, R7, R8, R9, R11, R12, R14 and R23. In addition the applicant has failed to demonstrate with accurate drawings that the proposed replacement car parking is achievable satisfactorily, creating a high quality environment, without causing highway safety risks, due to the obstruction of the junction sight line, and as on-street parking will be difficult and dangerous in this location, contrary to Policy CC07 and Design Policies P1, P2 and P3

211636 Application for the proposed conversion of existing garage to create habitable accommodation at 15 Toseland Way.

Councillors requested that this application be refused due to the proposed replacement parking obstructing access to the neighbouring property, thereby severely impacting their amenity, contrary to Policy CP3 and Design Policy R23. In addition, as the parking is not achievable, the applicant has failed to provide adequate replacement parking, contrary to Policy CC07 and Design Policies P1, P2 and P3. If the applicant addresses the parking issue then No Objection would be the recommendation.

211736 Application at 5 Shepherds Avenue. This application was discussed in this section of the meeting and recommendation can be found in item 22.2.2

211774 Application for the proposed erection of a single storey front extension to form porch, erection of a single storey rear infill extension, plus a hip to gable loft conversion with 2no. rooflights to the front elevation and the erection of a flat roof dormer to the rear elevation with 1no. Juliet balcony at 36 Meadow Road.

Councillors requested that this application be refused due to the overlooking from the proposed Juliet balcony of neighbouring properties, impacting the privacy and amenity of those properties, contrary to Policy CP3 and Design Policy R23.

22.2.4 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 2 Somerton Gardens.

Councillors recommended that a comment be made to WBC that there are objections from 29 different individuals, referring to the loss of amenity, the visual impact, the effects on wildlife of felling the tree and asking for other options rather than felling to be considered. The felling of the tree is likely to cause the opposite effect, as moisture will no longer be drawn by the tree, so instead of shrinkage the ground could be subject to "heave", expansion due to an increase in moisture. A number of people have objected that felling is only to protect the profit of the insurance company and that the original developer should have taken the impact of the roots from this large tree into account when designing the foundations. WBC should consider other technical solutions that would retain the tree, such as under-pinning and tree root barriers should be considered before tree felling, especially as removing the tree could lead to the opposite effect of clay heave causing upward pressure on the property as the tree pre-dates its construction. The impact on visual amenity the tree contributes to the property should also be considered.

22.3 Permitted Development Rights

The following application was noted:

- 211569 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 5.5m, for which the maximum height would be 3.5m and the height of the eaves 2.95m at 25 Jay Close.

22.4 Adjoining Parish Consultation

- 211398 Full application for the proposed change of use of the former car park to the storage of materials, shoring and temporary works equipment and vehicles associated with civil engineering business at Former Showcase Cinema Car Park/Park & Ride, Loddon Bridge & The Bader Way Interchange, Loddon Bridge, Winnersh.

Councillors raised no objection subject to conditions regarding the type and location of boundary Treatments, landscaping details; controls over lighting, footpath and bridleway provisions and hours of use.

22.5 Planning Applications Withdrawn

The following application was noted as withdrawn.

- 210876 Application for Listed Building Consent for the proposed replacement of 8no. wooden windows at the front of the dwelling at 1 Radstock Farm Cottages.

23. PLANNING APPEALS

It was noted that no planning appeals had been submitted since the last meeting.

24. PLANNING ENFORCEMENT STATISTICS

The Committee noted the Planning Enforcement statistics for April and May 2021 which had been provided by WBC.

25. PLANNING PRESENTATION FROM ACER

Councillors discussed the presentation given by ACER at the last meeting held on 4th May 2021. Councillor Mickleburgh to draft some points supporting ACER's concerns ready for the next meeting on 6th July 2021, in view of submitting a letter of support to Wokingham Borough Council.

Bill Luck left the meeting.

26. COMMUNITY REPRESENTATIVES' WORKSHOP - MASTERPLANNING

Members received a verbal report from Councillor Littler on his attendance at a Community Representatives' Workshop on 27th May 2021 held by Wokingham Borough Council and their consultants David Lock Associates. Councillor Littler reported that as the Local Plan Update cannot be delivered by WBC due to the issues with the Grazeley Garden Town, alternative strategic sites are being considered. Focusing on a particular site, there were two parts of the workshop: Part 1 - Key Issues and Constraints and Part 2 - How a site could be best developed.

Councillor Mickleburgh, who also attended the workshop, reported that due to the delay of the Local Plan Update, the borough council would have to find alternative sites for a significant number of houses.

Councillor Littler informed members that notes of the workshop are to be provided by WBC and their associates, which will be circulated to the Committee when received.

27. PLANNING APPLICATION NOTICES

Councillors received a verbal report from Councillor Neal following his request for an item regarding planning application notices to be added to a future agenda of the Borough Parish Liaison Forum. The response received from WBC will be circulated to members after the meeting.

28. WOKINGHAM WATERSIDE CENTRE

The Committee noted that the WBC Planning Officer who carried out a site visit had advised that there is no update at this time and that they are liaising with the Project Manager.

29. WOKINGHAM BOROUGH COUNCIL'S TREE STRATEGY

It was noted that a further letter has been sent to WBC requesting that town and parish councils be included at an earlier stage of the consultation process, prior to a draft strategy being put in place.

30. WOKINGHAM BOROUGH COUNCIL'S SPEED LIMIT REVIEW

Members were disappointed to note that still no communication had been received from WBC to ETC's letter requesting a response to ETC's Speed Limit Review submission. It was recommended that a further letter be sent to WBC requesting acknowledgement of ETC's submission and information on the timings of the review.

31. PUBLICATIONS

Members noted that following publications had been received.

Wokingham Borough Council	Neighbourhood CIL Proportion Reports March & April 2021 Major Developments Monthly Reports March & April 2021 – confidential, for Parish Officers and Councillors only
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32. PRESS RELEASES

There were no requests for any press releases.

33. TERMINATION OF MEETING

The meeting was declared closed by the Chair at 9.29pm.

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Chair, Planning