



PLANNING COMMITTEE

Minutes of a meeting for the Members of the Planning Committee held remotely on Tuesday, 6th July 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), W Luck (Advisor to Planning Committee), a representative from ACER and one member of the public.

39. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor T Maher.

40. DECLARATIONS OF INTEREST

There were no declarations of interest.

41. PUBLIC FORUM

The representative from ACER raised concerns over application 211886 – 21 Erleigh Court Gardens, that the extension would not be subservient to the main property.

The ACER representative also raised concerns about application 211989 – 75 Hilltop Road in relation to the general scale and mass of the development.

The ACER representative also commented on Item 10 of the agenda in relation to the presentation ACER gave to the Planning Committee on 4th May 2021 (Minute 25). The representative thanked the committee for their interest and was happy that Councillor Mickleburgh's draft summary and recommendations, which had been provided under separate cover, were a good representation. The representative added that other areas needed to be included such as the funding of the pilot schemes and the local plan update.

42. MINUTES OF PREVIOUS MEETING

The Minutes of the meeting for the Members of the Planning Committee held on 8th June 2021 were confirmed a true record and recommended for signature by the Chair.

Councillor M Smith entered the meeting

43. MINUTES OF THE EXTRAORDINARY MEETING

Councillor Littler requested two amendments to 37.1 of the Minutes. The first amendment being in the fifth paragraph that reference is made to the communication received from Quatro on behalf of Lower Earley Properties Ltd to confirm that it had been taken into account.

The second amendment being that the first sentence of the sixth paragraph is changed to "Members agreed that they believed that the development proposal was in contravention of the designation of the land as "countryside" in the Adopted Local Plan."

With the above amendments the Minutes of the extraordinary meeting for the Members of the Planning Committee held on 22nd June 2021 were confirmed a true record and recommended for signature by the Chair.

44. APPLICATIONS FOR PLANNING PERMISSION

44.1 Decision Notices Issued by the Local Planning Authority

The Decision Notices as reported to the meeting were noted.

44.2 Planning Applications Received since the Last Meeting of this Committee

44.2.1 No Objection Notifications

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

- 211338 Application for the proposed conversion of the existing garage to create habitable accommodation, erection of a two storey rear extension, plus changes to fenestration at 92 The Delph.
- 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. Revised/additional plans for the above application have been submitted. The revised details show: additional plans have been received to clearly highlight the proposed changes to the materials on the side/rear extension. At 28 Plumtrees.
- 211658 Application for the proposed erection of a single storey rear/side infill extension at 20 Freshners Grove.
- 211792 Application for the proposed erection of a single storey front application for the proposed erection of a single storey front conversion to create habitable accommodation, plus changes to fenestration at 18 Kitwood Drive.
- 211868 Application for the proposed erection of a two storey rear extension with 1no. Juliet balcony to the rear elevation, erection of a single storey rear extension with 3no. rooflights, erection of a single storey side extension along with the conversion of existing garage at 67 Eastcourt Avenue.
- 211882 Application to vary Condition 2 of planning consent 203354 for proposed erection of a single storey front extension to form porch and a single storey rear/side extension including the insertion of 1no. rooflight, plus internal alterations. Condition 2 refers to the approved details and the variation is to extend the rear/side extension by a further 1 metre. (Part retrospective) at 44 Repton Road.
- 211886 Application for 21 Erleigh Court Gardens. This application was discussed and the decision can be found in Minute item 44.2.3.
- 211918 Application for the proposed erection of a first floor side extension and a single storey rear extension with the insertion of 1no. rooflight, plus the proposed loft

conversion to create habitable space, facilitated by the insertion of 1no. rear dormer and 1no. Juliet balcony at 9 Betchworth Avenue.

- 211990 Application for the proposed erection of a single storey side/rear extension with the insertion of 8no. rooflights, a single storey front extension and part conversion of existing garage to create utility room and shower room at 11 Stilton Close.
- 212000 Application for the proposed erection of a single storey rear extension with 1no. rooflight, insertion of 1no. rooflight to the front elevation, plus changes to fenestration at 4 Allonby Close.
- 212017 Application for the proposed erection of a single storey rear extension with 1no. rooflight at 135 Church Road.
- 212077 Application for the proposed erection of a first floor rear extension, erection of a first floor side extension, erection of a single storey front extension to form porch, part conversion of the existing garage to create additional habitable accommodation, insertion of 1no. rooflight to the front elevation and 1no. rooflight to the side elevation, plus changes to fenestration at 1 Squirrels Way.
- 212094 Application for the proposed erection of a single storey front extension and the conversion of garage to create habitable space, plus changes to fenestration at 26 Stockbury Close.
- 212095 Application for the proposed erection of a single storey side extension, conversion of existing garage to provide habitable accommodation, with the insertion of 1no. rooflight, facilitated by changes to fenestration and associated roof alterations at 28 Beauchief Close.
- 212099 Application for the proposed erection of a first floor side extension and a single story side/rear extension, following demolition of existing conservatory, the conversion of garage to create habitable space, the insertion of 4no. rooflights, plus changes to fenestration at 41 Adwell Drive.

44.2.2 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:

- 211905 Application to vary Conditions 2,4 and 6 of planning consent 203514 for the full planning application for the proposed conversion of a 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) and installation of 4no. rooflights (part retrospective). Condition 2 refers to approved details, Condition 4 refers to landscaping, Condition 6 refers to parking. The variation is to allow for parking layout and rear fencing separation, Landscaping in relation to parking layout and provision of scheme and revised parking arrangement at 34 Hilltop Road.

Councillors raised no objection to this application conditional upon the applicant still being required to submit a landscape scheme for approval and its implementation within a reasonable timescale.

- 212019 Application for the proposed conversion of existing garage to create additional habitable accommodation, erection of a single storey side extension with 3no. rooflights, erection of a single storey front extension to form a porch with 1no. rooflight, plus changes to fenestration at 25 Springdale.

Councillors raised no objection to this application conditional upon the submission and approval of a scheme for landscaping to the front parking, which should be implemented during the first planting season after the first use of the extension, as supported by Policy CP3 and Design Policies R6, R12 and R14.

212089 Application for the proposed conversion of a garage to create habitable space, facilitated by changes to fenestration at 29 Adwell Drive.

Councillors raised no objection to this application conditional upon the submission and approval of a scheme for the provision of hard landscape parking for three cars, in the location indicated on the submitted drawings, which is to be implemented before first use of the approved conversion. This to ensure adequate parking is available as required by Policy CC07 and Design Policies P1 and P2. Also, the submission and approval of a scheme for the provision of a soft landscape scheme, which is to be implemented before first use of the approved conversion. To ensure adequate parking is available as required by Policy CP3 and Design Policies R6, R12 and R14.

212183 Application for the proposed erection of a single storey rear extension with 2no. rooflights following demolition of existing utility room, erection of a single storey side extension with 1no. rooflight, erection of a single storey front extension to form porch, conversion of existing garage to create additional habitable accommodation, plus changes to fenestration at 16 Saffron Close.

Councillors raised no objection to this application conditional upon the submission and approval of a scheme for the provision of hard landscape parking for three cars, in the location indicated on the submitted drawings, which is to be implemented before first use of the approved conversion, to ensure adequate parking is available as required by Policy CC07 and Design Policies P1 and P2. Also, the submission and approval of a scheme for the provision of a soft landscape scheme, which is to be implemented before first use of the approved conversion. To ensure adequate parking is available as required by Policy CP3 and Design Policies R6, R12 and R14.

212221 Application for the proposed erection of a single storey rear/side extension with 2no. rooflights to the rear elevation, modifications to the roof of the front porch, plus changes to fenestration at 29 Radnor Road.

Councillors raised no objection to this application conditional upon the submission and approval of a scheme for the provision of hard surface parking for two cars, in the location indicated on the submitted drawings, which is to be implemented before first use of the approved conversion. This to ensure adequate parking is available as required by Policy CC07 and Design Policies P1 and P2.

212237 Application for 15 Nash Close. This application was discussed and the decision can be found in Minute item 44.2.3.

Member of the public left the meeting

44.2.3 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 applications:

211630 Application for the proposed erection of a single storey front extension, a part single part two storey rear extension, a two storey side extension and the conversion of loft space to create habitable space facilitated by the insertion and the conversion of loft space to create habitable space facilitated by the insertion outbuilding at 379 Wokingham Road.

Councillors requested that this application be refused due to the dominant and overbearing mass of the side flat roofed dormer on the street scene, being of inappropriate character, scale, mass, built form and height, to the detriment of the street scene and the character of the area. Contrary to Policy CP3 and Design Policies R9, height does not reflect prevailing character, R11 and R19

the proposals do not present a coherent building design nor do they relate well to the host dwelling or the street scene, and R23, poor design. However, if WBC was minded to approve the application the following condition is requested: all rooflights are to have a cill height of 1.7m above the corresponding floor level, to maintain the privacy and amenity of neighbouring properties as required by Policy CP3 and Design Policies R15 and R23.

211886 Application for the proposed erection of a two storey side extension, hip to gable porch alteration with internal alterations, plus changes to fenestration at 21 Erleigh Court Gardens.

This application referred to in Minute 44.2.1. Councillors requested that this application be refused due to the bulk and mass of the proposal in the street scene; its failure to be subservient to the host dwelling, as are many other extensions in the immediate vicinity; and its failure to address the prominent corner location. Contrary to Design Policies R8, corner locations, R23, failure to respond to the host dwelling by not being subservient, all as supported by Policy CP3. If WBC was minded to approve this application the following condition is requested: the submission and approval of a scheme for the retention of the hedge along the side boundary to Erleigh Court Gardens, and the implementation of any approved provisions prior to first occupation of the extension. To reinforce the amenity of the street scene and to ensure the retention of an important landscape feature, as supported by Policy CP3 and Design Policies R13, retention of existing landscape, and R23.

211935 Application for the proposed erection of a part single part two storey side extension with 2no. rooflights at 80 Beech Lane.

Councillors requested that this application be refused due to the reduction to 20m of the separation distance at first floor to the property behind, to the detriment of the amenity and privacy of that property, contrary to Policy CP3 and Design Policies R16, which requires 22m, and R23, failing to relate well to neighbouring properties.

211950 Application for the proposed conversion of the car port into habitable accommodation at 58B Finch Road.

Councillors requested that this application be refused due to the adverse impact on the street scene arising from the loss of landscaping which was considered important by the WBC landscape officer in approving 170424, who expressed concerns about sufficient planting being provided and retained to prevent loss of amenity to parking. The loss now proposed will adversely impact the street scene, failing to enhance its character, and it will reduce the landscaping considered necessary to provide a high quality setting for these recent houses, contrary to Policies CP3 and CC03 and Design Policies R11, R12, R14 and R23. In addition, approval would set a precedent for the adjacent dwellings, further eroding the landscape character and also the limited amount of landscaping indicated on the submitted drawings makes no provision for the occupants of vehicles exiting and stepping on the planting, which will not survive. Therefore the proposed replacement planting is both inadequate in extent and not sustainable.

211989 Application for the proposed conversion of existing garage to create habitable accommodation, erection of a part single part two storey rear extension following demolition of existing conservatory, erection of a two storey side extension over existing garage, plus conversion of existing loft space with 5no. rooflights at 75 Hilltop Road.

Councillors requested that this application be refused due to the bulk and mass of the extension, making the proposal out of character with the area; and failure to be subservient to the host dwelling; contrary to Design Policy R23, as supported by Policy CP3. Also the application does not demonstrate that the rear extension will not shade a window in the rear of No.77, impacting the daylight to the associated room, thereby affecting the amenity of that property contrary to policy CP3 and Design Policies R18 and R23. In the event that WBC approve the application the following condition is requested: the submission and approval of a scheme for landscaping to the

front parking, which should be implemented during the first planting season after the first use of the extension, as supported by Policy CP3 and Design Policies R6, R12 and R14.

- 212237 Application for the proposed single storey side and rear extension following the partial demolition of existing garage. Installation of 5no. rooflights, one lantern roof and changes to fenestration at 15 Nash Close.

This application referred to in Minute item 44.2.2, Councillors requested that this application be refused due the impact of the proposal on the street scene, closing the gaps between the buildings, typical of the area, and failing to respond to the character of the area, contrary to Design Policies R11 and R23; the disparate proposed roofs to the extensions not presenting a coherent design response to the host dwelling contrary to Design Policy R19; all as supported by Policy CP3. Should WBC be minded to approve the application the following condition is requested: the applicant shall submit for approval a scheme to demonstrate how the side extension facing No.12 and 14 Nash Close can be constructed without adversely impacting the vitality of the hedge on the adjoining property, along the boundary. The approved details are to be used in construction of the extension. The reason is to help maintain the visual amenity of No.14 Nash Close in accordance with Policy CP3 and Design Policies R13, retention of existing landscape, and R23.

44.2.4 Tree Works Applications

The following application was noted:

- 211925 Application for works to protected tree(s) TPO Reference: 1520/2016. T1 Flowering Cherry: tip reduction by approximately 0.5 to bring in line with the boundary - as a neighbour request. T2 Lawson Cypress: remove damaged branches over the road, diameter >25mm. T3 Lawson Cypress: selectively prune to give 1m clearance of the phone lines. T2-3: these branches are minor and difficult to photograph clearly at 6 Buckhurst Way.

44.3 Permitted Development Rights

The following applications were noted:

- 211608 Application for a certificate of existing lawful development for the part conversion of garage at 32 Wickham Road.
- 211953 Application for a certificate of lawfulness for the proposed addition of sidestream filter, to add BMS controlled 2-port valves, control & monitoring, partial asbestos removal and replace fan convectors with radiators, replace finned convectors, add/replace traditional TRV's to all radiators and to change all radiator CT circuits to VT. At URS Building, Whiteknights Campus.
- 212007 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 4.95m, for which the maximum height would be 3.0m and the height of the eaves 3.0m at 15 Thistleton Way.
- 212044 Prior approval submission for Telecommunications Installation on behalf of (CK Hutchison Networks (UK) Ltd) for 18.0m Phase 8 Monopole C/W wraparound Cabinet at base and associated ancillary works at Mill Lane. A comment to be submitted that the Planning Committee is concerned that there does not appear to have been any consultation with other parties, particularly due to its prominent location. It was assumed that this was because it was an application under part 16 paragraph A3(3) of the Permitted Development Regulations. If this is the case then a fuller explanation would have been welcomed.
- 212009 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

4.0m for which the maximum height would be 3.20m and the height of the eaves 3.20m at 42 Instow Road.

44.4 Adjoining Parish Consultation

There were no adjoining parish consultations.

44.5 Planning Applications Withdrawn

The following application was noted as withdrawn:

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.

45. **PLANNING APPEALS**

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

46. **PLANNING ENFORCEMENT STATISTICS**

The Committee noted the Planning Enforcement statistics for June 2021 had not yet been provided by Wokingham Borough Council.

47. **STREET NAMING & NUMBERING**

Councillors noted that WBC had advised Earley Town Council of the following:

47.1 An address change following the conversion of one dwelling to two flats: Flat 1 & 2, 34 Hilltop Road, Earley, Reading, RG6 1DA.

47.2 A new dwelling to be addressed: 332A London Road, Earley, Reading, RG6 1AR

47.3 Councillor Littler suggested that as street naming and numbering is administrative information for the details to not appear on future agendas and that the information be sent directly to committee members. The committee supported this suggestion.

48. **ACER'S PLANNING PRESENTATION**

Councillor Mickleburgh presented his draft summary, which had been sent to members prior to the meeting, in relation to the presentation which ACER provided to the committee on 4th May 2021 that highlighted their concerns over the increase in local planning applications which appear to contradict WBC's Borough Design Guide.

The committee discussed the additional points raised by the ACER representative in the public forum. Councillor Mickleburgh will re-draft his summary to include these points, which will form the basis of the letter to be sent to WBC in support of ACER's concerns

Bill Luck and the ACER representative left the meeting

49. **BASIC PLANNING FOR LOCAL COUNCILS TRAINING**

Councillor M Smith provided a verbal report on his attendance at the HALC Basic Planning for Local Councils online training on 24th June 2021. Councillor Smith informed the committee that it was a good training session given by a knowledgeable presenter and that he would recommend the training to other Councillors.

50. WOKINGHAM BOROUGH COUNCIL'S PLANNING TRAINING

The Committee noted that WBC would be holding an online Planning Training session on Tuesday 13th July 2021, which would cover the local plan update, affordable housing, changes to planning regulations, planning statistics and material planning considerations, enforcement statistics and permitted development.

51. PLANNING NOTICES

Members noted that Councillor Littler had raised the issue of planning notices under the 'Future Agenda Items' at the Borough Parish Liaison Forum held on Monday 21st June 2021, and that the Chair had agreed to bring the matter into the discussion on Planning Reforms at a future meeting of the Forum.

52. WOKINGHAM WATERSIDE CENTRE

Members were disappointed to note that there had still been no communication from the WBC Planning Officer who carried out the site visit in April 2021. Councillor M Smith reported that he had visited the site and had noted that the ivy was not providing any form of screening. Councillor Neal added that there were still security concerns about the campsite, as anyone can gain entry to it.

Following a brief discussion it was agreed that Councillors Mickleburgh, Neal, Shaw and M Smith would visit the site to take photos and that a report will be drafted for the next meeting on 3rd August 2021, in view of escalating the matter further with WBC.

53. WOKINGHAM BOROUGH COUNCIL'S SPEED LIMIT REVIEW

Councillors noted that a further letter had been sent to WBC requesting details on the timings of the review and an acknowledgement of Earley Town Council's submission.

54. PUBLICATIONS

Members noted that no publications had been received.

55. PRESS RELEASES

There were no requests for any press releases.

56. TERMINATION OF MEETING

The meeting was declared closed by the Chair at 9.28pm.

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Chair, Planning