



**PLANNING COMMITTEE**

Minutes of a meeting for the Members of the Planning Committee held remotely on Tuesday, 3<sup>rd</sup> August 2021 which commenced at 7.30pm.

**Present:**

Chair – Councillor G Littler

Councillors A Bassett, R Cook, A Mickleburgh, T Maher, 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.

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**57. APOLOGIES FOR ABSENCE**

There were no apologies of absence.

**58. DECLARATIONS OF INTEREST**

Councillor Littler declared an interest in application 212238 – 9 Courts Road, as the owner is known to him.

Councillor Mickleburgh declared an interest in application 212010 – 31 Stanton Close, as a neighbour of the site had contacted him about the application, therefore an opinion had been formed. Councillor Maher declared the same interest.

Councillor Mickleburgh also declared an interest in application 212144 – 5 Culford Close, as the site is local to him.

**59. PUBLIC FORUM**

The member of the public present raised concerns about application 212010 – 31 Stanton Close in relation to the impact on his property and that of the other applications that had been approved for this site, but no work had yet been undertaken. Also, there was concern that the application would affect the member of the public should he wish to extend his property and that he did not receive notification of the application until recently.

The representative from ACER raised concerns in relation to application 212209 – 5 Shepherds Avenue in that the grass verge has already been tarmacked over, which is not in keeping with the area and there were general concerns about drainage.

The ACER representative also raised concerns about application 212371 – 16 Fairview Avenue in relation to scale/impact of the application and the large dormer which he considered as not being subservient to the existing roof.

The ACER representative also commented on applications 212493 – 18 Erleigh Court Gardens and application 212501 – 17 Byron Road which are similar applications for large outbuildings in gardens. The concerns being that the buildings are more like small bungalows than out-buildings.

**60. MINUTES OF PREVIOUS MEETING**

The Minutes of the meeting for the Members of the Planning Committee held on 6<sup>th</sup> July 2021 were confirmed a true record and recommended for signing by the Chair.

**61. APPLICATIONS FOR PLANNING PERMISSION**

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

The Decision Notices as reported to the meeting were noted.

Councillors were disappointed to see that application 212190 – 100 Redhatch Drive had already been given approval by Wokingham Borough Council, even though ETC had requested an extension to comment. Members requested that a letter be sent to WBC expressing their dissatisfaction.

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

**61.2.1 No Objection Notifications**

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

- 212010      Application for the proposed erection of a first-floor side extension at 31 Stanton Close.
- 212126      Application for the proposed erection of a single-storey side extension at 2 Toseland Way.
- 212202      Application for proposed single-storey rear extension at 28 Maiden Erlegh Drive.
- 212248      Application for the proposed erection of a single-storey front extension to form a porch, erection of a part single part two-storey rear extension with 5no. rooflights following demolition of existing conservatory, plus changes to fenestration at 10 Witcham Close.
- 212337      Application for the proposed erection of a single-storey side/rear extension to form a conservatory at 3 Burwell Close.
- 212346      Full application for the proposed installation of a storage pod and replacement collection lockers to the existing grocery collection area and adjustment of the associated car park routing at Asda, Chalfont Way.
- 212371      Application for the proposed loft conversion to form habitable space, forming gable roof, plus the insertion of 2no. rooflights and a flat roof dormer to rear at 16 Fairview Avenue.
- 212445      Application for the proposed erection of a part single part two-storey side extension with 2no. rooflights at 80 Beech Lane.
- 212478      Application for proposed first-floor rear extension with the installation of 1no. rooflight at 6 Church Road.
- 212520      Application for 62 Mill Lane. This application was discussed and the decision can be found in Minute item 61.2.2.
- 212535      Application for 27 Sutcliffe Avenue. This application was discussed and the decision can be found in Minute 61.2.2.

- 212541 Application for the proposed erection of a single-storey rear extension including 1no. rooflight, plus infill of existing front porch at 67 Colmworth Close.
- 212545 Application for proposed erection of a single-storey side and rear extension with 3no. rooflights, partial garage conversion and changes to fenestration at 23 Chicory Close.
- 212585 Application for proposed conversion of existing garage to create habitable space, single-storey front extension to garage and single-storey rear extension with 3no. rooflights at 11 Mawbray Close.
- 212594 Application to vary Condition 2 of planning consent 210614 for the Householder application for the proposed single-storey rear and single-storey side extensions following demolition of existing side extension. Condition 2 refers to Approved details and the variation is to substitute the approved plans at 13 Aldbourne Avenue.

#### 61.2.2 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:

- 212071 Full application for the temporary change of use of the Car Parking area (Class B1) to be used as an Industries Innovation Lab (Sui Generis) for up to 5 years with associated Cabins, Structures, Wind Turbine and EV Charging Point at TVP 510 Oracle Parkway.

Councillors raised no objection to this application conditional upon a suitably worded condition requiring the replacement of trees at the end of five years and their maintenance until established.

- 212131 Outline application with (All Matters Reserved) for the proposed single link detached dwelling at 89 Church Road.

Councillors raised no objection to this application conditional upon 1: Detailed design; 2: Details of parking provision, 3: Details of noise attenuation to the A3290, 4: Restrictions on permitted development, 5: Working hours. ETC would also expect a "modest" dwelling in line with the Inspector's comments on the successful appeal for O/1999/70533. ETC are concerned that appropriate and thorough community involvement is undertaken as part of any reserved matters application.

- 212144 Application for the proposed erection of single-storey front extension, conversion of existing garage to create habitable space, erection of single-storey first-floor side extension, plus associated roof alterations at 5 Culford Close.

Councillors raised no objection to this application conditional upon the submission and approval by WBC of a suitable hard paved parking area for three cars, and its implementation before first use of the extension. To facilitate highway safety on plot turning is requested to enable cars to leave in forward gear. As supported by Policy CC07 and Design Policies P1, P2 and P3.

- 212205 Application for the proposed erection of part single part two-storey side extension and part single part two-storey rear extension with front canopy, garage conversion to create habitable accommodation and erection of an outbuilding, plus internal alterations (part retrospective) at 30 Radstock Lane.

Councillors raised no objection to this application conditional upon 1: The window to the ground floor shower room shall be fixed closed at all times, unless otherwise approved by WBC, to protect the amenity of the neighbouring property to prevent windows opening across the boundary, as supported by Policy CP3. 2: The detached outbuilding hereby approved shall be used as ancillary accommodation to the main dwelling house and the dwelling shall remain in use

as a single dwelling house and not be used, sold or sub-let as separate dwellings. Reason, a separate unit of accommodation of this nature may not be acceptable in this location in the interests of the amenities, character of the area and highway safety in accordance with Core Strategy Policies CP1, CP3, CP4, and Managing Development Delivery Local Plan Policies CC01, CC07, TB07, TB08. ETC are concerned that current building works at this property are underway without, apparently, any provisions made for potential bats.

212209 Application for 5 Shepherds Avenue. This application was discussed and the decision can be found in Minute 61.2.3.

212238 Application for the proposed erection of a two-storey side extension at 9 Courts Road.

Councillors raised no objection to this application conditional upon the submission and approval of a parking scheme to accommodate two cars and its implementation prior to first occupation of the extension. Reason, to satisfy Policy CC07 and Design Policies P1, P2 and P3.

212288 Full application for the proposed erection of 1no. four bedroom dwelling and detached garage, following demolition of existing dwelling and garage, plus new vehicular access at 8 Culver Lane.

Councillors raised no objection to this application conditional upon windows to the flank elevation facing 10 Culver Lane to be obscured glazing and to have no opening lights below 1.7m above floor level, unless otherwise agreed by WBC. To protect the amenity of the neighbouring property as supported by Policy CP3.

212383 Application for the proposed conversion of existing garage to create additional habitable accommodation, erection of a single-storey front extension to form porch, erection of a part single part two-storey side/rear extension with 4no. rooflights at 27 Radnor Road.

Councillors raised no objection to this application conditional upon the submission and approval of a scheme showing the provision of hard surfaced car parking for two cars and soft landscaping to the balance of the front garden, to ensure a sympathetic appearance, as supported by Policy CP3 and Design Policies R12 and R14.

212388 Application for the proposed conversion of existing garage to create additional habitable accommodation, erection of a single-storey front extension to form storm porch, erection of 1no. pitched roof dormer to the front elevation, erection of a part single part two-storey side extension with 1no. rooflight, re-roofing of dining room with insertion of 4no. rooflights, plus demolition of existing rear extension at 6 Rowland Way.

Councillors raised no objection to this application conditional upon the submission and approval of a scheme showing the provision of hard surfaced car parking for three cars and soft landscaping to the balance of the front garden, to maintain a landscape frontage, as supported by Policy CP3 and Design Policies R12 and R14.

212428 Application for the proposed erection of single-storey front infill extension, single-storey rear extension following demolition of conservatory, plus insertion of 2no. roof lanterns at 18 Pimento Drive.

Councillors raised no objection to this application conditional upon the submission and approval of a scheme showing the provision of hard surfaced car parking for three cars and soft landscaping to the balance of the front garden, to maintain a landscape frontage, as supported by Policy CP3 and Design Policies R12 and R14.

212493 Application for the proposed erection of a single-storey outbuilding (part retrospective) at Oak House, 18 Erleigh Court Gardens.

Councillors raised no objection to this application conditional upon the detached outbuilding hereby approved to be used as ancillary accommodation to the main dwelling house and not be used, sold or sub-let as a separate dwelling. Reason: A separate unit of accommodation of this nature may not be acceptable in this location in the interests of the amenities, character of the area and highway safety in accordance with Core Strategy Policies CP1, CP3, CP4, and Managing Development Delivery Local Plan Policies CC01, CC07, TB07, TB08.

212501 Application for the proposed erection of a single-storey outbuilding (part retrospective) at 17 Byron Road.

Councillors raised no objection to this application conditional upon the detached outbuilding hereby approved to be used as ancillary accommodation to the main dwelling house and not be used, sold or sub-let as a separate dwelling. Reason, a separate unit of accommodation of this nature may not be acceptable in this location in the interests of the amenities, character of the area and highway safety in accordance with Core Strategy Policies CP1, CP3, CP4, and Managing Development Delivery Local Plan Policies CC01, CC07, TB07, TB08.

212520 Application for proposed single-storey rear/side extension with 1no. rooflight and single-storey side porch extension at 62 Mill Lane.

This application referred to in Minute 61.2.1. Councillors raised no objection to this application conditional upon the submission and approval of a parking scheme to accommodate three cars and its implementation prior to first occupation of the extension. Reason, to satisfy Policy CC07 and Design Policies P1, P2 and P3.

212535 Application for proposed erection of single-storey rear extension, single-storey outbuilding, installation of 3no. rooflights and changes to fenestration at 27 Sutcliffe Avenue.

This application referred to in Minute 61.2.1. Councillors raised no objection to this application conditional upon the detached outbuilding hereby approved to be used as ancillary accommodation to the main dwelling house and not be used, sold or sub-let as a separate dwelling. Reason, a separate unit of accommodation of this nature may not be acceptable in this location in the interests of the amenities, character of the area and highway safety, in accordance with Core Strategy Policies CP1, CP3, CP4 and Managing Development Delivery Local Plan Policies CC01, CC07, TB07, and TB08.

212576 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 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 showing the provision of hard surfaced car parking for three cars and soft landscaping to the balance of the front garden, to maintain a landscape frontage, as supported by Policy CP3 and Design Policies R12 and R1.

### 61.2.3 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:

212027 Application for the proposed erection of a single-storey front extension, a single-storey rear extension with the insertion of 3no. rooflights and two-storey side extension following demolition of attached garage at 97 Church Road.

Councillors requested that this application be refused due to the proposals resulting in a severe reduction of the visual gaps between properties, typical of the vicinity, as a result of the bulk and

mass of the proposed first floor side extension, to the detriment of the character of the street scene; and failure to enhance the quality of the environment; contrary to Policies CP1 and CP3, and Design Policies R9, failing to respond to the character of the street scene, R11, lack of a coherent response to the existing street scene, and R23 If WBC are minded to approve this application the following condition is requested: The first floor windows to the side elevation facing No.99 are to be obscured glazing and to have no opening light below 1.7m above floor level, unless otherwise agreed by WBC, to maintain the privacy and amenity of the adjoining property, as required by Policy CP3.

212043            Application for the proposed raising of the outbuilding roof for additional ancillary use with 6no. rooflights at 15 The Crescent.

Councillors requested that this application be refused due to the overbearing nature of the proposed raising of the roof; and the potential for this structure to be used for residential purposes, without due regard to the provision of adequate parking or the impact on the amenity of neighbouring properties. Contrary to Policies CP1, failure to maintain the quality of the environment, Policy CP3, and Design Policies R22 and R23 being of an inappropriate scale, mass, built form, height and character, to the detriment of adjoining landowners, and failure to integrate with the surroundings. The building form is not incidental to the use of the associated dwelling, and causes harm to the local area, it fails to make a positive contribution, or to integrate with the surrounding pattern of development, contrary to Policy TB06. If WBC are minded to approve this application the following condition is requested: The approved extended building shall only be used for storage incidental to the use of the associated dwelling, unless otherwise agreed in writing by WBC. The extended building shall not be used for residential purposes by fee paying guests, without adequate car parking being provided on curtilage, and without prior written approval by WBC. To protect the amenity of neighbouring properties and potential users of the building, as supported by Policy CP3 and TB06 and Design Policies R22 and R23 and P1, P2 and P3.

212057            Application for the proposed erection of a single-storey rear extension with 2 no. rooflights, erection of a two-storey side extension, plus insertion of 1 no. rooflight to the front elevation and 1 no. rooflight to the rear elevation at 20 Launcestone Close.

Councillors requested that this application be refused due to the potential adverse impact of the proposed side extension upon the street scene along Beech Lane, by virtue of its mass and bulk and failure to address the character of the street, contrary to Policy CP3 and Design Policies R1, failure to contribute to the street scene; R8, in that the side elevation fails to address the Beech Lane frontage and does not provide a quality landmark building; R11, failure to relate to or enhance the street scene in a coherent manner; R13, in that the foundations are a risk to the vitality of the adjacent hedgerow; and R23, failing to respond positively to the local character and not of suitable design quality. If WBC are minded to approve this application the following conditions are requested: 1: The windows in the side elevation facing Beech Lane are to be fixed closed at all times, unless agreed by WBC, to protect the amenity of the neighbouring land pursuant to Policy CP3, and to remove any future pressure by occupants to fell the hedgerow. 2: Details of the proposed foundations, and how they impact on the important existing hedgerow alongside Beech Lane are to be submitted and approved by WBC and implemented as part of the works.

212209            Full application for the change of use of amenity land to residential with formation of associated hard standing. (Retrospective) at 5 Shepherds Avenue.

This application referred to in Minute 61.2.2. Councillors requested that this application be refused due to the adverse impact on the character of the street scene by the introduction of a large hard paved area, with no landscaping indicated and concerns about adequate surface water drainage. Contrary Policy CP3, inappropriate activity, layout, materials and character, and Design Policies R12, failing to contribute positively to the character and quality of the public realm, and R14, failure to incorporate well designed soft and hard landscape; and Policy CC10, sustainable drainage. If WBC are minded to approve this application the following conditions are requested:

1: Confirmation that the surface water drainage for the drive as constructed is sustainable, as defined by Policy CC10, if not a suitable system is to be approved and installed. 2: The submission and approval of a landscape scheme to maintain a landscape frontage, as supported by Policy CP3 and Design Policies R12 and R14.

212116 Application for the proposed erection of a part single, part two-storey rear extension, erection of a first-floor side extension, erection of a first-floor front extension following removal of dormers, plus alterations to roof at 52 Elm Road.

Councillors requested that this application be refused due to the application failing to address the Inspector's comments regarding the elevations in the appeal on 201753. The elevations being unchanged and being poorly composed, haphazard, discordant and cramped, contrary to Policies CP1 and CP3, in support of Design Policies R1, failure to contribute positively to the character and quality of the area, R6, failure to contribute to the attractiveness of the street, R11, not coherent and failing to respond the existing street scene, and R23, poorly designed and not responding positively to the original building, nor to the local character. Also the elevations are contrary to NPPF (2021) paragraphs 130, failure to add to quality of the area, 132, lack of design quality and 134, poor design.

212190 Full planning application for the change of use of amenity land to garden and the erection of a 2m high timber fence (retrospective) and the erection of a single-storey side extension to dwelling house at 100 Redhatch Drive.

Councillors would have requested that this application be refused as the applicant had failed to demonstrate the lawful use of the land as shown in the submitted red-line to form part of No.100's Residential Curtilage. The proposed single-storey side extension would be reliant on this unlawfully claimed amenity land which has visually removed the green softening to Collins Drive, replacing it with hard boundary treatment detrimentally impacting the character of the area, contrary to the NPPF, Core Strategy Policies CP1 and CP3, Borough Design Guide SPD and MDD Local Plan Policies CC03 and TB21. However, it was noted that WBC had already determined this application with an approval.

#### 61.2.4 Tree Works Applications

The following application was noted:

212603 Application for works to protected tree(s) TPO 0559/1992, T1 T1, Ash - Crown lift to approx. 5m above ground level, removing 4 lowest branches back to source. Crown reduction/re-shape, shortening extended limbs by approximately 2m in length back to appropriate growth points. Reduce branches over neighbouring rooftop back to appropriate growth points to give 2-3m clearance. Remove major deadwood at 12 Ledran Close. **(Information Only)**

#### 61.3 Permitted Development Rights

The following applications were noted:

212347 Full application for the proposed installation of a storage pod and replacement collection lockers to the existing grocery collection area and adjustment of the associated car park routing at Asda, Chalfont Way. **(Information Only)**

212451 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 4.73m, for which the maximum height would be 2.8m and the height of the eaves 2.32m at 27 Squirrels Way. **(Information Only)**

- 212549 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 4m, for which the maximum height would be 3.8m and the height of the eaves 2.75m at 300 London Road. **(Information Only)**
- 212565 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 4.0m and the height of the eaves 3.0m at 292 London Road. **(Information Only)**
- 212588 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 6.50m, for which the maximum height would be 3.20m and the height of the eaves 2.80m at 465 Wokingham Road. **(Information Only)**

#### 61.4 Planning Applications Withdrawn

There were no planning applications withdrawn.

### 62. **PLANNING APPEALS**

#### 62.1 Appeals Submitted

##### 62.1.1 202045 – 3 Bridges Grove, Earley, RG6 1FG

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 proposed change of use from an existing 6-bed House in Multiple Occupancy (HMO) (Use Class C4) to 7-bed HMO (Sui Generis) including conversion of the existing garage to habitable accommodation and changes to fenestration.

#### 62.2 Appeal Dismissed

##### 62.2.1 203208 – 21 Redhatch Drive, Earley, RG6 5QS

Members noted that the appeal made to the Secretary of State against the decision taken 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 electronic gates (retrospective) had been dismissed. *Appeal ref: APP/X0360/W21/3267585.*

#### 62.3 Planning Enforcement Appeal

##### 62.3.1 210509 – 21 Redhatch Drive, Earley, RG6 5QS

Members noted that the appeal made to the Secretary of State against the decision taken by Wokingham Borough Council to issue an enforcement notice for the breach of planning control as alleged that without planning permission, the erection of a brick wall, including pillars and railings, above 1 metre in height adjacent to the highway was dismissed. The enforcement notice was upheld and planning permission was refused. *Appeal ref: APP/X0360/C/21/326895.*

### 63. **PLANNING ENFORCEMENT STATISTICS**

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

**64. ACER'S PLANNING PRESENTATION**

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

The committee recommended that a letter be sent to Councillor Wayne Smith supporting ACER's concerns along with a request for a response to be provided to ACER with ETC copied in. Furthermore, a request be made for a meeting with the four WBC representatives who ACER also made their presentation to in February 2021.

**65. WOKINGHAM WATERSIDE CENTRE**

65.1 Members were disappointed to note that still no communication had been received from the WBC Planning Officer who carried out a site visit in April 2021.

65.2 Councillor Neal provided a report following a visit to the Waterside Centre on 22<sup>nd</sup> July 2021 by Councillors A Mickleburgh, A Neal, M Shaw and M Smith. The visit highlighted that the campsite was still visible from the park and ride and that the planting provided no screening. There were also concerns about the condition of the trees in that they were not well established, and many looked dead.

Members recommended that a further letter be sent to WBC with details of the recent visit and expressing the Committee's dissatisfaction that no response or communication has been received from the Planning Officer despite several requests.

**66. WOKINGHAM BOROUGH COUNCIL'S SPEED LIMIT REVIEW**

Councillors were disappointed to note that still no communication had been received from WBC in relation to their speed review. Members recommended that further communication be sent to WBC again requesting time frames and reasons for the delay in response.

**67. PUBLICATIONS**

Members noted that no publications had been received.

**68. PRESS RELEASES**

There were no requests for any press releases.

**69. TERMINATION OF MEETING**

The meeting was declared closed by the Chair at 9.49pm.

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Chair, Planning