



PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held in the Council Chamber at the Council Offices, Radstock Lane, Earley on Tuesday, 5th October 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), Councillor I Khayinza and Councillor D Ireland.

84. APOLOGIES FOR ABSENCE

Apologies of absence were received from Councillor T Maher.

85. DECLARATIONS OF INTEREST

Councillor Neal declared an interest in application 212939 – 42 Gipsy Lane, as this is two houses away from him.

86. PUBLIC FORUM

There were no members of the public present.

87. MINUTES OF PREVIOUS MEETING

Councillor Littler advised the committee that the version of minutes as per the agenda differed from the minutes to be signed in that on page 4, above item 74.2.3 is the sentence *212962 - Application for 21 Silverdale Road. This application was discussed and the decision can be found in Minute item 74.2.3.*

The Minutes of the meeting for the Members of the Planning Committee held on 7th September 2021 were agreed as a true record and signed by the Chair (Minutes 70-83).

88. APPLICATIONS FOR PLANNING PERMISSION

88.1 Decision Notices Issued by the Local Planning Authority

The Decision Notices reported to the meeting were noted.

88.2 Planning Applications Received since the Last Meeting of this Committee

88.2.1 No Objection Notifications

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

- 212711 Application for the proposed erection of a single-storey rear extension, extension to the roof to extend existing first-floor habitable accommodation, plus the insertion of 3no. rooflights and 4no. dormers at 42 Palmerstone Road.

- 212965 Application to vary Conditions 2 and 3 of planning consent 211727 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). Condition 2 refers to the approved documents and Condition 3 to external materials, and the variation is to allow addition of a pitched roof with 8no. rooflights over the single-storey part of the rear extension, to change the colour of windows and door frames and to replace cladding at 31 Pitts Lane.
- 212987 Application for the proposed erection of a single-storey front extension and garage conversion to habitable accommodation at 67 Skelmerdale Way.
- 213077 Application for the proposed conversion of existing garage to create additional habitable accommodation, erection of a single-storey infill extension, erection of a single-storey front extension to form porch at 18 Instow Road.
- 213078 Application for the proposed erection of a single-storey rear extension, including the insertion of 2no. rooflights, and changes to fenestration at 21 Fleetham Gardens.
- 213083 Application for the proposed erection of a single-storey rear extension with 1no. rooflight following demolition of existing rear extension/conservatory, erection of a single-storey front extension to extend garage at 53 Lakeside.
- 213121 Application for the proposed erection of a single-storey rear extension, plus changes to fenestration at 16 Wickham Road.
- 213148 Application for the proposed erection of a single-storey rear extension with 4no. rooflights and changes to fenestration at 18 Repton Road.
- 213167 Application for the proposed erection of a part single, part two-storey rear extension with 2no. rooflights, single-storey side extension with 2no. rooflights, part single- part two-storey front extension and changes to fenestration at 30 Clevedon Drive.
- 213198 Application for the proposed erection of a single-storey front extension, a first-floor side extension, the insertion of 1no. rooflight plus changes to fenestration at 238A London Road.
- 213199 Application for the proposed erection of a first-floor side/rear extension with associated roof alterations and changes to fenestration at 34 Salcomnbe Drive.
- 213225 Application for the proposed erection of a single-storey rear extension with 1no. rooflight, conversion of existing garage to habitable space and changes to fenestration, following demolition of existing conservatory at 45 The Delph.

Councillor Ireland left the meeting.

88.2.2 Conditional Approval Recommendations

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

- 212905 Application for the proposed erection of a first-floor rear extension, erection of a two-storey side extension, erection of a single-storey rear conservatory, plus changes to fenestration at 3 Compton Close.

Councillors raised no objection to this application conditional upon the submission and approval of a hard surfaced parking area for two cars at the front of the dwelling, to be implemented prior to first occupation of the approved extension, to ensure the visual amenity of the street scene is maintained, creating a high-quality setting as supported by Policies CP3 and CC07 and Design Policies P2 and P3.

213018 Application for the proposed erection of a single-storey side/rear extension, following demolition of existing garage, plus the insertion of 6no. rooflights and the erection of a garden gate at 16 Compton Close.

Councillors raised no objection to this application conditional upon the submission to and approval by WBC of a hard-surface parking scheme for two cars and its implementation prior to first occupation of the extension.

213053 Application for the proposed erection of a single-storey rear extension, including the insertion of 3no. rooflights, first-floor side extension, plus part garage conversion to create habitable accommodation at 43 Chatteris Way.

Councillors raised no objection to this application conditional upon the submission and approval of details demonstrating how the proposals will not adversely impact the existing trees.

213054 Application for the proposed erection of a part single- part two-storey front extension, erection of a single-storey rear/side extension, following demolition of existing outbuilding, erection of roof overside passageway, plus changes to fenestration at 644 Wokingham Road.

Councillors raised no objection to this application conditional upon the rear extension here approved shall not be used as a separate unit of accommodation for rent or sale, without prior approval of WBC, as a separate use, such as the parking provision, would need to be considered, as supported by Policy CC07 and Design Policies P1, P2 and P3.

213056 Application for the proposed demolition of existing garage to create additional habitable accommodation, erection of a single-storey front extension, erection of a two-storey side extension with 2no. rooflights, erection of a single-storey rear extension with 1no. rooflight at 1 Anston Close.

Councillors raised no objection to this application conditional upon: -

1. The window to the study in the side wall facing the properties in Finbeck Way to be obscured glazing and to have no opening lights below 1.7m above internal floor level in the study, unless otherwise approved by WBC, due to the raised levels allowing the possibility of overlooking neighbouring properties, as supported by Policy CP3 and Design Policies R15 and R23.
2. The submission to and approval by WBC of a proposal for the provision of two parking spaces on curtilage that take account of the significant changes of level across the property, and implementation of the approved scheme prior to first occupation of the extension, as supported by Policy CC07 and Design Policies P1 and P3, in that parking should accommodate cars satisfactorily and be safe for users.
3. The use of the void over the entertainment area for other uses is to be approved by WBC as the use of this space for habitable uses presents the potential for overlooking of neighbouring properties, contrary to Policy CP3 and Design Policies R15 and R23.

213210 Application for 590 Wokingham Road. This application was discussed and the decision can be found in Minute item 88.2.3.

88.2.3 Applications Requiring a Committee Decision

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

211686 Full application for the proposed erection of a food store (Use Class E), 43no. dwellings (Use Class C3) and associated access, servicing, parking and landscaping. We have received revised/additional plans for the above application. The revised details show: Revised plans showing amended site layout to avoid TPO trees at Land off Meldreth Way.

Prior to the meeting, the committee had read Lichfields letter dated 22nd September 2021 and had reviewed the drawings referred to in the letter.

As the submitted revisions to the proposals have not responded to any of ETC's concerns as detailed in ETC's submission of 23 June 2021, Councillors recommended that the application be refused and that an amendment be made to the first paragraph of Point 2, of ETC's original comment to now read:- 2. There is an adverse impact on local amenity arising from the loss of the current continuous green wooded corridor along Lower Earley Way. Existing open space and landscaping along most of Lower Earley Way creates a strong visual green corridor that is an essential part of the wider character, whether or not it is accessible to the public, and landscape setting and amenity of Lower Earley as a whole. This corridor also forms part of the wider open countryside to the south of Lower Earley. The green corridor is essential to the character of Lower Earley as a transition between built up and green areas and provides an environmental buffer to the M4 motorway to the south.

Also for the following additional points to be added to the original comment submitted: -

11. The application documents identify that parts of the site are subject to 1 in 100 year surface water flooding events, but this has not been addressed in the application, contrary to the 2021 NPPF, Planning and Flood Risk, Paragraph 167 and 169 in particular.

12. The proposed changes to plot 1 do NOT appear to resolve the concerns about shading of the rear garden amenity area by a large adjacent tree, as the increase in garden area lies to the northwest of the tree and will be shaded by the tree for the majority of the year, therefor not improving the situation.

13. Pedestrian safety is compromised across Meldreth Way by the applicants failure to address pedestrians crossing the road to access the retail store, due to the relatively high speed at which vehicles exit the Lower Earley Way Roundabout, adding to the additional traffic movements to the store and the increase in pedestrians drawn to the store with no means of safely crossing the road as supported by Policy CP3 failure to provide a safe scheme.

14. Failure by the applicant to provide revised tracking diagrams of both the Meldreth Way and Chatteris Way junctions to demonstrate how large vehicles can enter and exit without conflict with other vehicles using the junction sand traffic in the major road.

15. The applicant continues to fail to address the concerns about potential rights of way across the proposed development site, particularly as there is a pending application for a right of way designation that would impact the proposed scheme. This will need to be addressed when the application is presented to the WBC Planning Committee.

212939 Application for the proposed single-storey rear/side extension, a single-storey side porch extension and creation of a new front drive with access via existing crossover at 42 Gipsy Lane.

Councillors requested that this application be refused as the proposed new vehicular access at the junction gives rise to potential vehicle conflicts and a risk to highway safety, whilst the existing parking location is considered preferable. In addition, the proposed access utilises the pedestrian dropped kerb at the junction, conflicting with pedestrians, particularly as the junction is used by large number of parents and school children progressing to the Loddon School and Maiden Erleigh School. As supported by Policy CP3, impact on safety, and Design Policy P3, as supported by Policy CC07, in that the access to proposed parking impacts on the safety of the public realm.

213112 Application for the proposed erection of a part single- part two-storey rear extension with 1no. Juliet balcony, following demolition of conservatory, plus changes to fenestration at 18 Erleigh Court Drive.

Councillors requested that this application be refused due to the applicant failing to demonstrate that the proposals do not impact the windows of the adjoining property 20 Erleigh Court Drive and may impact the amenity of the neighbouring property, as defined by Design Policies R18 and R23 and supported by Policy CP3.

213210 Full application for the change of use for proposed dental practice, with changes to fenestration at 590 Wokingham Road.

This application referred to in Minute 88.2.2. Councillors requested that this application be refused concerns about the adequacy of the parking given the history of parking at these premises overlapping the footway in the past. As supported by Policy CP3, impact on safety, and Design Policy P3, as supported by Policy CC07, in that the access to proposed parking impacts on the pedestrian safety of the public realm that the previous use often led to cars partially obstructing the footway on this major, 40mph, road. If WBC were minded to approve the application the following condition was requested: No more than 4no. consulting rooms are to be made available, as defined in permission F/2002/7287, to ensure that adequate parking is available as required by Policy CC07. This is particularly important in that the previous use often led to cars partially obstructing the footway on this major, 40mph, road.

88.2.4 Tree Works Applications

The following application was noted:

213043 Application for works to protected tree(s) TPO 197/1980 T1, Ash - Lateral reduction of 2-3m to reduce weight bias and risk of limbs failing. Crown lift above building to achieve a 3m clearance at 12 Kerris Way. **(Information Only)**

88.3 Permitted Development Rights

The following application was noted:

212991 Prior approval submission for the proposed installation of a 15.0m Phase 8 Monopole C/W wrapround Cabinet at base and associated ancillary works at Land at Mill Lane. **(Information Only)**

88.4 Planning Applications Withdrawn

There were no planning applications withdrawn.

88.5 Adjoining Parish Consultations

88.5.1 Application 211841 – Land North and South of Cutbush Lane, Shinfield

Full planning permission for the Science Park Creative Media Hub comprising the erection of film stages and associated workshops and office space and ancillary uses including equipment stores, cafe, post-production screening facility, formation of associated access, decked and surface parking, and landscaping at the Thames Valley Science Park (TVSP). Application is accompanied by an Environmental Impact Assessment. Application is a potential departure from local plan.

Councillors were disappointed that WBC had not sent a notification of this application to ETC, even though WBC had made assurances that ETC would be notified of applications relating to this site. Councillor Littler had seen the application in the local paper and had requested that it be brought before the committee.

Following a discussion, Councillors requested that any approval for this development should require a construction phase travel plan aimed at diverting construction traffic (HGVs) away from the Lower Earley Way (B3270 east) onto the M4 between junctions 10 and 11. To protect the amenity of Lower Earley, minimising road noise and traffic fumes, and reducing the risk of heavy goods vehicles damaging the road surface and minimising the potential for serious accidents. Also that a pre-construction survey be undertaken with the WBC Highways Dept to record the condition of the roads to be used by construction traffic, with a follow-up survey once construction is completed with a plan of agreed remediation. It is suggested that this be part of the S106 agreement.

The following adjoining parish consultation was noted.

88.5.2 Application 213095 – 4 Rushall Close, Shinfield, Wokingham, RG6 4BG

Householder application for the proposed garage conversion to create habitable accommodation (Retrospective).

89. **PLANNING APPEALS**

Councillors noted that no appeal notifications had been received.

90. **PLANNING ENFORCEMENT STATISTICS**

Councillors noted the Planning Enforcement statistics for August 2021 had been provided by Wokingham Borough Council.

91. **SCREENING OPINION NOTIFICATION REF 211601 – EARLEY STATION, STATION ROAD, EARLEY, RG6 7DY**

Members noted that this notification had been received on 18th May 2021 from Wokingham Borough Council and had been issued as information only. Therefore, Earley Town Council had not submitted a comment, and the ‘no comment’ on WBC’s website could be misleading. Councillors would submit a detailed comment once the full planning application had been made for the proposed replacement footbridge, which was likely to impact Mays Lane Cemetery, owned by ETC.

92. **LISTING OF PLANNING APPLICATIONS**

92.1 It was noted that ward members had reported difficulties with the listing of planning applications to WBC.

92.2 Councillor Litter referred to the procedure for listing applications and suggested the issue may be due to the timing of ETC Planning meetings and that a ward member must detail the planning reasons for listing an application, which they may not have knowledge in. Councillor Littler advised that borough councillors on the ETC Planning Committee should list applications as soon as possible after a Planning meeting. After some discussion, the committee agreed that the issue would be monitored to see if the difficulties continue.

93. **REVISED NATIONAL PLANNING POLICY FRAMEWORK**

The Committee noted that the revised National Planning Policy Framework (NPPF) had been published on 20th July 2021.

Bill Luck left the meeting.

94. TRAFFIC REGULATION ORDER CONSULTATION – LAUREL PARK

94.1 Members discussed WBC’s Traffic Regulation Order consultation reference TMO/P020/21, which included Laurel Park Car Park. Councillor Mickleburgh advised the committee that he had been told by WBC that there are no current plans to introduce parking charges at Laurel Park car park and that the TRO’s aim is to tackle antisocial behaviour, especially in view of the recent increase in ‘car meets’ across the borough.

94.2 Councillors agreed that the response to the consultation would be that the committee support what the TRO is aiming to achieve, but that it would have concerns about any introduction of car park charges at Laurel Park car park in the future, without full public consultation.

95. BOROUGH PARISH LIAISON FORUM

Councillors Littler provided an update on the Borough Parish Liaison Forum held on 4th October 2021. Councillor Littler informed the committee that the issue of planning notifications not being received and site notices not being displayed would be taken forward to the next forum in February 2022.

96. PUBLICATIONS

Members noted that no publications had been received.

97. PRESS RELEASES

It was requested that ETC’s comment on application 211686 – Land off Meldreth Way submitted to Wokingham Borough Council following the meeting be put on ETC’s website.

98. TERMINATION OF MEETING

The meeting was declared closed by the Chair at 9.07pm.

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Chair, Planning