



**PLANNING COMMITTEE**

Minutes of a meeting of the Planning Committee held in the Council Chamber at the Council Offices, Radstock Lane, Earley on Tuesday, 7<sup>th</sup> December 2021 which commenced at 7.30pm.

**Present:**

Chair – Councillor G Littler

Councillors A Bassett, R Cook, T Maher, 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 representative from ACER and two representatives from HillSing Developments.

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**112. APOLOGIES FOR ABSENCE**

No apologies of absence were received.

**113. DECLARATIONS OF INTEREST**

There were no declarations of interest.

**114. PUBLIC FORUM**

The representative from ACER expressed their objections to application 213197 – 134 Church Road in that the height of the rear extension exceeds approved height limits and that the change in appearance is not in keeping with the area. There were also concerns that supporting documents and drawings were inaccurate.

One of the representatives from HillSing Developments spoke on application 213725 – 23 Stanton Close introducing himself as a councillor from Windsor & Maidenhead, a professional developer and friend of the applicant. The representative advised the committee of his professional involvement in relation to the application and commented that other properties in the area had been extended. The representative also added that the development would improve the street scene and that the increase in ridge height of 200mm would not impact the area.

**115. MINUTES OF PREVIOUS MEETING**

The Minutes of the meeting for the Members of the Planning Committee held on 9<sup>th</sup> November 2021 were agreed as a true record and signed by the Chair (Minutes 99-111).

**116. APPLICATIONS FOR PLANNING PERMISSION**

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

The Decision Notices reported to the meeting were noted.

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

**116.2.1 No Objection Notifications**

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

- 213450 Application for the proposed hip to gable conversion of existing loft space to create additional habitable accommodation with a flat roof dormer with 2no. Juliet balconies, plus the addition of 5no. rooflights and changes to fenestration at 2a Kenton Road.
- 213584 Application for the proposed erection of a single-storey rear extension with 1no. rooflight, erection of a first-floor side extension, conversion of the existing garage to create additional habitable accommodation, plus changes to fenestration at 6 Rhodes Close.
- 213677 Application for the proposed erection of a single-storey rear extension following demolition of existing conservatory at 4 Kenton Road.
- 213680 Full application for the proposed replacement of existing windows and doors at Liberty House, Strand Way.
- 213705 Application for the proposed conversion of the garage at 27 Wispington Close.
- 213730 Application for the proposed development of a single-storey rear and first-floor side extension and part garage conversion at 4 Warbler Close.
- 213751 Application for the proposed erection of a rear single-storey conservatory. (part retrospective) at 4 Soham Close.
- 213756 Application for the proposed erection of a single-storey side extension, part single-storey, part two-storey rear extension to include the insertion of 1no. rooflight, plus changes to fenestration, following demolition of existing rear extension at 38 Hillside Road.
- 213766 Application for the proposed erection of a single-storey front extension, including conversion of the existing garage to habitable accommodation at 49 Bridport Close.
- 213789 Application for the proposed development of a single-storey front extension, and part single- part two-storey rear extension at 428 Wokingham Road.
- 213811 Application for the proposed erection of a two-storey side extension with 1no. Juliet balcony to the rear elevation, erection of a single-storey front extension to form porch, plus changes to fenestration at 6 Ramsey Close.
- 213839 Application for 14a Beech Lane. This application was discussed and the decision can be found in Minute Item 116.2.2
- 213871 Application for the proposed development of a single-storey front and two-storey rear extensions at 70 The Delph.
- 213885 Application for the proposed development of a single storey rear extension at 4 Wispington Close.

It was agreed that the discussion in relation to application 213725 – 23 Stanton Close which was under Agenda Item 5.2.3 on the Supplementary Agenda be brought forward and the decision can be found in Minute Item 116.2.3.

## 116.2.2 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:

213197 Application for 134 Church Road. This application was discussed and the decision can be found in Minute Item 116.2.3.

*Councillor Hare entered the meeting*

213702 Application for 4 Dove Close. This application was discussed and the decision can be found in Minute Item 116.2.3.

213754 Application for the proposed development of a single-storey side extension to kitchen, part garage conversion and front porch at 23 Kerris Way.

Councillors raised no objection to this application conditional upon the proposed new side windows and glazed door, facing toward No.25, being obscured glazing, to protect the amenity of the neighbouring property, unless otherwise agreed by WBC.

213813 Application for the proposed development of a rear extension to garage. A garage conversion, demolition of existing sunroom and erection of single-storey rear extension (retrospective) at 43 Instow Road.

Councillors raised no objection to this application conditional upon 1: The submission of and approval by WBC of a parking scheme for 2no. cars, the approved scheme to be constructed prior to the first use of the converted garage, to ensure adequate car parking is provided as required by Policy CC07. 2: The converted garage shall only be used as incidental to the host dwelling, it shall not be used for fee paying accommodation, thereby forming a separate unit of accommodation, without the approval of WBC, to ensure that adequate car parking is provided for such a use, as required by Policy CC07.

213839 Application for the development of a proposed part garage conversion, internal alterations and loft conversion with rooflight to front elevation at 14a Beech Lane.

This application as referred to in Minute Item 116.2.1. Councillors raised no objection to this application conditional upon the completion of a suitable bat survey and the compliance with any recommendations.

213889 Application for the proposed development of a single-storey rear/side extensions and front porch extension with internal alterations at 215 Wokingham Road.

Councillors raised no objection to this application conditional upon the proposed bathroom and cloakroom windows facing towards the Pocket Place development being of obscured glazing and with no opening lights below 1.7m above finished floor level, unless otherwise agreed by WBC to protect the amenity of neighbouring properties, as defined by Policy CP3.

213898 Application for the proposed development of a single-storey rear extension and garage conversion at 28 Wispington Close.

Councillors raised no objection to this application conditional upon the new study approved as part of this approval not being used as a separate dwelling, nor as a business use attracting traffic, without prior approval of WBC, to ensure adequate parking is provided in accordance with Policy CC07.

213917 Application for the proposed ground-floor extension and the closing up of the existing integral garage for habitable accommodation at 2 Beech Lane.

Councillors raised no objection to this application conditional upon the submission to and approval by WBC of a landscape scheme to compensate for the loss of the conifer trees, such a scheme to be implemented during the first planting season after first use of the extension, as supported by Policy CP3 and Design Policies R6 and R12, to ensure an attractive frontage, and to contribute positively to the character of the area. Also subject to the following comment that ETC are concerned that the proposed extension is shown partly outside of the applicant's redline, whilst it is noted that the adjoining owner has been notified, there is no confirmation that the applicant has control of this land, such that if approved there is no certainty that the works can be undertaken as approved.

### 116.2.3 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:

213197            Application for the proposed erection of an overhanging roof to front to create a porch, insertion of boiler flue to front elevation, insertion of air conditioning unit to side elevation, removal of roof overhang over bi-fold doors to rear, insertion of a Juliet balcony to rear, plus changes to the rendering colour and changes to fenestration. [retrospective] at 134 Church Road.

This application was referred to in Minute Item 116.2.2. Councillors requested that this application be refused due to the appearance of the front elevation in the street scene being out of character with the area, the use of grey render is considered inappropriate, contrary to Policy CP3. ETC are also concerned about the actions by the applicant that brought this application before the committee and would ask that enforcement monitor this property closely. ETC are also concerned that the drawings appear to indicate accommodation in the roof, with no plan provided. In the event that WBC are minded to approve this application, the following conditions are requested 1: All windows facing towards No.134A, shall be obscured glazing, with no opening lights below 1.7m above floor level at first floor, unless otherwise agreed by WBC, to protect the amenity of neighbouring properties, as identified in Policy CP3. 2: The space designated as a Home Gym/Study in the revised drawings shall not be used as a separate unit of accommodation for fee paying guests, to prevent its use as a separate dwelling and to protect the amenity of future occupants, as defined by Policy CP3, and to ensure that adequate car parking is provided at all times as identified by Policy CC07 and Design Polies P1, P2 and P3.

213633            Application for the proposed erection of an external raised patio, stepped to create 2no. levels with stepped and ramped access (part retrospective) at 52 Silverdale Road.

Councillors requested that this application be refused as the applicant has failed to demonstrate that the raised patio levels would not impact the amenity of neighbouring properties by overlooking their gardens, contrary to Policy CP3, detriment to the amenity of adjoining land users, and Design Policy R23, failure to relate well to neighbouring properties. In addition, there is concern that water run-off would not be addressed and cause flooding in adjoining properties, contrary to Policy CC09, flood risks from all sources, and Policy CC10, which requires all development to demonstrate sustainable drainage.

213664            Application for the proposed two-storey side extension at 5 Odell Close.

Councillors requested that this application be refused due to the bulk and mass of the extension and its damaging impact on the street scene, contrary to Policy CP3 and Design Policies R7, R8 and R11. In addition, the proposals fail to respond positively to the local character and does not relate well to adjoining properties, contrary to Design Policy R23, also the proposals are not well designed and do not achieve a "well-designed place", contrary to Design Policy R23 and NPPF (2021) Section 12. This is a very prominent location, the applicant has failed to address the relationship with the public domain by not addressing the street on this corner plot, contrary to Design Policy R8. The applicant has also failed to consider the implications of removing existing

landscaping, as defined by Design Policy R13, that would otherwise help to screen the bulk of the proposal.

213667            Application for the proposed development of a garage conversion at 58b Finch Road.

Councillors requested that this application be refused as this application is unchanged from 211950. The adverse impact on the street scene remains, 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 of landscaping now proposed would adversely impact the street scene, failing to enhance its character, and would 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 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 would not survive. This latter point is witnessed by application 213668. In addition, it is considered that the proposed replacement planting is both inadequate in extent and unsustainable. In granting the original planning permission for this development, 170424, WBC's landscape officer emphasised the importance of the soft landscaping to the frontage to break up the hard surfaced parking bays and soften the appearance of the development.

213668            Application for proposed garage conversion at 60 Finch Road.

Councillors requested that this application be refused as this application is unchanged from 211950, the adverse impact on the street scene remains, 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 of landscaping now proposed would adversely impact the street scene, failing to enhance its character, and would 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 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 would not survive. This latter point is witnessed by application 213667. In addition, it is considered that the proposed replacement planting is both inadequate in extent and unsustainable. In granting the original planning permission for this development, 170424, WBC's landscape officer emphasised the importance of the soft landscaping to the frontage to break up the hard surfaced parking bays and soften the appearance of the development.

213683            Application for the proposed erection of a first-floor front extension, the erection of a part single- part two-storey side extension following demolition of existing garage, plus changes to fenestration at 74 Culver Lane.

Councillors requested that this application be refused as the side extension fails to maintain a 1m separation at first floor, as defined in Design Policy R23, with the potential for creating a terrace effect. The poorly related elevational treatment and built form of the side extension create a discordant rhythm to the appearance of the host dwelling, failing to respond positively to the host dwelling and is out of character with the street scene, contrary to Policy CP3 and Design Policy R23, being of an inappropriate mass, built form and character; and fails to create a high quality design and is unsympathetic to the local character and the host dwelling, contrary to Section 12 of the NPPF.

213702            Application for the proposed development of a two-storey side and rear extension at 4 Dove Close.

This application was referred to in Minute Item 116.2.2. Councillors requested that this application be refused due to the proposals being overbearing and their mass unacceptable, contrary to Policy CP3, to the detriment of adjoining landowners. The proposal does not adequately identify that a car can be accommodated in the new car port as no indication is given of the supporting structure to the first-floor extension, which may compromise the space for a car. In addition, there is concern about the impact of the proposals on the shared driveway, as there doesn't appear to be a red line plan with the application, contrary to the national validation requirements. If WBC are minded to approve this application the following condition is requested that the submission of structural details for the retained car port to show that the structure of the proposed first-floor side extension will not reduce the space available to park a car, as the applicant has failed to address this in the application. This is of concern as, due to the configuration of drive crossovers in the vicinity, there is little opportunity to accommodate a second car on the street. This is to ensure that adequate parking continues to be provided in accordance with Policy CC07 and Design Policies P1, P2 and P3 to ensure that parking is accommodated satisfactorily, functions well and convenient (accessible) to users.

213714            Application for the proposed two-storey side and rear extensions, loft conversion with rear dormer and raising the roof by 200mm to create habitable accommodation to include removal of the chimney at 21 Stanton Close.

Councillors requested that this application be refused as the applicant has failed to demonstrate how the impact of the proposed works on the neighbouring property are mitigated to ensure there is no detriment to the amenity of the neighbouring property, in terms of construction works or shading of windows, contrary to Policy CP3 and Design Policies R18 and R23. If WBC are minded to approve this application that the applicants attention is drawn to the provisions of the Party Wall Act prior to commencing any works hereby approved. In addition, ETC are concerned that the demolition of No23, has made the joint approval 210883 invalid.

213725            Full application for the erection of a two-storey dwelling following the demolition of the existing dwelling house at 23 Stanton Close.

This application was brought forward earlier in the meeting and councillors requested that this application be refused as the applicant has failed to demonstrate how the impact of the proposed works on the neighbouring property are mitigated to ensure there is no detriment to the amenity of the neighbouring property, in terms of construction works, or the shading of windows, contrary to Policy CP3 and Design Policies R18 and R23. In addition, ETC are concerned that the demolition of No23, has made the joint approval, with No.21, 210883 invalid. If WBC are minded to approve this application the following informative is requested to be attached that the applicants attention is drawn to the provisions of the Party Wall Act prior to commencing any works hereby approved. In addition, ETC have concerns about the loss of Permitted Development rights for the outbuilding recently approved (210515).

213733            Application for the proposed erection of a single-storey rear extension and two-storey side extension at 17 Easby Way.

Councillors requested that this application be refused due to the bulk and mass in relation to the garden of No.15 and the potential for the first-floor side extension to increase the shading of that property, and in failing to relate well to the neighbouring property, No.15, contrary to Policy CP3 and Design Policies R18 and R23.

213818            Application for the proposed erection of a brick pillar to the front of the property (retrospective) at 21 Redhatch Drive.

Councillors requested that this application be refused as the development results in material harm to the character and appearance of the area and conflicts with the development plan policies resulting in material harm to the character and appearance of the surrounding residential area, and conflicts with Policies CP1 and CP3, not being sustainable development and contrary to the general principles for development. It fails to provide the high-quality landscaping sought by Policy CC03. It also conflicts with the aims of the Borough Design Guide, which states that

boundary treatments should be designed to contribute positively to the character of the area and to the quality of the public realm.

#### 116.2.4 Tree Works Applications

The following application was noted:

- 213362 Application for works to protected tree(s) TPO 0863/1997-G1 T1 Beech – Crown lift to 5.2m to allow buses to pass safely under the canopies of both trees. T2 Beech – Crown lift (Prune) 2m back to suitable growing points to bring crown back into shape and clear telephone wires at 5 Beech Lane. **(Information Only)**

#### 116.3 Permitted Development Rights

The following applications were noted:

- 213573 Application for advertisement consent for non-illuminated externally applied vinyl window signage at Black Horse House, University of Reading. **(Information Only)**
- 213842 Application for prior approval of the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.50m, for which the maximum height would be 3.30m and the height of the eaves 2.10m at 28 Reeds Avenue. **(Information Only)**
- 213938 Application for advertisement consent for 1no. standalone entrance sign to Thames Valley Park, sign includes internal and external illuminated elements and static and intermittent illumination. Advertisement period 01/01/2022-01/01/2027 at Thames Valley Park Drive. **(Information Only)**

#### 116.4 Planning Applications Withdrawn

There were no planning applications withdrawn.

#### 116.5 Adjoining Parish Consultations

There were no adjoining parish consultations.

### 117. PLANNING APPEALS

It was noted that no appeal notifications had been received since the last meeting.

### 118. PLANNING ENFORCEMENT STATISTICS

Councillors noted the Planning Enforcement statistics for November 2021 had not yet been provided by Wokingham Borough Council.

### 119. STREET NAMING & NUMBERING

Members noted new address details following the conversion of offices to flats: Flat 1-6, 2 Cutbush Court, Danehill, Lower Earley, Reading, RG6 4UW.

### 120. WOKINGHAM BOROUGH COUNCIL'S LOCAL PLAN UPDATE: REVISED GROWTH STRATEGY

- 120.1 The Committee noted that WBC's Local Plan Update: Revised Growth Strategy public consultation launched on 22<sup>nd</sup> November 2021 and would run until 24<sup>th</sup> January 2022.

120.2 Members discussed setting up a working party to re-evaluate the original response and draft a new response if required. It was

**RESOLVED** that a working party comprising of Councillors Cook, Littler, Sangster, C Smith and M Smith be formed to formulate a response to WBC's Local Plan Update and report back to the committee at the next meeting on 11<sup>th</sup> January 2022. The working party to meet on 16<sup>th</sup> December 2021 at 7pm.

*Councillor Shaw left the meeting*

**121. LAND OFF MELDRETH WAY PLANNING APPLICATION**

The Committee noted that this application would go before Wokingham Borough Council's Planning Committee on 8<sup>th</sup> December 2021 and Councillors Hare, Jones and Littler would be speaking on the application.

**122. PUBLICATIONS**

Members noted that the following publications had been received.

Wokingham Borough Council	Neighbourhood CIL Proportion Reports October 2021  Major Developments Monthly Reports October 2021 – confidential, for Parish Officers and Councillors only
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**123. PRESS RELEASES**

A press release was requested in relation to Local Plan Update.

**124. TERMINATION OF MEETING**

The meeting was declared closed by the Chair at 9.25pm.

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Chair, Planning