



PLANNING COMMITTEE

Minutes of a meeting for the members of the Planning Committee held remotely on Tuesday 8th February 2022 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), three members of the public and one representative from ACER.

138. APOLOGIES FOR ABSENCE

Apologies received from Councillor T Maher.

139. DECLARATIONS OF INTEREST

There were no declarations of interest.

140. PUBLIC FORUM

Members of the public present did not wish to speak in the public forum.

141. MINUTES OF PREVIOUS MEETING

The Minutes of the meeting held on 11th January 2022 were agreed as a true record and it was **RECOMMENDED** they be signed by the Chair (Minutes 125-137).

The committee agreed to bring forward Agenda item 9

142. WOKINGHAM BOROUGH ACTIVE TRAVEL FUND – WOODLEY TO READING ACTIVE TRAVEL ROUTE CONSULTATION

The representative from ACER entered the meeting

142.1 It was noted that Wokingham Borough Council had launched its Wokingham Borough Active Travel Fund – Woodley to Reading Active Travel Route consultation and that the closing date for response was 21st February 2022.

142.2 Members discussed the report drafted by Councillors A Neal and G Littler which had been circulated to the Committee prior to the meeting and both Councillors were thanked for their work. Two of the members of the public present briefly expressed their view on the proposals.

It was **RECOMMENDED** that Councillors A Neal and G Littler incorporate the additional points raised by members and finalise a draft response, which will be circulated to the committee before being submitted to WBC.

The three members of the public left the meeting

143. APPLICATIONS FOR PLANNING PERMISSION

143.1 Decision Notices Issued by the Local Planning Authority

The Decision Notices reported to the meeting were noted.

143.2 Planning Applications Received since the Last Meeting of this Committee

143.2.1 No Objection Notifications

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

- 213751 Application for the proposed erection of a rear single-storey conservatory (part retrospective) at 4 Soham Close.
- 213945 Application for the proposed erection of front dormer to existing bedroom, plus single-storey front extension at 1 Marefield.
- 214000 Application for the proposed development of a front porch extension and garage conversion, plus changes to fenestration (amended). REVISED PLANS - the addition of a garage conversion to create habitable accommodation plus changes to fenestration at 19 Wychwood Crescent.
- 220002 Application for 40 Culver Lane was discussed and the representative from ACER expressed concerns that the application would have an impact on parking provision and considered it to be a backfill development. The recommendation can be found in Minute Item 143.2.3.
- 220100 Application for the proposed erection of a part single- part two-storey side/rear extension with 1no. rooflight, following demolition of existing detached garage at 10 Lakeside.
- 220107 Application for the proposed erection of a single-storey side/rear extension, following demolition of existing garage at 3 Chiltern Crescent.
- 220123 Application for the proposed erection of a single-storey front extension, a single-storey rear extension, following demolition of existing conservatory and the erection of new conservatory, plus the insertion of 4no. rooflights and associated roof alterations at 3 Kenton Road.
- 220136 Application for the proposed part single- part two-storey front extension with Juliet balcony (infill extension to existing car port). Conversion of garage to create habitable accommodation, 6no. photovoltaic panels to the rear main roof and 6no. rooflights to the front elevation (1no. existing) along with changes to fenestration at 10 Instow Road.
- 220193 Application to vary Condition 2 and remove Condition 5 of planning consent 190917 for the erection of a single-storey side infill extension, erection of new front porch, changes to fenestration and internal alterations, following demolition of existing single-storey side extension. Condition 2 refers to approved details, and the variation is to include a rooflight to the front elevation. Condition 5 refers to visibility splay provision and the variation is to remove this requirement at 544 Wokingham Road.
- 220219 Application for the proposed erection of a single-storey rear extension to form a solid panel roof conservatory at 20 Rainworth Close.

- 220231 Application for the proposed insertion of 7no. rooflights to facilitate conversion of the loft to habitable accommodation at 4 Rainworth Close.
- 220238 Application for the proposed erection of a single-storey rear extension, including the insertion of 1no. rooflight, following demolition of existing conservatory, plus changes to fenestration at 142 Mill Lane.
- 220242 Application for the proposed extension to existing front porch, and the erection of a first-floor side extension at 514 Wokingham Road.
- 220247 Application for the proposed conversion of the existing integral garage into habitable accommodation at 1 Ravenglass Close.
- 220258 Application for the proposed conversion of garage to create habitable accommodation, front infill, erection of single-storey rear extension, installation of 3no. rooflights plus changes to fenestration at 4 Pickwell Close.

143.2.2 Conditional Approval Recommendations

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

- 213898 Application for the proposed erection of a part single part two-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 shall not be 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.

- 214045 Application for the proposed development of a part single-storey rear and part first-floor rear extension at 8 Stanton Close.

Councillors raised no objection to this application conditional upon the proposed window to the ensuite, facing towards 10 Stanton Close, shall be obscured glazing at all times, unless otherwise agreed by WBC.

- 220038 Application for the proposed erection of a single-storey rear extension with glass roof at 29 Meadow Road.

Councillors raised no objection to this application conditional upon 1: The high-level windows on the north elevation of the extension, facing the boundary with 27 Meadow Road, shall be obscured glazing and with no opening lights, to protect the amenity and privacy of the neighbouring property, as supported by Policy CP3. 2: Details of any decking or raised patio outside of the proposed bi-fold doors shall be submitted to WBC for approval prior to any construction of any such patio or decking, as this may give rise to overlooking, and to protect the amenity of neighbouring properties, pursuant to Policy CP3.

- 220062 Application for the proposed single-storey rear extension with 2no rooflights, garage conversion and new pitched roof to front ground floor along with changes to fenestration at 6 Dene Close.

Councillors raised no objection to this application conditional upon the proposed study shall not be used as a separate unit of accommodation without approval of WBC, to ensure adequate parking is provided at all times to comply with Policy CC07. Informative: The applicant should be advised that, due to changes in ground level, agreement may need to be sought from neighbouring properties for work adjacent the boundaries.

220117 Application for the proposed erection of a single-storey side/rear extension, following demolition of existing garage at 22 Beech Lane.

Councillors raised no objection to this application conditional upon 1: The windows to the southeast elevation of the extension, facing 24 Beech Lane, being of obscured glass, to protect the amenity of that property, pursuant to Policy CP3; 2: The dwelling as extended shall not be subdivided to form separate residential units of accommodation without prior approval of WBC, to ensure that appropriate amenity and parking is maintained, pursuant to Policies CP3 and CC07.

220140 Application for the proposed erection of a part two-storey part first-floor side extension and extension to front porch canopy at 1 Fringford Close.

Councillors raised no objection to this application conditional upon 1: The proposed side windows facing 2 Fringford Close are to be obscured glazing, unless otherwise agreed by WBC, to protect the amenity of the neighbouring property, pursuant to Policy CP3. 2: The extension, as approved, shall not be occupied until the provision of two parking spaces, as illustrated on the submitted plans, have been constructed in accordance with details submitted to, and approved by, WBC, pursuant to Policy CC07.

220205 Application for the proposed garage conversion with raised roof to include changes to fenestration at 97 Silverdale Road.

Councillors raised no objection to this application conditional upon the submission of a plan to WBC for approval, detailing how the three parking spaces shown on the submitted plans would be constructed, and the spaces are to be completed prior to the first occupation of the extension, to ensure adequate parking is available as required by Policy CC07.

220211 Application for the proposed conversion of the garage to habitable accommodation at 12 Ledran Close.

Councillors raised no objection to this application conditional upon the submission of a plan to WBC for approval, detailing how the three parking spaces shown on the submitted plans would be constructed, and the spaces are to be completed prior to the first occupation of the extension, to ensure adequate parking is available as required by Policy CC07.

143.2.3 Applications Requiring a Committee Decision

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

214043 Application for the proposed raising of the roof to create habitable accommodation, Juliet balcony insertion, changes to fenestration plus front porch extension, the insertion of 16no. rooflights on flat roof and 5no. rooflights to proposed raised roof following removal of existing chimney at 31 Silverdale Road.

Councillors requested that this application be refused due to the proposals being of an inappropriate mass, height, built form and character compared to the dwellings either side, and not being of a high quality of design. The proposals also appear cramped, presenting a two-storey mass hard upon the boundary with the neighbouring bungalow, providing no separation as recommended by Design Policy R23, as supported by Policy CP3, also failing to respond positively to the context and failing to maintain or enhance the street scene and local character, as also defined in Design Policy R23. If WBC are minded to approve this application the following condition is requested: The "annexe" formed as part of these proposals shall only be used incidental to the use of the main dwelling, and shall not be used as a separate unit of accommodation without prior approval of WBC, to ensure that adequate car parking is provided on curtilage at all times, and to avoid impact on the amenity of neighbouring properties. pursuant to Policies CP3 and CC07.

- 214179 Full application for the proposed erection of 2no. semi-detached 3-bedroom dwellings with associated access and parking, following demolition of existing dwelling at 40 Culver Lane.

Councillors requested that this application be refused due to the following reasons: 1: The applicant has failed to demonstrate that the proposals do not overshadow neighbouring properties, in particular 42 Culver Lane, contrary to Policy CP3 and Design Policies R18 and R23. 2: The design of the dwellings is cramped, almost filling the plot, in an otherwise more spacious street, failing to maintain a separation to the boundary at first floor as described in Design Policy R23, supported by Policy CP3. 3: The architectural design of the proposals does not reflect the general character of the street, being of an inappropriate character and mass, contrary to Policy CP3 and NPPF Paragraph 130c. 4: The level of on-curtilage parking is considered inadequate, given the high levels of car ownership in the Borough, and the immediately adjoining bus route does not provide a frequent enough service to be considered sustainable, contrary to Policy CC07, which requires the provision of an appropriate level of off-street parking to avoid an unacceptable impact in on-street parking. In addition, the reliance on on-street parking on a bus route is not considered to be appropriate from a highway safety point of view. 5: The applicant has failed to demonstrate compliance with Policy TB07, as replaced by the Nationally Described Space Standards.

The representative from ACER left the meeting.

- 220002 Full application for the proposed erection of 1no. two-bedroom dwelling, following demolition of existing building at 40 Culver Lane.

This application was referred to in Minute Item 142.2.1. Councillors requested that this application be refused due to this being a "back-land development", contrary to Policy TB06 and Design Policy R22; and would impact on the amenity of neighbouring properties, in particular its relationship with 42 Culver Lane, contrary to Policy CP3 and Design Policy R15.

143.2.4 Tree Works Applications

The following application was noted.

- 220139 Application for works to protected tree(s) TPO 1520/2016, T9 T1, Lime (T9 on TPO) - Re-pollard to previous pollard points at Land to the front of 3 Buckhurst Way.

143.3 Permitted Development Rights

The following applications were noted:

- 220050 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 8.00m, for which the maximum height would be 3.00m and the height of the eaves 3.00m at 8 Culver Lane.
- 220052 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 4.00m, for which the maximum height would be 3.00m and the height of the eaves 3.00m at 188 Silverdale Road.
- 220183 Application for the prior approval of the erection of a single-storey rear extension, which would extend beyond the rear wall of the original house by 5.00m, for which the maximum height would be 2.80m and the height of the eaves 2.60m. at 355 Wokingham Road.

143.4 Planning Applications Withdrawn

The following applications were noted as withdrawn:

- 213733 Application for the proposed erection of a single-storey rear extension and two-storey side extension at 17 Easby Way.
- 213871 Application for the proposed development of a single-storey front and two-storey rear extensions at 70 The Delph.
- 213889 Application for the proposed development of a single-storey rear/side extension and front porch extension with internal alterations at 215 Wokingham Road.

143.5 Adjoining Parish Consultations

There were no adjoining parish consultations.

144. PLANNING APPEALS

144.1 Appeals Submitted

144.1.1 212655 – 10 Graffham Close, Earley, Reading RG6 4DJ

It was noted that an appeal has been made to the Secretary of State against the decision of Wokingham Borough Council to refuse planning permission for the proposed erection of a two-storey side extension following the demolition of existing garage.

Appeal Ref: APP/X0360/D/21/3289221.

144.2 Appeal Decisions

144.2.1 200230 – 40 Erleigh Court Gardens, Earley, RG6 1EH

It was noted that the appeal made to the Secretary of State against the decision taken by Wokingham Borough Council to refuse planning permission for the proposed change to use from C3 ancillary residential to a mixed use of C3 ancillary residential and D1 educational purposes has been allowed.

Appeal Ref: APP/X0360/W/20/3254135

145. PLANNING ENFORCEMENT APPEALS

145.1 201478 – 40 Erleigh Court Gardens, Earley, RG6 1EH

It was noted that the appeal made to the Secretary of State against the enforcement action taken by Wokingham Borough Council for the breach alleged without planning permission, the material change of use of land and buildings from dwelling house, associated residential land and outbuilding to a mixed use of dwelling house, associated residential land and outbuilding for educational purposes had been dismissed in part, but was granted on the terms set out in the Formal Decision.

Appeal Ref: APP/X0360/C/20/3254137

146. PLANNING ENFORCEMENT STATISTICS

Councillors noted the Planning Enforcement statistics for December 2021, January and February 2022 provided by Wokingham Borough Council.

147. WOKINGHAM BOROUGH COUNCIL'S LOCAL PLAN UPDATE: REVISED GROWTH STRATEGY CONSULTATION

Councillor M Smith was thanked for his work in drafting a response and Members noted that ETC's response to the consultation was submitted on 24th January 2022 and had been posted on the town council website.

W Luck left the meeting.

148. PUBLICATIONS

It was noted that the following publications had been received:

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

No press releases were requested.

150. EXCLUSION OF PUBLIC AND PRESS

There were no members of the public or press present. It was agreed that the remaining items on the Agenda be taken under Part II.

PART II

151. CONFIDENTIAL MINUTES OF PREVIOUS MEETING

152. ADVISOR TO THE PLANNING COMMITTEE AGREEMENT 2022/23

153. TERMINATION OF MEETING

The meeting was declared closed by the Chair at 9.13pm.

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Chair, Planning