



**PLANNING COMMITTEE**

Minutes of a meeting of the Planning Committee held in the Council Chamber at the Council Offices, Radstock Lane, Earley on Tuesday 8<sup>th</sup> March 2022 which commenced at 7.30pm.

**Present:**

Chair – Councillor G Littler

Councillors A Bassett, R Cook, 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), and W Luck (Advisor to Planning Committee).

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*In recognition of the tragic situation in the Ukraine and the resulting loss of life, the Chairman requested one minutes silence.*

**154. APOLOGIES FOR ABSENCE**

Apologies received from Councillor A Mickleburgh.

**155. DECLARATIONS OF INTEREST**

There were no declarations of interest.

**156. PUBLIC FORUM**

No members of the public were present.

**157. MINUTES OF PREVIOUS MEETING**

The Minutes of the meeting held on 8<sup>th</sup> February 2022 were agreed as a true record and it was **RESOLVED** they be signed by the Chair (Minutes 138-153).

**158. APPLICATIONS FOR PLANNING PERMISSION**

158.1 Decision Notices Issued by the Local Planning Authority

The Decision Notices reported to the meeting were noted.

158.2 Planning Applications Received since the Last Meeting of this Committee

158.2.1 No Objection Notifications

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

220263      Application to vary Condition 2 of planning consent 202453 for the proposed erection of a part single-storey, part two-storey rear extension, first-floor side extension, erection of front canopy, alterations to existing roof, installation of new entrance gates and removal of 1no. chimney. Condition 2 refers to the approved details and the variation is to alter the roof of the single storey side/rear

extension and for changes to fenestration including replacement of the garage door with a window. (Part Retrospective) at 11 Wilderness Road.

- 220273 Application for the proposed erection of a single-storey rear extension following demolition of the existing conservatory at 50 Beaconsfield Way.
- 220304 Application for the proposed conversion of garage to create habitable accommodation plus changes to fenestration at 7 Squirrels Way.
- 220308 Application for the proposed erection of front porch, insertion of 1no. rooflight plus erection of single-storey rear and side extension at 17 Easby Way.
- 220318 Application for the proposed erection of a single-storey rear extension plus insertion of 2no. rooflights at 31 Andrews Road.
- 220335 Application for the proposed erection of a single-storey side infill, changes to fenestration, erection of front porch, insertion of 3no. rooflights plus single-storey rear extension following demolition of existing conservatory at 22 Flamborough Close.

*Councillor Sangster entered the meeting*

- 220341 Application for the proposed garage conversion to create habitable accommodation at 30 Tilney Way.
- 220362 Application for the proposed garage conversion to create habitable accommodation at 41 Marefield.
- 220377 Application for 10 Skelmerdale Way was discussed and the decision can be found in Minute Item 158.2.3.
- 220411 Application for the proposed part single part two-storey rear extension, erection of front porch, insertion of Juliet balcony plus changes of fenestration following demolition of existing conservatory at 1 Instow Road.
- 220414 Full application for the proposed change of use of the existing unit from cookery workshops to a dog grooming salon (Use Class Sui Generis) at 78 Meadow Road.
- 220425 Application for the proposed conversion of garage to create habitable space, the erection of single-storey rear extension and a first-floor side extension, plus associated roof alterations at 6 Avalon Road.
- 220428 Application for the proposed partial conversion of existing garage to habitable space facilitated by changes to fenestration, erection of a single-story front extension and erection of a single-storey rear extension at 12 Allonby Close.
- 220433 Application for a part single-storey front porch extension at 24 Rosedale Crescent.
- 220452 Application for the proposed erection of a single-storey rear extension and conversion of the existing garage at 73 Paddick Drive.
- 220497 Application for the proposed erection of single-storey rear extension, loft conversion to create habitable accommodation, insertion of 1no. dormer, 1no. Juliet balcony plus changes to fenestration at 71 Silverdale Road.
- 220578 Application for 70 The Delph was discussed and the decision can be found in Minute Item 158.2.3.

- 220579 Application for the proposed erection of a single-storey rear/side extension, garage and a front porch conversion at 19 Repton Road.
- 220591 Application for the proposed general refurbishment of the dwelling including the installation of an ASHP (Air Source Heat Pump) at Wessex Gate Lodge, Whiteknights Road.
- 220634 Application for the proposed erection of a single-storey side extension and conversion of the garage with a store, including a replacement flat roof lantern at the rear at 30 Silverdale Road.
- 220666 Application for the proposed conversion of the garage and the single-storey front porch at 52 Gipsy Lane.

#### 158.2.2 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:

- 220322 Application for proposed erection of part single- part two-storey to the front & side to include new front canopy forming porch, changes to fenestration, erection of pitch roof to garage following removal of existing flat roof garage & canopy at Marni, Betchworth Avenue.

Councillors raised no objection to this application conditional upon 1: The works hereby approved shall be carried out in accordance with the submitted arboricultural report, and any departure is to be agreed with WBC before works commence. 2: No part of the dwelling as extended shall be used as a separate unit of accommodation unless otherwise agreed by WBC, to ensure that adequate car parking is provided at all times, and to protect the amenity of neighbouring properties, as supported by Policies CP3 and CC07.

- 220328 Application for the proposed erection of a single-storey front extension and single-storey rear extension at 9 Avalon Road.

Councillors raised no objection to this application conditional upon no part of the dwelling as extended shall be used as a separate unit of accommodation unless otherwise agreed by WBC, to ensure that adequate car parking is provided at all times, as supported by Policies CP3 and CC07.

- 220384 Application for the proposed erection of a single-storey side extension and first floor rear extension at 21 Merrifield Close.

Councillors raised no objection to this application conditional upon the submission to, and approval by, WBC of a planting scheme for the hedge illustrated on the submitted drawings, and to be planted in the first planting season following first occupation of the side extension.

- 220461 Application for the proposed erection of a single-storey front extension, following demolition of existing front extension, and the erection of a single-storey side/rear extension, following demolition of existing conservatory at 23 Radnor Road.

Councillors raised no objection to this application due to the potential for part of the extended building to be used separately, no part of the dwelling as extended shall be used as a separate unit of accommodation unless otherwise agreed by WBC, to ensure that adequate car parking is provided at all times, and to protect the amenity of neighbouring properties, as supported by Policies CP3 and CC07.

- 220560 Application for the proposed erection of a two-storey side, single-storey rear and garage conversion at 33 Doddington Close.

Councillors raised no objection to this application conditional upon the submission of details of fencing and landscaping to the side boundary, similar to the existing, to be submitted and approved by WBC, and to be implemented in the first planting season following first occupation of the approved extension. The reason is to help soften the impression of the extension in the street scene as supported by Policy CP3 and by Design Policies R12, R13 and R14.

220567            Application for the single-storey rear detached building (Retrospective) at 12 Culver Lane.

Councillors raised no objection to this application conditional upon the structure hereby approved shall only be used incidental to the host dwelling, no part of the structure, as approved, shall be used as a separate unit of accommodation unless otherwise agreed by WBC, to ensure that adequate car parking is provided at all times, and to protect the amenity of neighbouring properties, as supported by Policies CP3 and CC07.

220624            Application for the proposed erection of a single-storey flat roof rear and side extension following relocation of the existing garden shed 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 shall be 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.

#### 158.2.3 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:

220320            Application for the proposed erection of a single-storey front extension and a first-floor extension over the attached garage with rear single-storey extension with 2no. rooflights and changes to fenestration at 16 Felixstowe Close.

Councillors requested that this application be refused as the proposed front extension will create a dominating built mass close to the public footway, adversely impacting the visual amenity of the area, contrary to Policy CP3, being of an inappropriate scale, mass and built form and out of character with the area, and failing to contribute to a sense of space and not integrating with the area; and Design Policy R23, where it recommends that front extension are only permissible where the dwelling is set well back from the "street". In addition, the applicant has failed to demonstrate how the retained garage is impacted by the structure to support the first-floor side extension, to ensure the retention of the garage for cars so there is no loss of parking, contrary to Policy CC07. In addition, the side windows to the front extension are hard up to the title boundary with the adjoining ownership and should not open over third party land and should be obscured glazing, to protect the amenity of neighbouring properties as required by Policy CP3.

220357            Application for the proposed insertion of obscure glazed window at 78a Elm Road.

Councillors requested that this application be refused as the location of the window overlooking the title boundary could potentially impact the amenity of the neighbouring property at 78 Elm Road, both in terms of privacy and obstruction, contrary to Policy CP3. If WBC are minded to approve this application the following condition is requested: 1: As the proposed window is on the title boundary, it should not only be obscured glazing, but also to be permanently fixed closed, to protect the amenity of the neighbouring property, in terms of privacy and to prevent obstruction from an open window, as supported by Policy CP3, and should remain so unless otherwise agreed by WBC.

- 220377 Full application for the proposed erection of a part single-storey, part two-storey side/rear extension, including the insertion of 5no. rooflights, garage conversion to create habitable accommodation, proposed dropped kerb, plus the erection of a new boundary wall to create change of use of amenity land to residential at 10 Skelmerdale Way.

This application was referred to in Minute Item 158.2.1. Councillors requested that this application be refused. Whilst the first-floor side extension has been reduced in mass, the ground-floor extension is still large and dominating on this prominent corner plot and would still impinge the visibility for vehicles leaving the drive. It is considered that the design of the extension fails to address the prominent location, as defined in Design Policy R8. It is also considered that the relocated boundary wall still leaves inadequate amenity space on this prominent road frontage, fails to contribute to the attractiveness of the street, and fails to respond to the frontage, contrary to Design Policies R6, R7 and R12, as supported by Policy CP3. The proposals are considered to be of an inappropriate bulk and mass and out of keeping with the area, Contrary to Policy CP3.

- 220578 Application for the proposed erection of a two-storey rear and single-storey front extension at 70 The Delph.

This application was referred to in Minute Item 158.2.1. Councillors requested that this application be refused as it is considered that the two parking spaces provided will be cramped and difficult to manoeuvre into, impinging on the access to neighbouring properties, particularly as the surrounding streets are already oversubscribed with on-street parking. It is considered that insufficient accessible parking has been provided in accordance with Policy CC07, such that the shortfall would impact on the amenity of neighbouring properties, contrary to Policy CP3.

#### 158.2.4 Tree Works Applications

The following application was noted.

- 220427 Application for works to protected tree(s) TPO 860/1997, T6, T6, Oak – Crown thin by 30%, remove deadwood and small branches on lower part of trunk at 38 Clevedon Drive. (**Information Only**)

#### 158.3 Permitted Development Rights

The following application was noted:

- 220434 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 6.00m, for which the maximum height would be 2.95m and the height of the eaves 2.85m at 24 Rosedale Crescent. (**Information Only**)

#### 158.4 Planning Applications Withdrawn

The following application was noted as withdrawn:

- 214084 Application for the proposed development for a single storey mono pitched roof to lean on existing games room (retrospective) at 12 Culver Lane.

#### 158.5 Adjoining Parish Consultations

There were no adjoining parish consultations.

### 159. PLANNING APPEALS

- 159.1 211156 – 69 Paddick Drive, Earley, RG6 4HF

It was noted that the appeal made to the Secretary of State against the decision of Wokingham Borough Council to refuse full planning permission for the proposed change of use from amenity land to residential, plus relocation of wall and fencing had been allowed, subject to conditions. *Appeal Ref: APP/X0360/D/21/3282513*

**160. PLANNING ENFORCEMENT STATISTICS**

Councillors noted the Planning Enforcement figures for February and March 2022 had been provided by Wokingham Borough Council.

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

161.1 Members noted that Earley Town Council’s response to the consultation had been submitted to Wokingham Borough Council on Friday 18<sup>th</sup> February 2022 and the information had been published on ETC’s website.

161.2 Cllr’s Littler and Neal provided a verbal report on their attendance at Woodley Town Council’s Planning and Community Meeting on 1<sup>st</sup> March 2022. Members were informed that following the public consultation WBC would not be taking the proposed design forward and that the scheme would be revised. Following WBC’s lack of consultation with Woodley Town Council and Earley Town Council, both councils have requested that they are given sight of the revised scheme before it goes out to consultation. Andy Glencross, Wokingham Borough Council’s Assistant Director for Highways and Transport confirmed that discussions are taking place with a view of involving Town Council’s in design workshops.

*Bill Luck and Councillor Shaw left the meeting*

**162. PUBLICATIONS**

It was noted that the following publications had been received:

Wokingham Borough Council	Neighbourhood CIL Proportion Reports January 2022
	Major Developments Monthly Reports January 2022 – confidential, for Parish Officers and Councillors only

**163. PRESS RELEASES**

No press releases were requested.

**164. 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**

**165. CONFIDENTIAL MINUTES OF PREVIOUS MEETING**

**166. TERMINATION OF MEETING**

The meeting was declared closed by the Chair at 9.03pm.

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Chair, Planning