



PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held in the Council Chamber at the Council Offices, Radstock Lane, Earley on Tuesday 2nd August 2022 which commenced at 7.30pm.

Present:

Chair – Councillor G Littler

Councillors: R Cook, R Sangster, M Shaw, C Smith, and M Smith.

In attendance: Councillor A Bassett, E Carroll (Deputy Town Clerk), D Humphreys (Senior Office Administrator), W Luck (Advisor to Planning Committee), one representative from ACER and three members of the public.

30. APOLOGIES FOR ABSENCE

Apologies were received from Councillors T Maher, A Mickleburgh, and A Neal.

31. DECLARATIONS OF INTEREST

There were no declarations of interest.

32. PUBLIC FORUM

A member of the public raised concerns about application 221757 – 4 Reeds Avenue due to the close proximity of the proposed two-storey extension to their property and the loss of light to their house and garden. Concerns were also raised about the overbearing appearance which was out of proportion/scale with the street.

The representative from ACER expressed concerns in relation to application 222048 – 53 Chiltern Crescent in that the proposal was overbearing and would have a detrimental impact on neighbours. Concerns were also raised about the light loss, overlooking and inadequate allocated parking.

The representative from ACER also spoke on application 221749 – 268 London Road and raised concerns about the light loss. A member of the public added that there were also discrepancies in the revised proposed ground and first-floor plans and the proposed elevations plan in relation to measurements.

The representative from ACER raised concerns about application 221991 – 2 Shepherds House Lane in that the loss of a garage was likely to cause vehicles to park on the road where there was a bend.

33. MINUTES OF PREVIOUS MEETING

The Minutes of the meeting held on 5th July 2022 were agreed as a true record and it was **RESOLVED** they be signed by the Chair (Minutes 18-29).

34. APPLICATIONS FOR PLANNING PERMISSION

34.1 Decision Notices Issued by the Local Planning Authority

The Decision Notices reported to the meeting were noted.

34.2 Planning Applications Received since the Last Meeting of this Committee

34.2.1 No Objection Notifications

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

- 221509 Householder application for the proposed erection of a rear/side extension to the West elevation, part single- part two-storey side extension to the East elevation to incorporate 3no. rooflights, and changes to fenestration, following the demolition of the existing conservatory. (**Amended proposed plans and elevations**) at 67 Durand Road.
- 221747 Application for 12 Cutbush Lane was discussed and the decision can be found in Minute Item 34.2.3.
- 221749 Application for 268 London Road was discussed and the decision can be found in Minute Item 34.2.3.
- 221770 Householder application for the proposed erection of a single-storey side extension following demolition of existing attached garage at 32 Easington Drive.
- 221879 Householder application for the proposed installation of a rear dormer and rooflight to facilitate conversion of the loft to habitable accommodation at 2 Moor Copse Close.
- 221899 Householder application for the proposed erection of a single-storey front, side and rear extension at 10 Springdale.
- 221960 Householder application for the proposed conversion of the garage into habitable accommodation at 8 Beauchief Close.
- 221980 Householder application for the proposed conversion of existing garage to habitable space and the erection of a single-storey front porch and rear extension with internal alterations at 12 Allonby Close.
- 221983 Householder application for the proposed erection of a single-storey rear extension, following demolition of existing conservatory at 39 Loxwood.
- 222027 Householder application for the proposed single-storey front extension plus part single- part two-storey rear extension at 15 Stanton Close.
- 222043 Full application for the proposed improvements to Thames Valley Park amenity provision with the erection of a garden timber pavilion/pergola and landscape enhancements at The Garden, Thames Valley Park.
- 222072 Householder application for the proposed erection of a single-storey side/rear extension, first-floor side extension, plus garage conversion to create habitable accommodation and changes to fenestration at 32 Ledran Close.
- 222077 Full application for the proposed erection of a fire escape staircase to the external building following removal of the existing escape staircase at University of Reading, JJ Thompson Building, Shinfield Road.

222129 Householder application for the proposed erection of a single-storey front infill extension to form a porch, a single-storey side/rear extension with 1no. lantern rooflight following demolition of the existing conservatory and conversion of the garage to habitable accommodation at 46 Skelmerdale Way.

222245 Householder application for the proposed erection of a single-storey rear extension to form a conservatory at 113 Beech Lane.

34.2.2 Conditional Approval Recommendations

There were no conditional approval recommendations made.

34.2.3 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:

221642 Householder application for the proposed roof alterations with first-floor internal changes and the insertion of a new balcony at 235 Wokingham Road.

Councillors requested that this application be refused as the proposed changes to the roof have a discordant effect on the appearance of the building and are not sympathetic to the character of the host dwelling and the character of the street scene. Being of a poor design when considered against the host dwelling, failing to respond positively to the character of the building, and to the local character. In addition, the proposed rear balcony provides the opportunity for overlooking the rear gardens of neighbouring properties with no indication of any screening to protect the amenity of those properties, thereby failing to relate well to neighbouring properties. Contrary to Policy CP3, as supported by Design Policies R1, R15 and R23; Section 12 of the NPPF 2021; and the National Model Design Code Part 2, Identity.

If WBC is minded to approve this application the following conditions are requested:

1: The cill of any rooflights indicated on the approved drawings shall be at least 1.7m above finished floor level, to protect the amenity of neighbouring properties, as supported by Policy CP3.

2: Details of the proposed screening to the side the balcony shall be submitted to and approved by WBC to protect the amenity of neighbouring properties, as supported by Policy CP3.

221747 Householder application for the proposed erection of a single-storey front extension, part single- part two-storey rear extension and conversion of garage to create habitable space, following demolition of existing conservatory at 12 Cutbush Close.

This application is referred to in Minute Item 34.2.1. Councillors requested that this application be refused due to the dominant nature of the extension when viewed from Cutbush Close, failing to complement the character of the area, and the design of the extension failing to respond to the character of the host dwelling, contrary to Policy CP3 and Design Policy R23. Also, inadequate private amenity space remaining, contrary to Design Policy R16, as supported by Policy CP3.

221749 Householder application for the proposed part double- part single-storey side extension, part double- part single-storey rear extension following demolition of side garage and rear conservatory and changes to fenestration. (**Revised plans and elevations**) at 268 London Road.

This application is referred to in Minute Item 34.2.1. Councillor requested that this application be refused due to the impact on daylighting to the neighbouring property at 270 London Road, as demonstrated in the application drawings, to the detriment of the amenity of the occupants, contrary to Policy CP3 and Design Policy R18 and R23.

If WBC is minded to approve this application, the following condition is requested:

1: The submission to and approval by WBC of details of the proposed car parking, including details of surface water drainage, to prevent run-off to neighbouring properties, thereby protecting their amenity as supported by Policy CP3.

If WBC is minded to approve this application, the following informative is also requested:

1: The applicant's attention is drawn to the potential need for a Party Wall Award, also to the need to discuss with TWU the impact on existing drainage of the proposed.

221757 Householder application for the proposed two-storey side extension to include infill of dwelling to existing garage and canopy to front porch. Changes to fenestration and removal of existing chimney at 4 Reeds Avenue.

Councillors requested that this application be refused due to the relationship of the proposed side extension to the boundary with No.2, closing the visual gap between dwellings, typical of the character of this street, and failing to follow the recommendations in Design Policy R23 of 1m separation to the boundary, causing a harmful impact on the spacious character of the area, contrary to Policy CP3, and being of an inappropriate scale, mass and built form. In addition, the proposed extension would severely impact the daylighting to side facing habitable rooms in No.2, with windows facing the boundary, contrary to Design Policies R18 and R23, as supported by Policy CP3.

Two members of the public left the meeting

221781 Householder application for the proposed garage conversion into habitable space, erection of a single-storey front extension to include a pitched roof porch, part single- part two-storey rear extension to include 1no. rooflight, internal alterations and changes to fenestration at 9 Harcourt Drive.

Councillors requested that this application be refused due to the bulk, mass and siting of the proposed first-floor extension severely impacting the amenity of the neighbouring property, 2 Falstaff Avenue, contrary to Design Policies R15, R16 and R23; contrary to Policy CP3, being of an inappropriate scale, mass and built form such that they would detrimentally affect the amenity and privacy of the occupiers 2 Falstaff Avenue.

221797 Outline application with all matters reserved for the proposed erection of 10no. dwellings following demolition of the existing dwelling at Crockers, Rushey Way.

Councillors requested that this application be refused as the submitted indicative layout has failed to demonstrate that 10 dwellings can be accommodated satisfactorily without compromising the WBC Borough Design Guide, notably plots 7-9 and their relationship with 27 Beauchief Close. Also the indicative layout fails to demonstrate that a suitable access can be achieved without impacting the site capacity nor affecting highway safety, with an existing junction almost opposite, contrary to Policy CP3. Also a failure to indicate what the proposed numbers of dwellings would have on existing trees and wildlife contrary to Policies CP3 and TB21.

If WBC is minded to approve this application the following informative is requested:

1: The indicative layout submitted as part of the outline application in no way represents an acceptable form of layout, being in conflict with WBC Policy CP3 and Design Policies R15 and R16, and not demonstrating a suitable and safe access from the highway.

221945 Householder application for the proposed erection of rear dormer window to facilitate loft conversion to create habitable space at 10 Faygate Way.

Councillors requested that this application be refused due to the large overbearing nature of the proposal, and failure to address the design guidance in Design Policy R23, contrary to Policy CP3.

221991 Householder application for the proposed erection of a single-storey side extension, following replacement of the existing garage and side extension at 2 Shepherds House Lane.

Councillors requested that this application be refused as the proposed extension has a discordant effect on the appearance of the building and is not sympathetic to the character of the host dwelling nor to the character of the street scene. Being of a poor design when considered against the host dwelling, and its prominent corner location, by failing to respond positively to the character of the building, its location and to the local character. Contrary to Policy CP3, as supported by Design Policies R1, R8 and R23; Section 12 of the NPPF 2021; and the National Model Design Code Part 2, Identity.

If WBC is minded to approve this application the following condition is proposed:

1: Given the facility to access the extension separately provided for in the approved drawings, the extension shall not be used as a separate dwelling for fee paying occupants without approval from WBC; to protect the amenity of neighbouring properties, to ensure adequate amenity is provided for occupants and to ensure adequate car parking is provided, as supported by Policies CP3, and the Borough Design Guide, and CC07.

If WBC is minded to approve this application the following informative is proposed:

1: Given the facility to access the extension separately provided for in the approved drawings, and the designation of one room as an "office" the use of any part of the extension for business should be discussed with WBC to ensure that adequate parking and protection of the amenity of neighbouring properties is maintained as supported by Policies CP3 and CC07.

222014 Householder application for the proposed erection of a single-storey side extension, garage conversion to create habitable accommodation, plus alterations to garage roof at 11 Harwich Close.

Councillors requested that this application be refused as the proposed parking is considered inadequate in this road already over-subscribed with on-street parking. The loss of the garage is not replaced with adequate on-curtilage parking and the capacity for the street to accommodate more on-street parking is compromised; one parking space indicated, when scaled from the drawings, overhangs the street and will be a danger to other vehicles manoeuvring in the road. In addition, both parking spaces rely on the use of the highway verge to accommodate a car contrary to Policy CC07, Design Policies P1, P2 and P3, and Policies CP3 and CP1. 0782.

If WBC is minded to approve this application the following condition is requested:

1: As the proposed extension/conversion is provided with a separate entrance from the street the use of the extension as a separate dwelling by fee paying occupants should seek approval of WBC to ensure adequate car parking is provided to this already compromised property pursuant to Policy CC07 and CP3. As attached to approval 220782.

222048 Householder application for the proposed erection of a single-storey front extension, garage conversion to create habitable accommodation, first-floor rear extension, loft conversion including the insertion of rear dormer, hip to gable roof extension, plus changes to fenestration at 53 Chiltern Crescent.

Councillors requested that this application be refused as the hip to gable conversion is out of character with the area and the alteration therefore does not reflect the character of the fully hipped roofs of the area, failing to be well designed, not responding positively to the original building and failing to contribute positively to the local character, as defined in Design Policy R23 in the WBC Borough Design Guide, and as supported by Policy CP3, and NPPF (2021) Paragraph 130, by failing to be sympathetic to local character.

The ACER representative and one member of the public left the meeting

34.2.4 Tree Works Applications

The following application was noted:

- 221650 Application for works to protected Tree(s) TPO1366/2010, T1 - T1, Ash – remove branches on South side extending towards no. 10 Henley Wood Road at 10 Henley Wood Road.

34.3 Permitted Development Rights

The following application was noted:

- 222212 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 5.90m, for which the maximum height would be 3.57m and the height of the eaves 3.11m at 79 Redhatch Drive.

34.4 Planning Applications Withdrawn

There were no withdrawn applications.

34.5 Adjoining Parish Consultations

34.5.1 Application No. 222039 – University of Reading, Whiteknights Road, RG6 6EU

Councillors noted the consultation from Reading Borough Council for the following proposal: Erection of a single-storey extension with associated external and internal alterations to the existing central kitchen building to facilitate the relocation of the School of Art. It was also noted that Wokingham Borough Council have submitted a “no objection” to this application.

35. PLANNING APPEALS

It was noted that no planning appeal notifications had been received.

36. PLANNING ENFORCEMENT STATISTICS

Councillors noted that Planning Enforcement figures for June and July 2022 had been received from Wokingham Borough Council.

37. TREE PRESERVATION ORDERS

It was noted that Tree Preservation Order 1880/2022- Trees on land between 12 and 14 Ryhill Way, Earley had been made by Wokingham Borough Council on 15th July 2022.

38. LICENSING

Members noted the licence application notification received from Wokingham Borough Council for a new premises licence at University of Reading – Staff Common Room & Wine Shop, Park House, Whiteknights, Reading, RG6 6AQ.

39. WOKINGHAM BOROUGH COUNCIL’S WOODLEY TO READING ACTIVE TRAVEL ROUTE CONSULTATION

Councillors noted WBC’s Woodley to Reading Active Travel Route and it was agreed that Councillor C Smith would contact all members of the Planning Committee inviting them to be part of a working group. Councillor Littler and Councillor C Smith confirmed they would be part of the group and that a response to the consultation will be finalised for submission by 19th August 2022.

40. WOKINGHAM BOROUGH COUNCIL'S LOCAL CYCLING AND WALKING INFRASTRUCTURE PLAN

Councillors noted WBC's Local Cycling and Walking Infrastructure Plan and it was agreed that Councillor C Smith would contact all members of the Planning Committee inviting them to be part of a working group. Councillor Littler and Councillor C Smith confirmed they would be part of the group and that a response to the consultation would be finalised for submission by 19th August 2022.

41. 3G PITCH IN EARLEY

Members noted WBC's Executive Committee agenda item 20 – 'Implementing the Leisure Strategy' report which was discussed at its meeting on 28th July 2022 and which identified Maiden Erlegh School as the preferred location for a 3G pitch out of the six proposed sites in Earley. WBC would now be going to full consultation.

42. PUBLICATIONS

It was noted that the following publications had been received since the last meeting:

Wokingham Borough Council	Neighbourhood CIL Proportion Reports May 2022 Major Developments Monthly Reports May 2022 – confidential, for Parish Officers and Councillors only
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43. PRESS RELEASES

No press releases were requested.

44. TERMINATION OF MEETING

The meeting was declared closed by the Chair at 8.48pm.

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Chair, Planning Committee