



**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> May 2024 which commenced at 7.00pm.

**Present:**

Chair – Councillor M Smith

Councillors: N Brock, R Cook, R Browne, M Iyengunmwena, S Jordan, P Jorgensen, A Neal and C Smith

In attendance: E Carroll (Deputy Town Clerk), W Luck (Advisor to Planning Committee) and a representative from ACER.

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**167. APOLOGIES FOR ABSENCE**

There were no apologies for absence.

**168. DECLARATIONS OF INTEREST**

There were no declarations of interest.

**169. PUBLIC FORUM**

The representative from ACER raised concerns in relation to application 241139 – 298a London Road due to the size and appearance of the proposal which would impact the neighbouring property. Concerns were also raised about 240593 – 17 Byron Road that the new submitted drawing has been removed from WBC’s website and when last viewed the drawing appeared the same as previously submitted.

**170. MINUTES OF PREVIOUS MEETING**

The Minutes of the meeting held on 9<sup>th</sup> April 2024 were agreed as a true record and it was **RESOLVED** they be signed by the Chair. (Minutes 153 - 166)

**171. APPLICATIONS FOR PLANNING PERMISSION**

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

The Decision Notices reported to the meeting were noted.

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

**171.2.1 No Objection Notifications**

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

- 240482 Householder application for proposed garage conversion to create habitable accommodation, single storey front extension to create a porch, part single part two storey rear extension with changes to the fenestration at 4 Harcourt Drive.
- 240885 Householder application for proposed two storey front extension, single storey front extension with changes to the fenestration at 35 Kerris Way.
- 241026 Householder application for proposed single storey front, side and rear extensions with the erection of a front porch. Followed by a garage conversion to create habitable accommodation and changes to fenestration at 8 Hilmanton.
- 241078 Householder application for proposed erection of an outbuilding following the demolition of the existing outbuilding at 24 Fairview Avenue.
- 241083 Householder application for the changes in level to the garden along with landscaping works (Retrospective) at 46 Swepstone Close.
- 241101 Householder application for proposed erection of a single storey rear infill extension, first floor side dormer extension along with changes to fenestration, raising of the roof, partial garage conversion to create habitable accommodation, installation of solar panels to the roof plus removal of the rear chimney at 18 Aldbourne Avenue.
- 241127 Application to vary condition of planning consent [231850] for the proposed erection of single storey front extension, part single part two storey rear extension, garage conversion to create habitable accommodation, along with first floor side extension, and proposed erection of a terrace to the existing side extension, following demolition of the existing porch. Condition [2,3] refers to Approved details, External Materials the variation is to get approval for the design of the front porch, side extension railing and the window style on the rear elevation at 20 Kenton Road.
- 241139 Application for 298a London Road was discussed and the decision can be found in Minute Item 171.2.2.

*The ACER representative left the meeting.*

#### 171.2.2 Conditional Approval Recommendations

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

- 240593 Householder application for proposed single storey front extension to create a porch, two storey side extension, part single part two storey rear extension, loft space for storage with changes to the fenestration following the demolition of the existing garage (part- retrospective) at 17 Byron Road.

As this application appears to have been removed from the WBC website, ETC would wish to highlight the following concerns: 1: As, if subsequently approved, this will become a new permission it is requested that the appropriate conditions from approvals 211682 and 222170 be attached to this new planning permission.

2: The attic space shown on the plans hereby approved shall only be used for storage and not as habitable accommodation, unless otherwise agreed in writing by WBC, to ensure compliance with the CIL regulations.

3: As the applicant has constructed the external facing works more or less as previously approved under

211682 and 222170, are WBC confident that the internal works providing access to the attic. have not been completed.

4: As this appears to be a S73A application are WBC satisfied that the provisions of Gardiner v Hertsmere BC, regarding S73A applications and CIL, do not apply.

240634           Householder application for proposed single storey front extension, part single part two storey side extension, part single storey part two storey rear extension with changes to the fenestration following the demolition of the existing conservatory at 2 Radnor Road.

Councillors recommended that no objection be raised to this application subject to WBC imposing the following condition that as the alterations result in a study with a separate "cloaks", which could become a self-contained unit, the extension as hereby approved shall only be used as ancillary accommodation to the main dwellinghouse and shall not be used, sold or sub-let as separate dwellings.

Reason: A separate unit of accommodation of this nature may not be acceptable in this location in the interests of the amenities, character of the area and highway safety in accordance with Core Strategy Policies CP1, CP3, CP4, and Managing Development Delivery Local Plan Policies CC01, CC07, TB07, TB08.

240728           Householder application for proposed erection of a part single part two storey side/rear extension, conversion garage into habitable accommodation along with changes to fenestration following demolition of existing conservatory, erection of a detached outbuilding to rear at 35 Betchworth Avenue.

Councillors recommended that no objection be raised to this application subject to WBC imposing the following condition that the first-floor flank windows facing the boundary with 33 Betchworth Avenue are to be obscured glazing, with no opening lights below 1.7m above floor level, unless agreed in writing by WBC, to protect the privacy and amenity of that neighbouring property, as supported by Policy CP3.

240890           Householder application for proposed single storey rear extension, first floor side extension with the insertion of a 1 no. dormer into the side elevation of the existing roof with changes to the fenestration at 21 The Crescent.

Councillors recommended that no objection be raised to this application subject to WBC imposing the following condition that the proposed windows to the enlarged dormer on the east facing slope of the roof, facing 19 The Crescent, shall be obscured glazing, with no opening lights below 1.7m above floor level, unless otherwise agreed in writing by WBC, to protect the privacy and amenity of the neighbouring property, as supported by policy CP3.

240997           Application for 4 The Parade was discussed and the decision can be found in Minute Item 171.2.3.

241114           Householder application for proposed erection of a first-floor side extension, garage conversion to create habitable accommodation to include 1no roof light along with changes to fenestration at 44 Elm Road.

Councillors recommended that no objection be raised to this application subject to WBC imposing the following conditions subject to WBC imposing the following conditions: 1: The submission to and approval by WBC prior to construction commencing of a Construction Management Plan detailing how safe and secure passage will be afforded to users of the adjacent public footpath at all times during construction, as supported by Policy CP3, to ensure the works are not detrimental to the users of the adjoining path and to their quality of life; and Policy CP1, to ensure that the works do not affect the accessibility and safety of the path for users. 2: The submission to and approval by WBC of a parking

and landscape plan demonstrating how parking and appropriate landscaping can be provided, pursuant to Policies CP3, enhance the quality of the environment; and TB21, enhance the contributions towards landscaping; and Sections R14, provision of space for well-designed landscape, P1, P2 and P3, creation of a quality setting for parking, in the Borough Design Guide; and Policy CC07.

ETC would wish to express their concerns about the construction of recent extensions in the area, where the building works have resulted in scaffolding over footpaths to the detriment of the safety and accessibility for passing pedestrians, who have had to leave the path to get by. In the case of this application there is no opportunity for a reasonable alternative route for this important connecting path and this needs to be considered in any decision.

241139           Householder application for proposed garage conversion to create habitable accommodation, part single part two storey side extension, second floor side extension above existing bedroom with changes to the fenestration at 298a London Road.

This application was discussed in Minute Item 171.2.1. Councillors recommended that no objection be raised to this application subject to WBC imposing the following condition that the proposed second floor window in the side gable elevation of the proposed extension shall be obscured glazing, with no opening lights below 1.7m above finished floor level, unless otherwise agreed by WBC in writing, to protect the privacy and amenity of the neighbouring property, pursuant to Policy CP3.

#### 171.2.3 Applications Requiring a Committee Decision

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

240839           Householder application for proposed single storey rear extension, single storey side extension, first floor front extension, gable roof conversion to create habitable accommodation with a rear facing dormer with changes to the fenestration at 652 Wokingham Road.

Councillors recommended that objection be raised to this application and recommends that WBC refuses the application as by virtual of its built form, massing and appearance, the proposed roof extension is out of character with this distinctive group of fully hipped roof houses, and the wider character of the Wokingham Road in the area, contrary to Policy CP3.

If WBC are minded to approve this application the following condition is requested that due to the fall in levels to the rear garden and to ensure there is no overlooking of neighbouring properties, details of any raised patio or decking to the rear of the rear extension shall be submitted to, and approved by WBC, prior to any works being undertaken, to protect the amenity and privacy of neighbouring properties as supported by Policy CP3.

If WBC are minded to approve this application the following Informative is requested that the applicant is advised that this approval does not grant any rights to construct any works overhanging the plot boundary, including boxed eaves or rainwater goods.

240851           Householder application for proposed two storey front, side and rear extension with hip to gable roof to match the existing. Single storey rear extension with changes to fenestration at 27 Delamere Road.

Councillors recommended that objection be raised to this application and recommends that WBC refuses the application for the following reasons: 1: Despite what is shown on the Block Plan, the submitted floor plans show a rear extension which would extend across the side boundary onto the neighbouring property, 25 Delamere Road and the applicant has failed to serve the relevant planning notice on the adjoining owner, Certificate A is inappropriate. 2: The plans show three parking spaces

on the frontage, but no engineering details have been provided for how these will be achieved on this sloping garden area, the applicant thereby not proving satisfactorily that adequate parking can be provided in accordance with Policy CC07.

240997 Full application for the change of use of land to café seating area and the provision of hardstanding at 4 The Parade.

This application was discussed in Minute Item 171.2.2. ETC is concerned that a decision has been made on this application before ETC have had a chance to comment, particularly as ETC are concerned about discrepancies with the dimension on the drawings in the application not matching the physical dimensions on the ground and also the risks posed by the slight upstand to the paved area, which may be a trip hazard to passing pedestrians.

Also, whilst ETC would have refused the application on the grounds above, they would also would have suggested some conditions in the eventuality WBC approved the application, as follows:

1: Any tables and chairs used on this space shall only be contained within the space hereby approved, to ensure there is no obstruction of adjacent pedestrian traffic, to maintain the amenity of passing pedestrians and other adjoining users as supported by Policy CP3.

2: The use of these tables shall cease at 10pm each evening to ensure there is no disturbance to nearby residential properties from noise to the detriment of their amenity, as supported by Policy CP3

#### 171.2.4 Tree Works Applications

241066 Application for works to protected tree TPO 737/1995. T2 (False Acacia) - reduce the tree crown & cut all branches by 5 metres at land adjacent to 16 Squirrels Way.

Councillors recommended that objection be raised to this application and recommends that WBC refuses the application as the submitted drawings give an extremely distorted view of the impact of the proposed works. For example, the canopy reduction of 5m all-round only scales at 1.5m. The tree scales at a diameter of 12m, so if 5m is removed all round it will only be 2m in diameter.

#### 171.3 Permitted Development Rights

The following Permitted Development applications were noted: -

240868 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 3.84m and the height of the eaves 3.00m at 11 Erleigh Court Gardens.

241058 Application for Listed Building consent for the proposed repairs to the external structure and fabric including the timber frame and associated brick/render infill panels, roof coverings, chimneys, render finishes and the brickwork substructure. Localised internal repairs and internal wall finishes, including dry-lining, and decoration affected by penetrating damp at 1 Radstock Farm, Radstock Lane.

#### 171.4 Planning Applications Withdrawn

There were no withdrawn applications.

#### 171.5 Adjoining Parish Consultations/Local Authority Consultations

There following Local Authority consultations were noted: -

240865 Consultation from Oxfordshire County Council for the following proposal: Planning application for the winning and working of mineral as a southern and eastern extension to Sonning Quarry using existing consented ancillary facilities, office, weighbridge, welfare, wheel wash facilities and internal access roads within Phase C, existing site access points onto Playhatch Road, and the A4155; together with retention and operation of plant site and ancillary facilities, to include the concrete block making operations and ready mixed concrete plant situated south of Playhatch Road along with retention and use of field conveyor including bridges over Playhatch Road and Spring Lane and an unnamed watercourse parallel to Spring Lane; together with retention of existing crossing points over Berry Brook and other watercourses; with progressive restoration using indigenous and imported materials to agricultural land and nature conservation habitat at Sonning Quarry, Playhatch Road, Sonning Eye, Playhatch, Reading RG4 6TX.

240977 Consultation from Reading Borough Council for the following: Conservation Area Appraisal and proposed extension for Christchurch Conservation Area.

**172. PLANNING APPEALS**

Councillors noted that no planning appeals had been received.

**173. PLANNING ENFORCEMENT STATISTICS**

Councillors noted the Planning Enforcement figures received from Wokingham Borough Council for March 2024 – closed cases and April 2024 – live cases.

*Bill Luck left the meeting.*

**174. TREE PRESERVATION ORDERS**

Members noted that TPO 1966/2024 - Trees at ‘The House in the Trees’ and 1a Maiden Erlegh Drive, Earley, RG6 7HO had been made by Wokingham Borough Council on 19<sup>th</sup> April 2024.

**175. STREET NAMING & NUMBERING**

Councillors noted that no street naming and numbering notifications had been received.

**176. LICENSING**

Members noted that an application to renew a street trading consent for Dambusters Burgers, Harley Davidson, 660 Wokingham Road, Earley had been received and that a no comment response had been submitted.

**177. PUBLICATIONS**

Members noted that following publications had been received and are available for perusal from the Council Offices:

Wokingham Borough Council	Neighbourhood CIL Proportion Reports March 2024.
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**178. PRESS RELEASES**

No press releases were requested.

**179. 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**

**180. ADVISOR TO THE PLANNING COMMITTEE**

**181 TERMINATION OF MEETING**

The meeting was declared closed by the Chair at 8.23 pm.

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Chair, Planning Committee