

Minutes of a Meeting of the Planning and Community Committee held at the Oakwood Centre on Tuesday 23 May 2023 at 7:45 pm

Present: *Councillors: B. Soane (Chairman); R. Horskins; C. Jewell; V. Lewis; J. Sartorel; P. Singh; J. Taylor;*

Officers present: *K. Murray, Deputy Town Clerk; M. Filmore, Committee Officer;*

Also present: *Councillor D. Bragg (virtual attendance);
1 member of the public*

1. As the Deputy Town Clerk commenced the meeting, it was highlighted that Councillor Mary Holmes had been listed as a Member of the Planning & Community Committee on the agenda but that, at the Council's Annual Meeting, Councillor Linda Guttridge had been appointed. Confirmation was requested as to who was the correct appointee, and a query was raised as to whether, under Standing Order 9.5d, this meant that the appointment could not be changed until the next Full Council meeting.

The Committee Officer confirmed that the inclusion of Councillor Mary Holmes on the agenda was an error, and that Councillor Linda Guttridge was the Member appointed at Full Council. He apologised for the error, and asked Members to contact him as soon as possible should they spot any errors in an agenda in future in order that he might be able to then rectify them prior to the meeting.

2. **APPOINTMENT OF CHAIRMAN AND VICE CHAIRMAN**

The Deputy Town Clerk asked for nominations for the position of Chairman of the Planning & Community Committee for the 2023/24 municipal year.

It was proposed by Councillor Horskins, seconded by Councillor Sartorel, and

RESOLVED:

- ◆ That Councillor Soane be appointed to the position of Chairman of the Planning & Community Committee for the 2023/24 municipal year.

Voting: For: 5 Against: 0 Abstentions: 2 No Vote Recorded: 0

It was proposed by Councillor Soane, seconded by Councillor Sartorel, and

RESOLVED:

- ◆ That Councillor Horskins be appointed to the position of Vice Chairman of the Planning & Community Committee for the 2023/24 municipal year.

Voting: For: 5 Against: 0 Abstentions: 2 No Vote Recorded: 0

3. **APOLOGIES**

Apologies for absence were received from Councillors Bragg and Cheng. Councillor Bragg advised he would attend the meeting virtually.

4. **DECLARATIONS OF INTEREST**

There were no declarations of interest made by Members.

5. **MINUTES OF THE PLANNING AND COMMUNITY COMMITTEE MEETING HELD ON 25 APRIL 2023**

RESOLVED:

- ◆ That the minutes of the Planning and Community Committee meeting held on 25 April 2023 be approved and be signed by the Chairman as a true and accurate record.

6. **CURRENT PLANNING APPLICATIONS**

RESOLVED:

- ◆ To forward comments to the planning authority as detailed in **Appendix A**.

7. **PLANNING DECISIONS**

RESOLVED:

- ◆ To note information on decision notices received from the planning authority since the last meeting, as given in the agenda.

8. **PRIOR APPROVAL SUBMISSION**

RESOLVED:

- ◆ To note the following prior approval application:

Application: 231050
Location: 72 Antrim Road, Woodley, Wokingham, RG5 3NY
Proposal: 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 3.00m and the height of the eaves 3.00m.

9. **TREE PRESERVATION ORDERS**
Applications for works to trees

RESOLVED:

- ◆ To note the following application for tree works:

Application: 230983
Location: TPO 3/1951 W3: 23 Fawcett Crescent, Woodley, Wokingham, RG5 3HX.
Proposal: T1, Ash - Form into multi knuckle pollard by forming pollard knuckle at the appropriate branch unions. 50-100mm stubs to be left to aid regrowth.

10. **PAVEMENT LICENCE – COFFEE #1**

RESOLVED:

- ◆ To note the following application for a Pavement Licence, under section 2, Business and Planning Act 2020:

Business: Coffee #1
Address: 5 Crockhamwell Road, Woodley, RG5 3JP
Operating Times: Mon-Fri – 7am-6pm
Sat & Sun – 8am-6pm

- ◆ To note that, as comments on the proposal were required prior to the meeting, details were circulated to Members via email and no concerns were raised.

11. **COMMUNITY SPEEDWATCH**

Members noted Report No. PC 2/23, which provided an update on the current position with regards to the Council's Community Speedwatch activities, and Councillor Bragg provided some further clarification verbally.

Members noted that Thames Valley Police were unlikely to take action over lower level breaches of speed limits; instances would be recorded, and only when a number of breaches had been registered for the same vehicle would a letter be sent to the owner. Higher breaches of speed limits would, however, be enforced.

Members noted that a minimum of three volunteers would be needed to undertake Speedwatch activities, however ideally eight or nine volunteers would be needed to spread the workload. It was agreed that further publicity was needed to seek interest from potential volunteers.

It was noted that the main issue currently was that data could not be downloaded from the Council's Sentinel Camera as the relevant software was not compatible with current computer operating systems. Members were advised that, at the time Thames Valley Police presented the Community Speedwatch UK scheme to the Council, the cost of purchasing new hand held cameras was around £150.

It was suggested that the Committee should not consider purchasing new equipment until sufficient numbers of volunteers had been sourced, and that it would be helpful to pull together a job description which explains what would be expected of volunteers.

In response to a query, Councillor Bragg estimated it would take a minimum of three weeks for a potential Speedwatch location to be identified and then to get it ratified by the Thames Valley Police.

Councillor Bragg advised that he was willing to continue as the Council's Community Speedwatch co-ordinator, and that he would seek to communicate with potential volunteers soon to arrange a meeting. Members were happy with this.

RESOLVED:

- ◆ To note the report regarding the history and current position regarding the Town Council's Community Speedwatch group, as provided in the agenda.

Councillor Bragg ceased attending the meeting virtually.

12. **EARLEY STATION FOOTBRIDGE**

Members noted that the last inspection of the footbridge was believed to have taken place last week. The Committee Officer advised that he last wrote to Wokingham Borough Council on the 15 May for an update, but was yet to receive a response.

RESOLVED:

- ◆ To note the report regarding the history and current position regarding Wokingham Borough Council's project to consider the replacement, repair or removal of Earley Station Footbridge, as provided in the agenda.

13. **COMMUNITY ISSUES**

There were no community issues raised by Members.

14. **HIGHWAYS ISSUES**

Concern was raised over the amount of overgrown vegetation on roundabouts in the area, particularly those to the north of Woodley where roads meet the A4. Members asked that this be raised by Wokingham Borough Council.

15. **PUBLICATIONS/INFORMATION**

RESOLVED:

- ◆ To note receipt of the following:
 - Me2 Club Newsletter – April 2023
 - Connecting Communities in Berkshire – May 2023

16. **FUTURE AGENDA ITEMS**

It was requested that the future of the Cycling in Woodley Sub Committee be considered at a future meeting.

16. **PUBLICITY/WEBSITE**

Members requested the Council publicise a request for more speedwatch volunteers.

17. **ENFORCEMENT ISSUES**

RESOLVED:

- ◆ To note the information on enforcement issues received from the planning authority, as given in the agenda.

The meeting closed at 8:59 pm

Woodley Town Council

Observations on the following Planning Applications made at the Planning & Community Committee meeting held on 23 May 2023

Application No. & Address	Proposal
223458 Sonning Golf Club, Duffield Road, Reading, RG4 6GJ	Outline planning permission for the proposed erection of up to 50 no. dwellings with public open space and revised access off Duffield Road, plus associated improvements to Sonning Golf Club including reconfigured and extended golf club car parking areas and relocation of the 18th green, addition of an extended practice putting green, new driving nets, new short game chipping area and conversion of the west wing of the existing clubhouse to accommodate a new golf simulator practice facility, including removal of external staircase and changes to fenestration. (All matters reserved except for access.) We [WBC] have received revised/additional plans for the above application. The revised details show: Amended proposal to reduce the number of dwellings to up to 50 units. Includes additional technical details.
Observations: The Planning & Community Committee have reviewed this amended submission and have determined to submit no additional comments, other than to reiterate their earlier objections to the application. Please refer to previous full comments submitted.	
230178 53 Reading Road, Woodley, RG5 3DA	Householder application for the proposed drop kerb for vehicle access on to paved drive.
Observations: No objections.	
230765 7 Mannock Way, Woodley, RG5 4XW	Full application for the proposed change of use of amenity land to residential garden including erection of new boundary wall, plus the erection of a single storey rear extension, insertion of rooflights to facilitate conversion of the loft to habitable accommodation and changes to fenestration. We (WBC) have received revised/additional plans for the above application. The revised details show: Revised plans received proposing a 1.8m high fence instead of a brick wall, which would be linear and set back 1m-3.5m from the pavement.
Observations: The Planning & Community Committee have considered this application and felt that, whilst the installation of a fence was out of keeping with the estate, the inclusion of vegetation growing up the outside of the fence would mitigate this. They asked that the Planning Officer consider making this a condition of approval.	
230780 29 Woodlands Avenue, Woodley, RG5 3HN	Householder application for the proposed erection of a single storey rear extension following demolition of the existing conservatory, conversion of the loft to habitable accommodation, including new dormers, roof alterations and changes to fenestration.
Observations: No objections.	

230852 45 Woodwaye, Woodley, RG5 3HB	Householder application for the proposed single storey rear extension plus changes to fenestration.
Observations: No objections.	
230896 100 Wheble Drive, Woodley, RG5 3DU	Householder application for the proposed erection of a single storey rear extension, following removal of the existing shed.
Observations: No objections.	
230905 24 Wroxham Road, Woodley, RG5 3AT	Householder application for the proposed erection of a single storey front extension, single storey rear extension, and amendments to the existing roof. Following demolition of existing conservatory.
Observations: No objections.	
230911 132 Antrim Road, Woodley, RG5 3NZ	Householder application for the proposed erection of a single-storey, detached outbuilding in rear garden (Retrospective).
Observations: The Planning & Community Committee have considered this application and, whilst they had no objections, they did note that the application and plans appeared incomplete as they did not provide dimensions of the height of the outbuilding. They also noted the concerns of neighbours regarding the lighting on the outbuilding.	
230912 132 Antrim Road, Woodley, RG5 3NZ	Householder application for the proposed erection of a single-storey, detached outbuilding in rear garden (Retrospective).
Observations: The Planning & Community Committee have considered this application. They noted that the application and plans appear incomplete as they don't provide dimensions, specifically height, of the outbuilding. The Committee also wished to submit objections to the proposal on the grounds that they believe, due to its apparent size, it is overbearing and unneighbourly. They also noted the concerns of neighbours regarding the lighting on the outbuilding.	
230953 39 Western Avenue, Woodley, RG5 3BJ	Application to vary condition 2 of planning consent 214058 for the proposed development of a single storey rear & side extensions including removal of pitched roof to the existing rear extension following demolition of the existing detached garage. Condition 2 refers to the approved details and the variation is to allow the infilling of the 'step' in the rear elevation and changes to fenestration.
Observations: No objections	

<p>231030 3 Cope Mead, Woodley, RG5 4RP</p>	<p>Application to vary condition 2 of planning consent 210140: Proposed erection of part single, part two storey front extension, erection of front canopy roof, insertion of 3no. front dormers, part single, part two storey rear extension, part garage conversion to create habitable accommodation, changes to fenestration & insertion of 5no. roof lights'. Condition 2 refers to approved plans 02-10, 03-10, 03-11 & 03-12 rcd. 18.01.21. The variation is to insert 1no. additional front window, 3no. additional rear rooflights, remove 3no. side windows, widen 1no. rear patio door & Juliet balconies, addition of 1no. side window, raise rear gables & enclose porch.</p>
<p>Observations: No objections.</p>	
<p>231031 33 Fawcett Crescent, Woodley, RG5 3HX</p>	<p>Householder application for the proposed erection of a first floor side extension and a single storey rear extension, following demolition of the existing outbuilding.</p>
<p>Observations: No objections.</p>	
<p>231032 33 Fawcett Crescent, Woodley, RG5 3HX</p>	<p>Householder application for the proposed erection of a single storey rear extension, following demolition of the existing outbuilding.</p>
<p>Observations: No objections.</p>	
<p>231074 84 Haddon Drive, Woodley, RG5 4LT</p>	<p>Householder application for the proposed erection of a replacement single-storey rear extension; 1st floor rear extension above existing ground floor extension; two -storey side extension. Following Demolition of existing conservatory</p>
<p>Observations: No objections.</p>	
<p>231075 21 Wilmington Close, Woodley, RG5 4LR</p>	<p>Householder application for the proposed replacement of existing garage door with 1no. window to facilitate garage conversion to create habitable space.</p>
<p>Observations: No objections.</p>	
<p>231101 2 Tiverton Close, Woodley, RG5 3BE</p>	<p>Householder application for the proposed erection of a single storey side extension to form garage, part single storey, part two storey rear extension, plus changes to fenestration and demolition of existing garage.</p>
<p>Observations: No objections.</p>	
<p>231141 61 Norton Road, Woodley, RG5 4AJ</p>	<p>Householder application for the proposed garage conversion with addition of a first floor side extension and internal works.</p>
<p>Observations: No objections.</p>	