

Minutes of a Meeting of the Planning and Community Committee held at the Oakwood Centre on Tuesday 25 July 2023 at 7:45 pm

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

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

Also present: *2 members of the public*

35. **APOLOGIES**

Apolgies for absence were received from Councillors Bragg, Cheng, Sartorel and Soane.

36. **DECLARATIONS OF INTEREST**

There were no declarations of interest made by Members.

37. **MINUTES OF THE PLANNING AND COMMUNITY COMMITTEE MEETING HELD ON 20 JUNE 2023**

RESOLVED:

- ◆ That the minutes of the Planning and Community Committee meeting held on 20 June 2023 be approved and be signed by the Chairman as a true and accurate record.

38. **CURRENT PLANNING APPLICATIONS**

RESOLVED:

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

39. **PLANNING DECISIONS**

Members acknowledged the need to review those decisions which were contrary to the Committee's comments so the Committee can learn lessons for future applications. It was also suggested that Councillors may wish to follow up on some of these applications after development is complete to see if the reasons stated in the original objection were still present.

RESOLVED:

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

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

RESOLVED:

- ◆ To note the following applications for tree works:

Application: 231432
Location: TPO 0003/1952 (T1, T2, T3): 21 Plymouth Avenue, Woodley, Wokingham, RG5 3SG
Proposal: T1, Cherry (W3 on TPO) - Dismantle cherry to just above ground level - dying cherry tree, audible decay at base, 2 co-dominant stems one of which is dead with extensive saprophitic fungal activity and

woodpecker holes suggesting extensive significant decay, the other has very poor vitality. *Laetiporus sulphureus* in main stem below the main union. Reason for works: Dangerous and directly adjacent to busy footpath. Replant with suitable species.

T2, Horse Chestnut (W3 on TPO) - Dismantle Horse Chestnut tree to just above ground level - small cavity on North-West side of base, exudate from historic wound, epicormic growth on main stem suggesting stressed, heavily leaning towards house, asymmetric crown weighted to the South East towards house, when combined with the lean, creates a long lever arm. Reason for works: Currently sheltered by dangerous cherry (T1), which has to be removed and will therefore be exposed to unfamiliar wind loading which, when combined with the weighting towards the house, will increase the risk of failure and damage to the property. Replant with suitable species.

T3, Oak (W3 on TPO) - Reduce lateral spread on Oak tree by removing approximately 2m of branch length from lower and mid crown, shortening only significantly extended portions of the upper crown. Remove major dead wood and crown raise to 5m above ground level (by pruning secondary growth only). Reasons for work: smaller stem, change in tone around base, bulge in main stem at 2m above ground level suggesting possible internal decay, North West side of big stem sounds a little soft at ground level, poor bark, normal vitality, some possible fibre buckling.

Application: 231432
Location: TPO 256/1984 A2: 4 Cody Close, Wokingham, Woodley, RG5 4XN
Proposal: T1, Oak – Removal of 3 branches growing over the garden of no.3 Cody Close (shown in photo 1), removal of 2 branches growing over the roof of no.3 Cody Close (shown in photo 2) and branches to be pruned back to points shown in photos 1 and 2.

Application: 231529
Location: TPO 170/1980 (T1, T2, T3): 23 Mollison Close, Woodley, Wokingham, RG5 4XG
Proposal: Application for works to Protected trees - TPO 170/1980. To remove new growth back to previous reduction points to control overall size of the crown.

Application: 231620
Location: TPO 141/1977 (AREA 1): 18 Radcot Close, Woodley, Wokingham, RG5 3BG
Proposal: T1, Oak – Crown thin by 25%; crown reduction by 1m; removal of 1 no. crossing branch.
T2, Oak - Crown thin by 25%; crown reduction by 1m; removal of 2 no. crossing branches.

Application: 231634
Location: TPO 1752/2020 W1: Land to the rear of 44 Redwood Avenue, Woodley, Wokingham, RG5
Proposal: G1, Mixed Species - Cut back to rear boundary line.

41. **TELECOMMUNICATIONS APPLICATION**

Members considered the consultation by Waldon Telecom, on behalf of MBNL (EE Ltd and Hutchinson 3G Ltd) in relation to the installation of a new telecommunications mast adjacent to the Loddon Vale Practice on Headley Road East.

Members noted a concern that no damage should occur to the tree located close to the planned installation. It was also noted that the installation would likely cause a negative impact to the street scene due to being located next to lower height buildings. However, Members acknowledged that national guidelines support the installation of such masts where required, and that mobile coverage needs to be maintained.

RESOLVED:

- ◆ To respond to Waldon Telecom's consultation to note the following concerns:
 - that the installation is located near to lower level buildings, which would likely cause overbearing on those properties, stating a preference for masts to be located nearer higher buildings;
 - that the installation would have a negative impact to the street scene, especially for local residents;
 - that any installation should be sympathetically designed in line with NPPF Section 10 paragraph 115, with consideration made as to how best to camouflage the mast.

42. **STREET TRADING APPLICATION**

RESOLVED:

- ◆ To note receipt from Wokingham Borough Council of the following street trading application:

Applicant: Mr David Fider and Mrs Caroline Fider, Rorofide Catering Ltd – T/A Roro's Conscious Coffee, 1 Copper Beech Close, Woking

Trading Site: Converted Rice Horsebox situated in Southlake picnic area, Fairwater Drive, Woodley

Trading Times: Monday to Sunday – 9:00am to 5:00pm.
- ◆ To note that, as responses were required by 7 July, details were circulated to Members prior to the meeting and no objections were raised.

43. **TRAFFIC REGULATION ORDER UPDATE**

RESOLVED:

- ◆ To note the update from Wokingham Borough Council regarding requests for amendments / introductions of waiting restrictions on Haddon Drive as part of the next amendment to the Borough wide Traffic Regulation Order.

44. **WOKINGHAM BOROUGH COUNCIL CAR PARK CHARGE INCREASES**

Members noted and were satisfied with the response from Wokingham Borough Council regarding the increased car park charges, noting that income raised via increased charges would be spent lawfully, and indicated they did not wish to challenge this matter further.

It was suggested that a request be made to Wokingham Borough Council around July 2024, a year following the introduction of the charges, to request data on car park usage in Woodley for the 12 months prior to the introduction of the new charged, and the 12 months after, to compare.

RESOLVED:

- ◆ To note the correspondence received from Wokingham Borough Council in response to the queries raised at the Planning & Community Committee meeting held on 20 June 2023.
- ◆ To add a calendar note to contact Wokingham Borough Council around July 2024 to request data on the last 2 years' car park usage in Woodley to be able to compare pre and post car park charge increase usage.

45. **COMMUNITY SPEEDWATCH**

Councillor Taylor advised that she had taken part in the first part of the Community Speedwatch training and now needed only to pass the practical assessment. She also advised that she has signed up to the Bulmershe and Whitegates Community Speedwatch scheme and is going to take part in their activities to help learn about the scheme.

46. **COMMUNITY ISSUES**

There were no community issues raised by Members.

47. **HIGHWAYS ISSUES**

A concern was raised regarding the closure of the Cycling in Woodley Sub Committee. It was noted that the Committee had asked for a quarterly agenda item to be brought to the Committee regarding general transportation issues, which would include cycling, and that this was first due to come to the Committee in September. The Chairman suggested the discussion should continue under a later agenda item covering Future Agenda Items.

48. **PUBLICATIONS/INFORMATION**

RESOLVED:

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

49. **FUTURE AGENDA ITEMS**

With regards to the general transportation agenda item, due to be brought to the Committee at September's meeting, it was suggested that the Committee might wish to introduce a cycling strategy document. Members noted that a previous cycling strategy document existed, although it was believed this strategy had never been adopted. The Deputy Town Clerk agreed to source the strategy and circulate to Members.

Members agreed it would be beneficial to review the previous activities of the Cycling in Woodley Sub Committee to understand what had previously happened and why, and requested this be collated and brought to the Committee meeting in September.

50. **PUBLICITY/WEBSITE**

No publicity and website items were raised by Members.

51. **ENFORCEMENT ISSUES**

RESOLVED:

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

The meeting closed at 8:49 pm

Woodley Town Council

Observations on the following Planning Applications made at the Planning & Community Committee meeting held on 25 July 2023

Application No. & Address	Proposal
231285 113 Loddon Bridge Road, Woodley, RG5 4AE	Householder application for the proposed erection of a single storey front and side extension, raising of the roof to create first floor habitable accommodation including the erection of a first floor rear extension, plus changes to fenestration.
Observations: The Planning & Community Committee have considered this application and wished to submit objections on the grounds that the proposed development will be overbearing on neighbouring properties, and the chosen render colour will mean the property will stand out and will be out of keeping with the street scene. They were also specifically concerned about the impact this size of development would have on the neighbouring property at 115 Loddon Bridge Road.	
231402 196 Loddon Bridge Road, Woodley, RG5 4BS	Householder application for the proposed single storey front extension creating porch area. Two storey front extension. Two storey side rear extension, changes to fenestration. Plus relocation of existing storage shed.
Observations: The Planning & Community Committee have considered this application and, whilst they had no specific objections, they noted a neighbour's concern regarding the development potentially causing overlooking and loss of light.	
231420 Sandford Mill, Sandford Lane, Woodley, RG5 4TB	Householder application for the proposed erection of a detached carport, shed and shepherds hut.
Observations: No objections.	
231438 38 Buccaneer Close, Woodley, RG5 4XP	Householder application for the proposed part-conversion of the garage to create habitable accommodation and single storey rear extension.
Observations: No objections.	
231497 36 Dunbar Drive, Woodley, RG5 4HA	Householder application for the proposed insertion of a new window to the first floor side elevation.
Observations: No objections.	
231498 26 Fitzroy Crescent, Woodley, RG5 4EU	Householder application for the proposed single storey rear extension with flat roof and re-roofing of the existing side and rear extension following demolition of the existing conservatory.
Observations: No objections.	
231506 26 Hazel Drive, Woodley, RG5 3SA	Householder application for the erection of a residential single storey annexe to the rear of the dwelling.
Observations: The Planning & Community Committee have considered this application and had no objections, subject to the outbuilding being ancillary to the domestic use of the property.	

231541 11 Crediton Close, Woodley, RG5 4DQ	Householder application for the proposed single storey rear extension following removal of existing covered pergola plus part conversion of existing garage to create habitable accommodation. To include changes to fenestration.
Observations: No objections.	
231556 55 South Lake Crescent, Woodley, RG5 3QN	Householder application for the proposed erection of a single storey front extension, single storey rear extension, insertion of rear dormer, and front roof lights to existing roof to facilitate conversion of loft to create habitable accommodation, following demolition of existing single storey side extension.
Observations: The Planning & Community Committee have considered this application and had no objections, although they noted a neighbour's concern regarding to parking issues which may be caused to properties directly opposite 55 South Lake Crescent.	
231596 41 Duncan Road, Woodley, RG5 4HS	Householder application for the proposed erection of a single storey rear extension with two roof lights and open porch to front elevation.
Observations: No objections.	
231600 131-133 Crockhamwell Road, Woodley, RG5 3JP	Full application for the proposed removal of ATM & Night Safe Bezel, existing signage and reinstate materials where required.
Observations: No objections.	
231621 79 Beechwood Avenue, Woodley, RG5 3DF	Householder application for the proposed erection of a single storey front extension to form porch, erection of a front pergola, garage conversion to create habitable accommodation, single storey rear extension, first floor side extension, plus the erection of an outbuilding.
Observations: No objections.	
231622 51 Woodwaye, Woodley, RG5 3HB	Householder application for the proposed erection of a single storey rear extension plus changes to fenestration.
Observations: No objections.	
231652 1 School Drive, Woodley, RG5 3PZ	Householder application for the erection of a rear dormer and roof lights to the front of the dwelling, to facilitate conversion of the loft to create habitable accommodation (retrospective).
Observations: No objections.	
231685 78 Crockhamwell Road, Woodley, RG5 3LA	Householder application for the proposed erection of a two storey rear extension including the extension of an existing side dormer, the addition of a dormer and rooflight and changes to fenestration.
Observations: The Planning & Community Committee have considered this application and had no objections, subject to the choice of external materials being sympathetic to the age of the property and the street scene.	