



The Oakwood Centre, Headley Road, Woodley, Berkshire, RG5 4JZ  
www.woodley.gov.uk

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To: **Members of the Planning and Community Committee**  
Councillors P. Wicks (Chairman); K. Baker; D. Bragg; J. Cheng; C. Jewell; M. Nagra;  
M. Parvaiz; J. Sartorel; R. Skegg; B. Soane;

**NOTICE IS HEREBY GIVEN that a meeting of the Planning and Community Committee will be held at the Oakwood Centre at 7:45 pm on Tuesday 28 March 2023, at which your attendance is requested.**

**The Town Council reserves the right to record and broadcast this meeting. Anybody attending the meeting will, by virtue, consent to having their image and audio recorded for this purpose.**

Kevin Murray  
Deputy Town Clerk

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## **A G E N D A**

1. **APOLOGIES**
2. **DECLARATIONS OF INTEREST**  
To receive any declarations of interest from Members on agenda items.
3. **MINUTES OF THE PLANNING AND COMMUNITY COMMITTEE MEETING HELD ON 7 MARCH 2023** Page 5  
To approve the minutes of the Planning and Community Committee meeting held on 7 March 2023 and for the Chairman to sign them as a true record.
4. **CURRENT PLANNING APPLICATIONS** Page 13  
To consider current planning applications and agree comments to be forwarded to the planning authority. **(Appendix 4)**
5. **PLANNING DECISIONS** Page 14  
To note information on decision notices received from the planning authority since the last meeting. **(Appendix 5)**

## 6. **PLANNING APPEALS**

a) To note that the following informal hearing relating to an appeal against refusal of planning permission is due to be heard by the Planning Inspectorate:

Application: 214173

Location: Land adjacent to Sonning Golf Club, Duffield Road/Pound Lane, Sonning, Reading, RG4 6GJ

Proposal Full application for the proposed development of a specialist dementia residential care home (Use Class C2) with the creation of new pedestrian, cycle and vehicular access, plus landscaping and associated works.  
(Woodley Town Council had objections to the proposal.)

Hearing: Wokingham Town Hall, Market Place, Wokingham, RG40 1AS; Commencing at 10.00 on 2 May 2023, the appeal is scheduled to run for 2 days.

b) To note the following appeal decisions/decisions:

Application: 220133

Location: 101 and 101A Pound Lane, Sonning, Wokingham, RG4 6GG

Proposal Outline application for the proposed erection of a 4 storey 70 Bedroom care home with associated parking and servicing following demolition of the existing 2No dwellings and outbuildings (Access, scale, Layout and Design to be considered).  
(Woodley Town Council had objections to the proposal.)

Details: Appeal against refusal of planning permission.

Decision: The appeal was dismissed.

## 7. **TREE PRESERVATION ORDERS**

### **Applications for works to trees**

This type of application does not require consultation.

To note application 230527:

Location: TPO 3/1952, WOODLAND 3: 57 Malone Road, Woodley, Wokingham, RG5 3NL

Proposal: T1, Silver Birch – Fell to a stump. T2, Conifer Hedge – Fell part of hedge.

## 8. **GOODS VEHICLE OPERATORS LICENCE APPLICATION**

To note that notification was received from Wokingham Borough Council of the following application for a new Goods Vehicle Operators Licence (GVOL):

Licence: OH2063405 R

Operator: Cater Oils Ltd

Directors: Malcolm Howell

Operating Centre: 5 Multiparc, Headley Road East, Woodley, RG5 4SB

Authorisation: 7 Vehicle(s), 3 trailer(s)

As representations were required prior to this meeting, details were circulated to the Committee and Members' views sought. No objections were raised or requested to be sent to Wokingham Borough Council for consideration.

9. **COMMUNITY ISSUES**  
To discuss and consider any recent community issues noted by Members.
10. **HIGHWAYS ISSUES**  
To discuss and consider any recent highway issues noted by Members.
11. **FUTURE AGENDA ITEMS**  
To consider suggestions for future agenda items.
12. **PUBLICITY/WEBSITE**  
To consider suggestions for items to be publicised.

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

**Present:** *Councillors: P. Wicks (Chairman); K. Baker; J. Cheng; C. Jewell; M. Nagra; M. Parvaiz; R. Skegg;*

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

**Also present:** *Cllr Alex Heap  
5 members of the public*

195. **APOLOGIES**

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

196 **DECLARATIONS OF INTEREST**

There were no declarations of interest.

197. **MINUTES OF THE PLANNING AND COMMUNITY COMMITTEE MEETING HELD ON 31 JANUARY 2023**

**RESOLVED:**

- ◆ That the minutes of the Planning and Community Committee meeting held on 31 January 2023 be approved and be signed by the Chairman as a true and accurate record.

198. **WOKINGHAM BOROUGH COUNCIL – CONSULTATION WORDING REQUEST**

Members considered the request from Wokingham Borough Council to provide consultation comments in the format of either raising 'no objections' or 'objections' to planning applications, rather than stating that the Town Council recommends refusal. The general consensus was to agree to the request, although the Committee stated they would like to continue to include the word 'refusal' in comments where appropriate.

199. **CURRENT PLANNING APPLICATIONS**

**RESOLVED:**

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

200. **PLANNING DECISIONS**

**RESOLVED:**

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

201. **PLANNING APPEALS**

**RESOLVED:**

- ◆ To note that the following appeals against refusal of planning permission have been lodged with the Planning Inspectorate:

Application: 213106  
Location: Headley Road East, Woodley, RG5 4SN  
Proposal: Full planning application for the proposed erection of 5 no. buildings for commercial development to provide flexible light industrial, general industrial, and storage and distribution uses, with ancillary offices, associated car parking, formation of new accesses, and landscape planting, following demolition of existing buildings.

Application: 214173  
Location: Land adjacent to Sonning Golf Club, Duffield Road/Pound Lane, Sonning, Reading, RG4 6GJ  
Proposal: Full application for the proposed development of a specialist dementia residential care home (Use Class C2) with the creation of new pedestrian, cycle and vehicular access, plus landscaping and associated works.

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

**RESOLVED:**

- ◆ To note the following applications for tree works:

Application: 230277  
Location: TPO 256/1984, AREA 1: 12 Mollison Close, Woodley, RG5 4XG.  
Proposal: T1, Oak – Crown reduction by 2m over entire canopy to 13m in height and 12m in spread, providing 3-4m clearance from no. 12 Mollison Close; crown lift by 4m over pathway and thinning out of epicormic growth by 15-20%.

Application: 230343  
Location: TPO 1307/2009, T2: 31A Warren Road, Woodley, RG5 3AR.  
Proposal: T1, Oak (T2 on TPO) - Crown reduction by approx. 1.5-2m of the radial crown spread and the removal of up to approx. 2-3m of the height back to approx. location of previous pruning points. Crown lift by approx. 2-2.5m by removing secondary growth only where possible.

203. **LOCAL GOVERNMENT BOUNDARY REVIEW – JANUARY 2023 SUMMARY REPORT**  
Members were advised that the Local Government Boundary Commission for England had been contacted to confirm when any approved changes to Parish boundaries would come into force. They responded to confirm that, unlike changes to Borough boundaries which would force one off, all-out Borough elections in 2024, elections in line with the new Parish boundaries would not take place until the planned elections in May 2027.

Councillor Baker proposed, seconded by Councill Jewell, and it was:

**RESOLVED:**

- ◆ To write to the Local Government Boundary Commission for England to confirm that the Town Council had no objections to the proposals.

204. **ANNUAL GRANT**

**RESOLVED:**

- ◆ To note the report from the Link Visiting Scheme in respect of the 2022/23 annual grant provided to them.

205. **COMMUNITY ISSUES**

In relation to the disappearance of a Council noticeboard from Glendevon Road, Members noted that this had been removed for refurbishment, and that a request had been made to the Deputy Town Clerk to consider replacing all noticeboards. The Deputy Town Clerk confirmed that a proposal would be presented to the Strategy & Resources Committee in future to consider approving funding for this.

Members noted an update on a previous planning application which had been approved by Wokingham Borough Council regarding a property in Linden Road. The development took a portion of amenity land near garages and, with work now complete, a large, free-standing wall had now been constructed. Councillor Jewell stated that this wall stands out and, had she known about this, she would have objected to the application.

206. **HIGHWAYS ISSUES**

Members noted concern regarding vegetation covering road signage, especially around the London Bridge Road area. Another example highlighted was on the A3290, leading up from the Showcase Cinema towards The Bader Way / A329M.

207. **PUBLICATIONS/INFORMATION**

**RESOLVED:**

- ◆ To note receipt of the following:
  - Me2 Club Newsletters – January & February 2023
  - Thames Valley Police – Community Speedwatch Newsletter #4
  - CCB eBulletins – February & March 2023

208. **FUTURE AGENDA ITEMS**

There were no future agenda items raised by Members.

Councillor Baker updated Members that he had attended a Community Futures meeting where he had been advised that Wokingham Borough Council were aiming to set up 4 or 5 virtual training sessions for Borough Councillors and that, at the meeting, Councillor Conway had announced that Parish and Town Councillors would also be welcome to attend. Members asked that the Committee Officer contact Cllr Conway to find out more details.

209. **PUBLICITY/WEBSITE**

There were no publicity or website items raised by Members.

210. **ENFORCEMENT ISSUES**

**RESOLVED:**

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

The meeting closed at 9:01 pm

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**Observations on the following Planning Applications made at the Planning & Community Committee meeting held on 07 March 2023**

<b>Application No. &amp; Address</b>	<b>Proposal</b>
<p><b>223797</b> 7 Mannock Way, Woodley, RG5 4XW</p>	<p>Full application for the proposed change of use of amenity land to residential garden including erection of new boundary fence, plus the erection of a single storey rear extension, installation of a rear dormer with 1 no. juliet balcony to facilitate conversion of the loft to habitable accommodation, changes to fenestration, provision of new hardstanding and a dropped kerb.</p>
<p><b>Observations:</b> The Planning &amp; Community Committee have considered this planning application and wish to object to it on the following grounds:</p> <ul style="list-style-type: none"> <li>- Unacceptable loss of amenity land</li> <li>- Loss of privacy on neighbouring property; specifically overlooking neighbours at no. 8.</li> <li>- Out of character with the street scene; specifically, fencing and the proposed additional parking spaces are out of character with the open nature of the street scene</li> <li>- High fence on a bend would reduce sight lines and impact highway visibility</li> </ul>	
<p><b>223842</b> 16 Redwood Avenue, Woodley, RG5 4DR</p>	<p>Householder application for the proposed erection of a part single part two storey rear extension, to include rooflights. 1no. Juliet balcony to the rear. Changes to fenestration.</p>
<p><b>Observations:</b> The Planning &amp; Community Committee have considered this application and, whilst they had no objections to the application, they did ask that the neighbour's comments be taken into account.</p>	
<p><b>230089</b> 22 Kingfisher Drive, Woodley, RG5 3LG</p>	<p>Householder application for the proposed erection of a single storey rear extension, part single part two storey side extension, plus erection of front canopy, following demolition of existing side extension.</p>
<p><b>Observations:</b> The Planning &amp; Community Committee have considered this application. They wished to highlight that their views on the proposed development are in line with the objections the Committee raised regarding previous applications for this property (applications 210624 &amp; 222249).</p> <p>Again, the Committee resolved to submit objections to the proposal. They noted that that extension was large and, as such, out of character and negatively impacts the street scene. The development also appears to impact a large nearby tree, as shown in the tree plan, which the Committee deem to be unacceptable. Parking in this location is already tight, and there appears to be insufficient, on-site parking, with the parking plan appearing to show cars very close to the boundary fence. The proposal is likely to have a cumulative negative impact on the existing on-street parking issues.</p>	



<b>230123</b> 50 Loddon Bridge Road, Woodley, RG5 4AT	Householder application for the proposed erection of a single storey front extension.
<b>Observations:</b> No objections.	
<b>230173</b> 39 Caldbeck Drive, Woodley, RG5 4JX	Householder application for the proposed erection of a single storey front extension.
<b>Observations:</b> No objections.	
<b>230193</b> 8 Warren Road, Woodley, RG5 3AP	Householder application for the proposed demolition of existing UPVC and Polycarbonate conservatory and replaced with the erection of a single storey rear extension with internal alteration, and a blind dormer on the side elevation to accommodate an increase in the first floor bathroom size.
<b>Observations:</b> No objections.	
<b>230226</b> 12 Arundel Road, Woodley, RG5 4JL	Full application for the proposed subdivision of existing dwelling to create 1no. 2 bedroom dwelling and 1no. 3 bedroom dwelling.
<b>Observations:</b> No objections.	
<b>230275</b> 3 Wheble Drive, Woodley, RG5 3DS	Householder application for the proposed erection of a single storey front extension and a part single part two storey rear extension with 1 no. lantern rooflight.
<b>Observations:</b> No objections.	
<b>230280</b> 6 Tiger Close, Woodley, RG5 4UY	Householder application for the proposed erection of a first floor side extension.
<b>Observations:</b> No objections.	
<b>230295</b> Woodley Library, Headley Road, Woodley, RG5 4JA	Application to vary condition 5 of planning consent 213402 for the proposed installation of roof-mounted solar panels and 2 no. Air Source Heat Pumps, plus associated external plant enclosure. (Part Retrospective). Condition 5 relates to the operating times of the Air Source Heat Pumps and the variation is to allow the hours that the ASHPs do not operate at night to be changed to between 23:00 to 02:00.
<b>Observations:</b> The Planning & Community Committee have considered this application and object to the proposal to vary condition 5 of planning consent 213402.  The Committee noted that the original Officer Report, regarding application 213402, indicated that, with regards to noise nuisance, mitigation measures would be necessary to reduce overall noise levels to "no more than 5 dB above the existing background noise levels".	

The Committee noted that the new Noise Assessment report indicates the change to operating times would increase the overall noise level by more than 5dB compared to existing background levels during those times, which the Committee believe to be unacceptable and contrary to the original decision report.

The Committee noted that the noise nuisance issue would have been prevented had the heat pumps been located where originally planned, and in line with the original approved application (211597), and that the Committee had recommended they should be re-cited in their originally planned location when application 213402 was considered.

Councillor Baker wished for it to be noted that he did not object to this application.

<b>230322</b> 35 Gemini Road, Woodley, RG5 4TF	Householder application for the proposed erection of a detached outbuilding to form a garden room.
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**Observations:**  
No objections.

<b>230349</b> 33 Cartmel Drive, Woodley, RG5 3NG	Householder application for the proposed replacement roof of existing rear extension including new roof lantern and proposed dropped kerb.
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**Observations:**  
No objections.

<b>230381</b> 38 Wilmington Close, Woodley, RG5 4LR	Householder application for the proposed erection of a part first floor part two storey side and part single part two storey rear extension with 1 no. lantern rooflight, following partial demolition of the existing garage and demolition of the conservatory.
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**Observations:**  
The Planning & Community Committee have considered this application and, whilst they had no objections to the application, they did note concern from the neighbour at no. 36 regarding the potential loss of light. They asked that the Planning Officer ensure appropriate checks are undertaken to ensure there is no unacceptable loss of light.

<b>230385</b> 82 Bruce Road, Woodley, RG5 3DZ	Householder application for the proposed erection of a single storey side/rear extension, and part garage conversion to create habitable accommodation.
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**Observations:**  
No objections.

<b>230388</b> 51 Woodwaye, Woodley, RG5 3HB	Householder application for the proposed erection of a front open porch, raising of the roof including insertion of side dormers and roof lights to create first floor habitable accommodation, plus insertion of Juliet balcony, changes to fenestration and demolition of existing chimney.
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**Observations:**  
The Planning & Community Committee have considered this application and, whilst they had no objections to the application, they did ask that the neighbour's comments be taken into account.

<b>230397</b> 83A Loddon Bridge Road, Woodley, RG5 4AR	Application to vary condition 2 of planning consent 170319 for the proposed erection of a single detached dwelling. Condition 2 relates to the approved details and the variation is to allow the erection of a single storey rear extension with 1 no. lantern rooflight, plus insertion of 2 no. rooflights in the front elevation. (Retrospective)
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**Observations:**  
No objections.

<b>230405</b> 245 Loddon Bridge Road, Woodley, RG5 4BL	Householder application for the proposed loft conversion to create habitable accommodation with rear facing dormer and Juliette balcony along with changes to fenestration of the front and side roof elevations.
<b>Observations:</b> No objections.	

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**PLANNING APPLICATIONS**

<b>Application No. &amp; Address</b>	<b>Proposal</b>
<b>230308</b> 10 Colemans Moor Road, Woodley, RG5 4DL	Householder application for the proposed conversion of existing garage to create habitable accommodation following demolition of existing store. First Floor side extension. Loft conversion to create habitable accommodation to include 3no. Juliet balconies plus changes to fenestration.
<b>230408</b> 6 Rivermead Road, Woodley, RG5 4DH	Householder application for the proposed single storey front extension.
<b>230525</b> 61 Malone Road, Woodley, RG5 3NL	Householder application for the proposed part single storey, part two storey side extension following demolition of existing garage and shower room, re-roofing of existing single storey rear extension following part demolition of existing single storey rear extension and changes to fenestration.
<b>230623</b> 10 Manners Road, Woodley, RG5 3EA	Householder application for the proposed erection of a single storey front/side extension.
<b>230645</b> 23 Ravensbourne Drive, Woodley, RG5 4LH	Householder application for the proposed erection of a single storey front extension.
<b>230659</b> 79 Beechwood Avenue, Woodley, RG5 3DF	Householder application for the proposed garage conversion to create habitable space, first storey side extension and single storey front extension to create an open porch.
<b>230651</b> 5 Copse Mead, Woodley, RG5 4RP	Householder application for the proposed erection of a two storey front extension, alterations to roof including the insertion of 4no. pitched roof dormers, 1no. flat roof dormer and 2no. Juliet balconies to extend existing first floor habitable accommodation, plus changes to fenestration and demolition of existing conservatory.
<b>230679</b> 28 Caldbeck Drive, Woodley, RG5 4LA	Householder application for the proposed erection of a detached outbuilding.
<b>230694</b> 48 Malone Road, Woodley, RG5 3NJ	Householder application for the proposed erection of a part single part two storey rear extension and conversion of the garage to habitable accommodation including raising of the existing garage roof, addition of a front porch canopy and a ground floor front bay window, plus changes to fenestration.

Woodley Town Council

**PLANNING DECISIONS**

**WITHDRAWN – NO DETERMINATION MADE BY WOKINGHAM BOROUGH COUNCIL**

Reference / Address	Proposal
NONE	

**REFUSED – CONTRARY TO TOWN COUNCIL RECOMMENDATION**

Reference / Address	Proposal
NONE	

**REFUSED – ENDORSING TOWN COUNCIL RECOMMENDATION**

Reference / Address	Proposal
<b>222367</b> Library Parade, Crockhamwell Road, Woodley	Full application for the proposed creation of a mixed use building consisting of the retention of the existing 3 no. retail stores at ground floor level and the addition of 16 no. apartments on new first, second and third floor levels, including the erection of three and four storey rear extensions with associated car parking, cycle and bin stores, following partial demolition of the existing building.

**APPROVED – CONTRARY TO TOWN COUNCIL RECOMMENDATION**

Reference / Address	Proposal
NONE	

**APPROVED – ENDORSING TOWN COUNCIL RECOMMENDATION**

Reference / Address	Proposal
<b>223790</b> 5 Beaufield Close, Woodley, RG5 3DH	Householder application for the proposed erection of a single storey front extension, single storey rear extension, and changes to fenestration.
<b>223842</b> 16 Redwood Avenue, Woodley, RG5 4DR	Householder application for the proposed erection of a part-single, part two-storey rear extension including 1No. Rear juliet balcony to the first floor and 2No. Rooflights, with changes to fenestration following the part-demolition of existing rear extension.
<b>230106</b> 44 Crockhamwell Road, Woodley, RG5 3LE	Householder application for the proposed erection of single storey front extension, conversion of existing garage to create habitable accommodation, plus part single part two storey side extension.
<b>230123</b> 50 Loddon Bridge Road, Woodley, RG5 4AT	Householder application for the proposed erection of a single storey front extension.
<b>230173</b> 39 Caldbeck Drive, Woodley, RG5 4JX	Householder application for the proposed erection of a single storey front extension.
<b>230388</b> 51 Woodwaye, Woodley, RG5 3HB	Householder application for the proposed erection of a front open porch, raising of the roof including insertion of side dormers and roof lights to create first floor habitable accommodation, plus insertion of Juliet balcony, changes to fenestration and demolition of existing chimney.