



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

To: **Members of the Planning and Community Committee**
Councillors P. Wicks (Chairman); K. Baker; D. Bragg; J. Cheng; M. Doyle; M. Forrer;
C. Jewell; J. MacNaught; D. Mills; S. Rahmouni; R. Skegg

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 25 February 2020, at which your attendance is requested.

Deborah Mander
Town Clerk

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 COMMITTEE MEETING HELD ON 28 JANUARY 2020**
To approve the minutes of the Planning Committee meeting held on 28 January 2020 and for the Chairman to sign them as a true record. ***(These minutes were provided in the Full Council agenda of 4 February 2020.)***
4. **CURRENT PLANNING APPLICATIONS**
To consider current planning applications and agree comments to be forwarded to the planning authority. ***(Appendix 4)*** Page 4
5. **PLANNING DECISIONS**
To note information on decision notices received from the planning authority since the last meeting. ***(Appendix 5)*** Page 6

6. **NEIGHBOUR CONSULTATION SCHEME**

This type of application only requires consultation with adjoining neighbours of the site.

To note application 200226

Location: 50 Howth Drive, Woodley, RG5 3EB.

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 6m, for which the maximum height would be 3m and the height of the eaves 3m.

To note application 200438

Location: 22 Reading Road, Woodley, RG5 3DB.

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 4.8m, for which the maximum height would be 4m and the height of the eaves 2.75m.

7. **TELECOMMUNICATIONS NOTIFICATION**

This type of application does not require consultation.

To note application 200203

Location: Land opposite 179 Headley Road East.

Proposal: Prior approval application for the erection of a 20m monopole housing 6 No. antennas and 1 No. microwave dish and installation of 2 No. equipment cabinets and 1 No. meter.

8. **TREE PRESERVATION ORDERS**

This type of application does not require consultation.

To note application 193384

Location: TPO 256/1984: 4 Philips Close, Woodley.

Proposal: To fell two Oak trees.

To note application 200079

Location: TPO 682/1994: 8 Welford Road, Woodley.

Proposal: To selectively prune one Oak tree.

To note application 200151

Location: TPO 143/1977, Area 1: 27 Sandford Drive, Woodley.

Proposal: To selectively prune one Oak tree.

To note application 200256

Location: TPO 3/1951, Area 1: Land adjacent to 23 Kingfisher Drive, Woodley.

Proposal: To selectively prune one multi-stemmed Alder.

To note application 200266

Location: TPO 1696/2019, Area 1 and T2: 3 Church Mews, Woodley.

Proposal: To selectively prune one Bay tree and one Copper Beech.

9. **COMMUNITY SPEEDWATCH UPDATE**

To receive an update on matters relating to Community Speedwatch.

10. **CYCLING IN WOODLEY WORKING PARTY**

To receive an update on matters relating to the Cycling in Woodley Working Party

11. **WOKINGHAM BOROUGH COUNCIL: DRAFT LOCAL PLAN CONSULTATION**

Members are asked to consider a response to the Wokingham Borough Council Draft Local Plan consultation. Information on the consultation is attached at **Appendix 11**. The Draft Local Plan documents and details of the consultation can be viewed at: www.wokingham.gov.uk/localplanupdate Page 7

Responses are required by 20 March 2020.

12. **CENTRAL AND EASTERN BERKSHIRE AUTHORITIES – JOINT MINERALS AND WASTE PLAN FOCUSED REGULATION 18 CONSULTATION: SAND AND GRAVEL PROVISION AND OPERATOR PERFORMANCE**

Members are asked to consider a response to the Joint Minerals and Waste Plan Focused Regulation 18 consultation. Information on the consultation is attached at **Appendix 12**. The consultation document can be viewed at: www.hants.gov.uk/berksconsult Page 9

Responses are required by 23 March 2020.

13. **PUBLICATIONS/INFORMATION**

To note receipt of the following:

- *Me2 Club Newsletter – January 2020*
- *Woodley Town Centre Newsletter – February 2020*

14. **FUTURE AGENDA ITEMS**

To consider suggestions for future agenda items.

15. **PUBLICITY/WEBSITE**

To consider suggestions for items to be publicised.

16. **ENFORCEMENT ISSUES**

To note any enforcement issues.

New Applications Received Between 24/01/2020 and 20/02/2020

| <u>Application No</u> | <u>Date Recd</u> | <u>Applicant Name</u> | <u>Location</u> |
|---|------------------|-----------------------|--|
| New Application | | | |
| 193409 | 17/02/2020 | Mr James Burroughs | 2b Butts Hill Road Butts Hill Road Woodley RG5 4NH |
| Proposal : Householder application for proposed erection of a single storey rear extension to create habitable accommodation annex, plus changes to fenestration. | | | |
| Observations : | | | |
| 200172 | 06/02/2020 | Mr & Mrs Arnel Tan | 29 Beechwood Avenue Beechwood Avenue Woodley RG5 3DE |
| Proposal : Householder application for proposed erection of a single storey front extension to form a porch, single storey rear extension, plus changes to fenestration. | | | |
| Observations : | | | |
| 200191 | 29/01/2020 | Mr & Mrs Kalsi | 314 Kingfisher Drive Kingfisher Drive Woodley RG5 3LH |
| Proposal : Householder application for the proposed erection of a two storey side extension, new driveway and dropped kerb. | | | |
| Observations : | | | |
| 200204 | 05/02/2020 | Mr N Looby | 1 Windermere Close Windermere Close Woodley RG5 4EZ |
| Proposal : Full application for the proposed installation of an automated vehicular entrance gate and manual pedestrian gate at Windermere Close. | | | |
| Observations : | | | |
| 200291 | 14/02/2020 | N Renkin | 3 Quentin Road Quentin Road Woodley RG5 3NF |
| Proposal : Householder application for the proposed garage conversion to create habitable accommodation with changes to fenestration. | | | |
| Observations : | | | |
| 200342 | 14/02/2020 | Mr R Teader | 62 Woodlands Avenue Woodlands Avenue Woodley RG5 3HL |
| Proposal : Householder application for the proposed loft conversion with gable ends to replace pitched roof on front and rear elevations. | | | |
| Observations : | | | |

New Applications Received Between 24/01/2020 and 20/02/2020

| <u>Application No</u> | <u>Date Recd</u> | <u>Applicant Name</u> | <u>Location</u> |
|--|------------------|-----------------------|--|
| 200345 | 13/02/2020 | Mr Parmjit Singh | 299 Loddon Bridge Road Loddon Bridge Road Woodley RG5 4BE |
| Proposal : Householder application for the proposed erection of a single storey front extension, part single part two storey rear extension with 4 No. rooflights, loft conversion to create habitable accommodation with 7 No. rooflights. | | | |
| Observations : | | | |
| 200350 | 13/02/2020 | Mr & Mrs Giamattei | 12 Sandford Drive Sandford Drive Woodley RG5 4RR |
| Proposal : Householder application for the proposed erection of a detached carport and new dropped kerb. | | | |
| Observations : | | | |
| 200352 | 14/02/2020 | Mr J Redman | 27 Leyburn Close Leyburn Close Woodley RG5 4PX |
| Proposal : Householder application for the proposed conversion of garage to create habitable accommodation, canopy roof to create front porch following demolition of existing conservatory and side porch, changes to fenestration. | | | |
| Observations : | | | |
| 200390 | 17/02/2020 | mr & Mrs Shehi | 46 Woodlands Avenue Woodlands Avenue Woodley RG5 3HJ |
| Proposal : Householder application for the proposed erection of a detached shed. (Part-retrospective) | | | |
| Observations : | | | |

Applications Received :- 10

NOTIFICATIONS OF PLANNING DECISIONS FROM Wokingham Borough Council

Thu 20 February 2020

' C ' Contrary to Borough

Page No : 1

' E ' Endorsed by Borough

GRANTED PLANNING PERMISSIONS

| | | |
|-----------------|----------|--|
| E 192826 | Approved | Headley Road East |
| E 193012 | Approved | 2 The Ridgeway |
| E 193090 | Approved | 19-24 Mannock Way |
| E 193105 | Approved | 107 Ground Floor |
| E 193156 | Approved | 12 Dowding Close |
| E 193250 | Approved | 2 Penrose Avenue |
| C 193302 | Approved | 37 Crockhamwell Road Local COMMENT Three residents were present at the meeting to voice concerns about this application. The Committee listened to the residents' concerns and recommended that this application be refused on the following grounds: - The building and the high fencing are unsightly and oppressive for the neighbour at 11 Drovers Way. |
| E 193366 | Approved | 7 Eastwood Road |
| E 193419 | Approved | 7 Selsdon Avenue |
| E 200046 | Approved | 28 Pitford Road |
| E 200053 | Approved | 1 Martinet Road |
| E 200140 | Approved | 4 Vulcan Close |



Draft Local Plan Consultation

Wokingham Borough Council is consulting on the Local Plan Update, which will guide where and how growth will take place in the borough in the years up to 2036.

Wokingham Borough is an ever popular place to live, with a strong economy and high quality of life. This popularity causes a huge challenge to provide the homes we need. We need to provide these homes for the future in the right way - and with your involvement.

This consultation asks you to consider the proposed approach on how and where development will take in the borough over the next 15 years. You will be able to review policies on topics such as climate change, valued landscapes and affordable housing. You will also be able to let us know your thoughts on where the new housing is proposed to go.

This consultation runs from **Monday 3 February 2020 to 5pm on Friday 20 March 2020**.

You can find all documents and details of the consultation on our website at www.wokingham.gov.uk/localplanupdate.

We are running a number of events during the consultation. Come along to the following locations to find out more and ask any questions.

7- 9pm at:

Grazeley Village Memorial Hall, Church Lane, Grazeley, RG7 1LD - **Wednesday 26 February 2020**

St. Crispins School, Sixth Form Atrium, London Road, Wokingham, RG40 1SS - **Monday 2 March 2020**

Oakwood Centre Woodley, Headley Road, Woodley, RG5 4JZ - **Tuesday 10 March 2020**

10am - 1pm at:

Dinton Activity Centre conference room, Sandford Lane, Hurst, RG10 0SU - **Thursday 5 March 2020**

New timetable for local plans

On 15 January 2020 the council's executive approved an updated Local Development Scheme (LDS) outlining the timetable for the Local Plan Update and Minerals and Waste Local Plan.

The LDS can be seen on our website at www.wokingham.gov.uk/localplanupdate.

For more information, please email LPU@wokingham.gov.uk



Central and Eastern Berkshire Authorities - Joint Minerals and Waste Plan Focussed Regulation 18 Consultation: Sand & Gravel Provision and Operator Performance

Bracknell Forest Council, Reading Borough Council, the Royal Borough of Windsor and Maidenhead and Wokingham Borough Council (collectively referred to as the Central and Eastern Berkshire Authorities) are working in partnership to produce a Joint Minerals and Waste Plan which will guide minerals and waste decision making in the Plan area.

The Joint Minerals and Waste Plan will build upon the adopted minerals and waste plans for the Berkshire area, eventually providing replacement policies based on up to date evidence of the current levels of provision for minerals and waste facilities in the Plan area. Importantly, the Plan aims to establish the future levels of provision required to meet national and regional policy targets and objectives. It will set out a new vision of how this will be achieved and provide details of strategic sites that we propose will deliver the vision.

To date, several information gathering consultations have been achieved to inform the Plan, each of these form part of Regulation 18:

- In Summer 2017, an 'Issues and Options' Consultation was undertaken to gather technical information and confirm the evidence base;
- During Summer / Autumn 2018, a 'Draft Plan' consultation set out the proposed approach for the Joint Minerals and Waste Plan
- Due to a limited number of site options, a further 'Call for Sites' exercise was carried out. This resulted in an additional site (Bray Quarry Extension) being proposed. This was subject to consultation during the Summer of 2019

Work is underway to prepare the Proposed Submission version of the Plan. However, one of the proposed allocations was recently refused planning permission. The landowner has 'shelved' any plans for extraction and has not renewed the option to extract minerals from the site with the operator. As a result, the plan was making limited provision of sand and gravel. In order help address this, a further call for sites was undertaken in late 2019 and an 'Area of Search'

approach was explored.

The Consultation document sets out the criteria for defining an 'Area of Search' for sand and gravel provision. It also includes two new sites (which have been nominated following a recent 'Call for Sites' exercise) and these are being considered for allocation in the Plan. Land west of Basingstoke Road, Spencers Wood is within the Borough of Wokingham and has the potential to provide sand and gravel. An area of land between Horton Brook and Poyle Quarry, is within the Royal Borough of Windsor and Maidenhead and has the potential to provide 250,000 tonnes of sand and gravel.

In addition, and as a result of the responses received in relation to the 'Draft Plan', including concerns raised by local residents, a new policy has been drafted. It aims to ensure the past performance of minerals and waste operators form part of the material considerations taken into account in decision making.

The Central and Eastern Berkshire Authorities are required to undertake the same level of consultation for these newly proposed sites and new policy as the rest of the Plan and background evidence base.

As a result, the Central and Eastern Berkshire Authorities are inviting feedback from statutory consultees, stakeholders, communities, local organisations and businesses on the 'Areas of Search' approach, the potential new sites (Land west of Basingstoke Road and the Area between Horton Brook and Poyle Quarry) and the Operator Past Performance Policy.

The responses received from this Focussed Regulation 18 Consultation will inform the Proposed Submission Plan (Regulation 19) which is being prepared by Hampshire Services on behalf of Central & Eastern Berkshire Authorities and is intended to be submitted to the Secretary of State for independent examination.

The consultation document supporting this consultation can be found by visiting www.hants.gov.uk/berksconsult Documents are also available for inspection during normal working hours at the following locations:

- **Bracknell Forest Council offices:** Time Square, Market Street, Bracknell, Berkshire RG12 1JD
- **Reading Council offices:** Civic Offices, Bridge Street, Reading RG1 2LU
- **The Royal Borough of Windsor & Maidenhead offices:** Town Hall, St Ives Road, Maidenhead SL6 1RF

- **Wokingham Borough Council offices:** Shute End, Wokingham, Berkshire RG40 1BN
- **Public libraries** within the administrative areas of the Central & Eastern Berkshire Authorities

A consultation drop in event will be held on Wednesday 11th March at Swallowfield Village Hall, Swallowfield St, Swallowfield, Reading RG7 1QW between 5pm and 7pm.

A consultation response form is available to complete online or can be downloaded from www.hants.gov.uk/berksconsult

Please send completed hard copies of the response form to the address provided at the top of this letter.

This consultation will be launched on Tuesday, 11 February 2020 and will run for six weeks, closing at **5pm on Monday, 23 March 2020**.

Yours faithfully,

Hampshire Services, working in partnership with Bracknell Forest Council, Reading Borough Council, the Royal Borough of Windsor and Maidenhead and Wokingham Borough Council