

**Minutes of a Meeting of the Planning and Community Committee held at the Oakwood Centre on Tuesday 18 June 2019 at 7:45 pm**

**Present:** *Councillors: P. Wicks (Chairman); K. Baker; D. Bragg; M. Doyle; M. Forrer; C. Jewell; J. MacNaught; D. Mills; R. Skegg*

**Officer present:** *L. Matthews, Committee Officer*

**Also present:** *14 members of public*

16. **APOLOGIES**

Apologies for absence were received from Councillors J. Cheng and M. Nagra.

17. **DECLARATIONS OF INTEREST**

Councillor R. Skegg – Personal interest: Agenda item 4, planning application 191323: 65 Cartmel Drive, as he lives close to this property.

18. **MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 21 MAY 2019**

**RESOLVED:**

- ◆ That the minutes of the Planning Committee meeting held on 21 May 2019 be approved and signed by the Chairman as a true and accurate record.

19. **CURRENT PLANNING APPLICATIONS**

**RESOLVED:**

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

20. It was proposed by the Chairman and

**RESOLVED:**

- ◆ That as the business had not been completed by 10pm the meeting continue in order to complete the business set out in the agenda.

21. **PLANNING DECISIONS**

**RESOLVED:**

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

22. **PLANNING APPEALS**

**RESOLVED:**

- ◆ To note the following appeal decision:

Application: 183082  
Location: 57a Colemans Moor Lane, Woodley, RG5 4BT.  
Details: Appeal against the refusal of planning permission for the proposed erection of a detached garage.  
Decision: The appeal was allowed and planning permission granted.

23. **TREE PRESERVATION ORDERS**

**RESOLVED:**

- ◆ To note that Wokingham Borough Council had made the following Tree Preservation Order:  
TPO 1686/2019 – relating to an oak tree located on the rear boundary of 45 and 47 Knowle Road, Woodley, RG5 3QE.  
This order took effect, on a provisional basis, on 4 June 2019 and would continue in force for 6 months or until the order was confirmed by Wokingham Borough Council.

24. **BUDGETARY CONTROL**

**RESOLVED:**

- ◆ To note Report No. PC 2/19.

25. **COMMUNITY SPEEDWATCH UPDATE**

No update was given for the Woodley Speedwatch scheme.

26. **WOKINGHAM BOROUGH COUNCIL: PROPOSED INTRODUCTION OF ADDITIONAL WAITING RESTRICTIONS ON ROADS IN WOODLEY**

Information regarding this item had been circulated to Members in advance of the meeting as a response had been required by Wokingham Borough Council by 13 June 2019

**RESOLVED:**

- ◆ To note the proposal by Wokingham Borough Council to vary, or introduce, waiting restrictions on the following roads in Woodley:
  - Keane Close and Ravensbourne Drive – protect junction with new double yellow lines.
  - Duffield Road – extend double yellow lines outside school by approximately 20 metres and re-align School Keep Clear markings and install controlled crossing extents.
  - Hurricane Way – extend yellow lines, re-align School Keep Clear markings and install controlled crossing extents.
- ◆ To note that, in accordance with replies received from two Committee members, a response was sent to Wokingham Borough Council stating that the Committee had no objections to the proposals, but sought assurance that residents in Ravensbourne Drive, on either side of Keane Close, had been made aware of the proposal to install new double yellow lines in this location.
- ◆ To note that correspondence had subsequently been received from the Traffic Management team confirming that consultation letters had been sent to residents in Keane Close and residents in Ravensbourne Drive close to the proposed location.

27. **WOKINGHAM BOROUGH COUNCIL: PEDESTRIAN CROSSING INSTALLATION - HURRICANE WAY, WOODLEY**

Members noted correspondence received from Wokingham Borough Council notifying residents of the installation of a pedestrian crossing on Hurricane Way, Woodley. The works were scheduled to take place between 25 July and 16 August 2019 and would be carried out under a full road closure.

28. **READING BOROUGH LOCAL PLAN**

Members noted that Reading Borough Council was consulting on the Main Modifications to the Local Plan following the recent public examination. Comments had been requested by 24 July 2019.

29. **PUBLICATIONS/INFORMATION**

**RESOLVED:**

- ◆ To note receipt of the following:
  - *Me2 Club Newsletter – May 2019*
  - *Connecting Communities in Berkshire E-Bulletin – May 2019*

30. **FUTURE AGENDA ITEMS**

A future agenda item to consider the poor cycling facilities in Woodley was requested. It was agreed that the Committee Officer would consult the Town Clerk to determine whether this should be considered by the Planning and Community Committee or the Leisure Services Committee.

31. **PUBLICITY/WEBSITE**

**RESOLVED:**

- ◆ To publicise the following:
  - A summary of items discussed at this meeting to be provided on the website.
  - The new zebra crossing on Hurricane Way to be publicised on the website.

32. **EXCLUSION OF PUBLIC AND PRESS**

**RESOLVED:**

- ◆ That in view of the confidential nature of the business about to be transacted in relation to legal matters, it was advisable in the public interest that the public and press were temporarily excluded and asked to withdraw for the following agenda item.

33. **ENFORCEMENT ISSUES**

The Chairman informed Members of nine enforcement notifications and four enforcement investigation closure notifications.

The meeting closed at 10:25 pm

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## Woodley Town Council

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Date :- 19/06/2019

**Observations on the following Planning Applications**

<u>Application No</u>	<u>DateRecd</u>	<u>Applicant Name</u>	<u>Location</u>
<b>Approved on the following applications;</b>			
<b>190409</b>	24/05/2019	Mr J Hayward	242 Loddon Bridge Road Loddon Bridge Road Woodley RG5 4BS
<b>Proposal :</b> Householder application for the proposed erection of first floor side extension to existing dwelling, plus internal alterations and changes to fenestration.			
<b>Observations :</b> No objections.			
<b>190851</b>	20/05/2019	Mr Iftikhar Ahmed	78 Antrim Road Antrim Road Woodley RG5 3NY
<b>Proposal :</b> Householder application for the proposed erection of single storey side/rear extension following the demolition of existing garage and shed, plus internal alterations.			
<b>Observations :</b> Two residents were present at the meeting to voice concerns about this application and one letter of concern had been received.			
The Committee considered the application and had no objections to the proposal but asked that the neighbour's concerns about flooding, due to the proposed additional hard paving in the front garden, be taken into consideration.			
<b>190904</b>	29/05/2019	Mr & Mrs Clark	1 Constable Close Constable Close Woodley RG5 4US
<b>Proposal :</b> Full application for the proposed erection of a single storey rear extension to include 2 No. rooflights and change of use from amenity land to garden use.			
<b>Observations :</b> No objections.			
<b>191116</b>	05/06/2019	Mr Long	7 Halstead Close Halstead Close Woodley RG5 4LD
<b>Proposal :</b> Householder application for the proposed single storey side/rear extension to existing dwelling including the insertion of 4 No. rooflights.			
<b>Observations :</b> No objections.			
<b>191131</b>	28/05/2019	Mr & Mrs Bhupathiraju	24 Hudson Road Hudson Road Woodley RG5 4EW
<b>Proposal :</b> Householder application for the proposed part single storey, part two storey side extension, single storey front extension to form porch, plus the proposed front and rear pitched roof, insertion of 2 No. rooflights following the demolition of existing garage.			
<b>Observations :</b> No objections.			

Date :- 19/06/2019

**Observations on the following Planning Applications**

<u>Application No</u>	<u>DateRecd</u>	<u>Applicant Name</u>	<u>Location</u>
<b>191153</b>	04/06/2019	Mr & Mrs M Bigus	14 Scott Close Scott Close Woodley RG5 4UP
<b>Proposal :</b> Householder application for the proposed first floor side extension to existing dwelling.			
<b>Observations :</b> No objections.			
<b>191154</b>	20/05/2019	Stephanie Taylor	14 Cornfield Road Cornfield Road Woodley RG5 4QA
<b>Proposal :</b> Householder application for the proposed first floor side extension, single storey rear extension and porch extension to the front, including internal alterations and changes to fenestration to existing dwelling.			
<b>Observations :</b> No objections.			
<b>191160</b>	04/06/2019	Mr J Marrotto	65 Norton Road Norton Road Woodley RG5 4AJ
<b>Proposal :</b> Householder application for the proposed part single storey/ part two storey side extension to existing dwelling.			
<b>Observations :</b> No objections.			
<b>191166</b>	22/05/2019	Mr Kamphon Thampanichawong	10 Sussex Gardens Sussex Gardens Woodley RG5 4JN
<b>Proposal :</b> Householder application for the proposed erection of single storey front extension, single storey rear extension, single storey front extension to form porch plus changes to fenestration.			
<b>Observations :</b> No objections.			
<b>191197</b>	04/06/2019	Mr & Mrs S Begg	14 Welford Road Welford Road Woodley RG5 4QS
<b>Proposal :</b> Householder application for the proposed single storey rear extension, pitched roof to garage plus alterations to the front porch to existing dwelling.			
<b>Observations :</b> No objections.			
<b>191198</b>	22/05/2019	Mr & Mrs Vimalan	32A Warren Road Warren Road Woodley RG5 3AR
<b>Proposal :</b> Householder application for the erection of carport.			
<b>Observations :</b> One letter of concern had been received about this application.			
The Committee had no objections to the proposal but supported the neighbour's concerns about the overhanging tree that is covered by a TPO.			

Date :- 19/06/2019

**Observations on the following Planning Applications**

<u>Application No</u>	<u>DateRecd</u>	<u>Applicant Name</u>	<u>Location</u>
<b>191213</b>	21/05/2019	Mr & Mrs Long	112 Butts Hill Road Butts Hill Road Woodley RG5 4NR
<b>Proposal :</b> Householder application for proposed erection of single storey front extension and open porch; replacement of tile hung cladding to cedar board cladding to front and side elevations and changes to fenestration.			
<b>Observations :</b> No objections.			
<b>191218</b>	21/05/2019	Mr M Sokoli	2 Welford Road Welford Road Woodley RG5 4QS
<b>Proposal :</b> Householder application for the proposed erection of a first floor side extension over existing garage, a part single/part two storey side/rear extension with 1 No. rooflight, part conversion of existing garage into habitable accommodation, and internal alterations to dwelling.			
<b>Observations :</b> No objections.			
<b>191237</b>	10/06/2019	Mr & Mrs Hudson	11 Ravensbourne Drive Ravensbourne Drive Woodley RG5 4LH
<b>Proposal :</b> Householder application for the proposed single storey side and rear extension following the demolition of existing conservatory.			
<b>Observations :</b> No objections.			
<b>191297</b>	24/05/2019	Mr & Mrs Jacob	16 Kingsford Close Kingsford Close Woodley RG5 4DT
<b>Proposal :</b> Householder application for the proposed erection of single storey rear extension following the demolition of existing conservatory, conversion of garage into habitable accommodation, insertion of 4 No. rooflights and internal alterations to dwelling.			
<b>Observations :</b> No objections.			
<b>191321</b>	11/06/2019	Mr Vincenzo Cannizzaro	77 Campbell Road Campbell Road Woodley RG5 3NB
<b>Proposal :</b> Householder application for the erection of wooden fence to west of existing garden. (Retrospective)			
<b>Observations :</b> One letter of concern had been received about this application.			
The Committee considered the application and had no objections to the proposal.			
<b>191323</b>	28/05/2019	Mr & Mrs Clark	65 Cartmel Drive Cartmel Drive Woodley RG5 3NQ
<b>Proposal :</b> Householder application for proposed erection of single storey side/rear extension and conversion of existing store to provide habitable accommodation.			

Date :- 19/06/2019

**Observations on the following Planning Applications**

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<u>Application No</u>	<u>DateRecd</u>	<u>Applicant Name</u>	<u>Location</u>
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**Observations :** No objections.

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**191341**

31/05/2019

Mr & Mrs Chard

61 Woodlands Avenue  
Woodlands Avenue  
Woodley  
RG5 3HF

**Proposal :** Householder application for proposed erection of single storey rear extension following demolition of existing rear conservatory extension.

**Observations :** No objections.

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Date :- 19/06/2019

**Observations on the following Planning Applications**

<u>Application No</u>	<u>DateRecd</u>	<u>Applicant Name</u>	<u>Location</u>
<b>Refused on the following applications;</b>			
<b>190748</b>	22/05/2019	Mr Stuart Hall	Land S of Sandford Farm Cottag Perimeter Road Woodley RG5 4SU
<p><b>Proposal :</b> Full application for the proposed erection of a new dwelling and relocation of access, including enhancement of TPO and landscape proposals, re-submission of 182696.</p> <p><b>Observations :</b> Two residents were present at the meeting to voice their concerns and one letter of concern had been received.</p> <p>The Committee considered the proposal and recommended that the application be refused on the following grounds:</p> <ul style="list-style-type: none"> <li>- The route along Perimeter Road and Beggars Hill Road is a single track, no-through road, with no passing or turning places and additional vehicles associated with the proposed development will have a significant impact on existing users of this road, which is well used by joggers, dog walkers and horse riders.</li> <li>- The proposed development will change the look and feel of this country lane (Perimeter Road).</li> <li>- Overlooking and loss of privacy to Sandford Farm Cottage, which is a Grade 2 listed building.</li> </ul>			
<b>190779</b>	31/05/2019	Miss V Shehu	46 Woodlands Avenue Woodlands Avenue Woodley RG5 3HJ
<p><b>Proposal :</b> Householder application for the proposed erection of single storey rear/side extension to existing dwelling, conversion of loft space to provide habitable accommodation including the erection of side flat roof dormers, plus internal alterations.</p> <p><b>Observations :</b> One letter of concern had been received about this application.</p> <p>The Committee considered the proposal and recommended that the application be refused on the following grounds:</p> <ul style="list-style-type: none"> <li>- The proposed extension is very large.</li> <li>- Overlooking of neighbouring gardens due to the very large floor to ceiling window to the first floor of the rear elevation.</li> <li>- The four large flat roof dormers are overbearing and, as a whole, not subservient to the existing building.</li> <li>- Changing the front elevation hipped roof to a gable end is out of character with the majority of the street scene.</li> <li>- The large, windowless dormers are visually unacceptable.</li> </ul> <p>If planning permission is granted, the Committee requested that there be a condition that the property cannot be used as a house of multiple occupation.</p>			
<b>190880</b>	30/05/2019	Mr M Elliott	27 Beechwood Avenue Beechwood Avenue Woodley RG5 3DE
<p><b>Proposal :</b> Householder application for proposed single storey side and rear extensions and garage conversion into habitable accommodation.</p> <p><b>Observations :</b> The Committee recommended that this application be refused on the following grounds:</p> <ul style="list-style-type: none"> <li>- Overdevelopment of the site.</li> <li>- The Proposed Ground Floor Plan does not show that the existing garage is going to be converted into habitable accommodation.</li> </ul>			



Date :- 19/06/2019

**Observations on the following Planning Applications**

<u>Application No</u>	<u>DateRecd</u>	<u>Applicant Name</u>	<u>Location</u>
<b>191132</b>	31/05/2019	Mr N Mustoe	57 Beechwood Avenue Beechwood Avenue Woodley RG5 3DF
<p><b>Proposal :</b> Householder application for the proposed part single storey, part two storey front extension, single storey side/rear extension, following demolition of existing garage, insertion of 9 No. rooflights, and main roof gable change for the insertion of 9 No. solar panels.</p> <p><b>Observations :</b> Five residents were present at the meeting to voice their concerns and one letter of concern had been received.</p> <p>After listening to the residents' concerns, the Committee considered the proposal and recommended that the application be refused on the following grounds:</p> <ul style="list-style-type: none"> <li>- Out of keeping with the street scene.</li> <li>- Overbearing.</li> <li>- Massing effect.</li> </ul>			
<b>191219</b>	21/05/2019	Mr M Sokoli	2 Welford Road Welford Road Woodley RG5 4QS
<p><b>Proposal :</b> Householder application for the proposed erection of a detached outbuilding in rear garden.</p> <p><b>Observations :</b> Two residents were present at the meeting to voice their concerns about this application.</p> <p>The Committee considered the proposal and recommended that the application be refused due to the height of the proposed building.</p> <p>If planning permission is granted, the Committee asked for there to be a condition stating that the use of the building should be ancillary to the main dwelling.</p>			

Date :- 19/06/2019

**Observations on the following Planning Applications**

<u>Application No</u>	<u>DateRecd</u>	<u>Applicant Name</u>	<u>Location</u>
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**Concerns on the following applications;****191006**

06/06/2019

Mr H Kang

123 Loddon Bridge Road  
Loddon Bridge Road  
Woodley  
RG5 4AG

**Proposal :** Householder application for the proposed erection of boundary wall, new side access and cross-over to front drive.

**Observations :** Two letters of concern had been received for this application. The applicant was present at the meeting.

The Committee considered the application and had no objections to the proposal to move the access to the property. However, the Committee had concerns about reduced sight lines due to the height of the proposed wall to the front and side of the property.

**191027**

03/06/2019

Mr J Atkinson

184 Loddon Bridge Road  
Loddon Bridge Road  
Woodley  
RG5 4AA

**Proposal :** Full application for the proposed erection of 3 No. dwellings (2 x 2 bedroom semi detached houses and 1 x 2 bedroom bungalow), following the demolition of existing dwelling.

**Observations :** Two residents were present at the meeting to voice their concerns about this application.

The Committee considered the proposal and had the following concerns:

- Road access and parking.
- The boundary treatment adjacent to Loddon Bridge Road and Colemans Moor Lane should include shrubs and bushes.
- If planning permission is granted, the Committee requested that the permitted development rights that would allow conversion of the loft space in the bungalow to habitable accommodation, be removed.

**191280**

05/06/2019

Mr &amp; Mrs Perfilyyev

20 Clivedale Road  
Clivedale Road  
Woodley  
RG5 3RD

**Proposal :** Householder application for conversion of loft space to create habitable accommodation, proposed single storey front side and rear extension, following demolition of existing conservatory, removal of existing shed plus internal alterations, and insertion of 6 No. rooflights plus dormer extension to rear of existing dwelling.

**Observations :** One letter of concern had been received for this application.

The Committee considered the application and had the following concerns:

- The rear dormer is level with the ridge of the existing roof.
- Insufficient parking for what could be a 4 bedroom house.