

**Minutes of a Meeting of the Planning and Community Committee held remotely  
on Tuesday 20 April 2021 at 7:45 pm**

**Present:** *Councillors: P. Wicks (Chairman); K. Baker; D. Bragg; J. Cheng;  
K. Gilder; C. Jewell; J. Sartorel; R. Skegg*

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

**Also present:** 0 members of the public

199. **APOLOGIES**

Apologies for absence were received from Councillors M. Nagra and S. Rahmouni.

200. **DECLARATIONS OF INTEREST**

There were no declarations of interest made by Members.

201. **MINUTES OF THE PLANNING AND COMMUNITY COMMITTEE MEETING HELD ON  
23 MARCH 2021**

**RESOLVED:**

- ◆ That the minutes of the Planning and Community Committee meeting held on 23 March 2021 be approved and be signed by the Chairman as a true and accurate record.

202. **CURRENT PLANNING APPLICATIONS**

**RESOLVED:**

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

203. **PLANNING DECISIONS**

**RESOLVED:**

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

204. **TREE PRESERVATION ORDERS**

**a) Applications for works to trees**

**RESOLVED:**

- ◆ To note application 210982  
Location: TPO170/1980, GROUP 5: 11 Lindberg Way, Woodley, RG5 4XE.  
Proposal: T1, Oak – Remove three lateral limbs to the west (of a diameter less than 80mm) back to source. Reduce further selected elongated laterals to the west and south by 2-2.5m and selected extended lateral to the north by 1-1.5m. Removal or stabilisation of deadwood.

- ◆ To note application 211273  
Location: TPO170/1980, AREA 3: 11 Anthian Close, Woodley, RG5 4XA.  
Proposal: T1, Oak – Crown lift over the garden to approximately 6m by removing secondary growth only. Crown lift large limb that extends over footpath to approximately 5m from level of lawn by removing secondary growth only where possible and limb shown in photo.

205. **b) TPO Confirmations**

**RESOLVED:**

- ◆ To note that Wokingham Borough Council had confirmed the following Tree Preservation Order:

TPO 1783/2021 – Relating to trees on land west of Lysander Close, Woodley, RG5. This order was made in response to potential development on the site which suggested removal of trees at the location. These trees make an important contribution to the sylvan backdrop and verdant visual amenity of this suburban area. Public views of the trees can be obtained from Lysander Close, Hurricane Way and the public facilities of Loddon Vale Centre. Wokingham Borough Council will consider whether the Order should be confirmed, that is to say, whether it should take effect formally. Before this decision is made the people affected by the Order have a right to make objections or other representations. Full details were sent to members, via email, on 1 April 2021.

206. **BUDGETARY CONTROL**

**RESOLVED:**

- ◆ To note Report No. PC 3/21.

207. **WOKINGHAM BOROUGH COUNCIL – LOCAL GREEN SPACE NOMINATIONS**

Members considered the request from Wokingham Borough Council for comments regarding two areas of land, for which the Town Council is the land owner, which have been nominated for potential designation as a Local Green Space as part of the Borough's Local Plan update. These areas of land are:

- LGS109: Malone Park, Woodley
- LGS110: Woodford Park and the Memorial Recreation Ground (Coronation Fields) Haddon Drive, Woodley

Wokingham Borough Council also requested confirmation of the extent of each area that falls within the Town Council's ownership. The Town Clerk confirmed to Members that it would be possible to provide either the land registry title plan or deeds in relation to these areas, and would also seek to register outstanding areas that were owned by the Council but not registered.

**RESOLVED:**

- ◆ To respond to the request to confirm full support for the proposal
- ◆ To provide the relevant documents to evidence the extent of the land owned by the Town Council in relation to these areas

208. **VARIATION APPLICATION FOR GOODS VEHICLE OPERATORS LICENCE: UNIT C HEADLEY PARK, 8 HEADLEY PARK EAST**

Members noted that notification had been received from Wokingham Borough Council of the following application for a Goods Vehicle Operators Licence:

Operator: Travis Perkins Trading Company Ltd  
Director(s): Martin Richard Meech, Alan Richard Williams, Benjamin John Todd  
New Operating Centre: Unit C Headley Park, 8 Headley Park East, Woodley, RG5 4SW  
New Authorisation: 8 vehicles

The views of Committee members had been sought prior to the meeting as any objections were required by 16 April 2020.

**RESOLVED:**

- ◆ To note that no objections to the application were raised by Committee members.

209. **PUBLICATIONS/INFORMATION**

**RESOLVED:**

- ◆ To note receipt of the following:
  - *Wokingham Borough Council Planning Policy newsletter – March 2021 Update*
  - *The Link Visiting Scheme newsletter – March 2021*
  - *Me2 newsletter – March 2021*
  - *Wokingham Borough Council Planning and Enforcement newsletter – Spring 2021*
  - *Action for All e-Bulletin – April 2021*

210. **FUTURE AGENDA ITEMS**

Members enquired as to whether Wokingham Borough Council had accepted an invite for one of their Planning Team to attend a future committee meeting to provide guidance on planning applications relating to the installation of telecommunications masts. The Committee Officer confirmed Wokingham Borough Council declined the invitation.

Clr Jewell provided an update on the Walks Around Woodley project previously discussed at the committee meeting held on 23 February 2021 (minute 173). Having identified suitable walking routes, Loddon Valley Ramblers have now produced a PDF document for each walk which highlights the route, transport links, and places to obtain drinks. These documents are suitable for placement on the website as well as publishing in hard copy. Three of the routes, which have been identified as wheelchair accessible, are due to be tested out shortly. Once finalised the details will then be ready to publish on the website and publicise more widely.

**RESOLVED:**

- ◆ Once finalised, to update website with the information and to publicise the details on all available platforms.

211. **PUBLICITY/WEBSITE**

There were no further suggestions for items to be publicised.

212. **ENFORCEMENT ISSUES**

**RESOLVED:**

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

The meeting closed at 8:36 pm

Woodley Town Council

**Observations on the following Planning Applications**

<b>Application No. &amp; Address</b>	<b>Proposal</b>
<b>210311</b> 51 Antrim Road, Woodley, RG5 3NT	Householder application for the proposed erection of a two storey rear and side extension to create habitable accommodation with the addition of two solar panels, following the demolition of existing garage, the erection of a single storey front extension to form a lobby, plus changes to fenestration.
<b>Observations:</b> The Committee had no objections to the application on the condition the proposed plans do not breach the 45-degree rule.	
<b>210883</b> 21 and 23 Stanton Close, Earley, RG6 7DX	ADJOINING PARISH CONSULTATION Householder application for the proposed erection of a single storey front extension, a part single/part two storey sides/rear extension with the insertion of 1 no. rooflight, following demolition of existing outbuilding, the removal of 2 no. chimneys, and the conversion of existing loft to create habitable accommodation facilitated by the insertion of 2 no. roof dormers and alterations to existing roof height(200mm).
<b>Observations:</b> No comment.	
<b>210902</b> 2 Penrose Avenue, Woodley, RG5 3PA	Full planning application for the proposed erection of 1 no. detached dwelling with associated parking and garden to the side and extended parking area to the front of No. 2 Penrose Avenue.
<b>Observations:</b> No objections.	
<b>210918</b> 37 Stonehaven Drive, Woodley, RG5 4DE	Householder application for proposed conversion of existing garage to create habitable accommodation.
<b>Observations:</b> No objections.	
<b>210933</b> 8 Wilmington Close, Woodley, RG5 4LR	Householder application for the proposed erection of a single storey front extension to form porch, part single part two storey rear/side extension including insertion of 3No roof lights to the rear elevation. Loft conversion to create habitable accommodation including the erection of a flat roof dormer to the rear elevation and the insertion of 3No roof lights to the front elevation. Changes to fenestration.
<b>Observations:</b> The Committee considered this newly submitted application and felt the proposal, whilst altered, was not materially different to the original application made for this property (ref 203602). As such the Committee recommended the application be refused on the following grounds: <ul style="list-style-type: none"> <li>- The proposal is out of keeping with the street scene.</li> <li>- Overdevelopment of the site, specifically the impact of the two storey extension on the neighbouring property at No. 10.</li> </ul>	

<b>210942</b> 98 Highgate Road, Woodley, RG5 3QR	Full application for the proposed subdivision of the site and erection of two storey side and single storey rear extensions to form a 3 no. bedroom dwelling with associated access, landscaping and parking, plus erection of single storey rear extension to the existing dwelling.
<b>Observations:</b> The Committee recommended that this application be refused on the following grounds: - Overdevelopment of the site - Insufficient on-site / off-road parking provision	
<b>211036</b> 25 Elm Drive, Woodley, RG5 4FD	Householder application for the proposed erection of a single storey rear extension with 2no. roof lights.
<b>Observations:</b> No objections.	
<b>211038</b> 17 Victor Way, Woodley, RG5 4UZ	Householder application for the proposed erection of a single storey rear extension to dwelling, with 2no. rooflights, plus conversion of existing garage to create habitable accommodation, single storey front to form porch and changes to fenestration.
<b>Observations:</b> No objections.	
<b>211051</b> 47 Howth Drive, Woodley, RG5 3EE	Householder application for proposed erection of a single storey front extension to form a porch, single storey side/ rear extension with the insertion of 2 no rooflights, following the demolition of existing garage.
<b>Observations:</b> No objections.	
<b>211059</b> 60 Haddon Drive, Woodley, RG5 4LT	Householder application for proposed erection of a first floor rear extension to existing dwelling.
<b>Observations:</b> No objections.	
<b>211063</b> 6 Coppice Road, Woodley, RG5 3QX	Householder application for the proposed erection of a part single part two storey front/side extension, following demolition of existing detached garage and porch, a single storey rear extension with the insertion of 3 no. rooflights, plus alterations to existing driveway including the dropping of kerb.
<b>Observations:</b> No objections.	
<b>211146</b> 117 Woodlands Avenue, Woodley, RG5 3HQ	Householder application for the proposed erection of a single storey front extension and a single storey rear extension with the insertion of 1 no. rooflight.
<b>Observations:</b> No objections.	

<p><b>211199</b> 26 Hudson Road, Woodley, RG5 4EW</p>	<p>Householder application for the proposed erection of a first floor side extension including insertion of 4 no. roof lights.</p>
<p><b>Observations:</b> The Committee had no objections to the application, subject to the Planning Officer being satisfied the proposal provides adequate on-site / off-road parking provision and does not impact negatively on the highway.</p>	
<p><b>211240</b> 2 Lanark Close, Woodley, RG5 4DF</p>	<p>Householder application for the proposed part conversion of existing garage to create habitable accommodation.</p>
<p><b>Observations:</b> No objections.</p>	