

Minutes of a Meeting of the Planning and Community Committee held at the Oakwood Centre on Tuesday 5 October 2021 at 7:45 pm

Present: *Councillors: P. Wicks (Chairman); D. Bragg; C. Jewell; M; Nagra; S. Rahmouni; J. Sartorel; R. Skegg*

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

Also present: *Cllr A. Heap
1 member of the public*

1. **APOLOGIES**

Apologies for absence were received from Councillors J. Cheng and B. Soane.

2. **DECLARATIONS OF INTEREST**

There were no declarations of interest made by Members.

3. **MINUTES OF THE PLANNING AND COMMUNITY COMMITTEE MEETING HELD ON 20 APRIL 2021**

RESOLVED:

- ◆ That the minutes of the Planning and Community Committee meeting held on 20 April 2021 be approved and be signed by the Chairman as a true and accurate record.

4. **BRIEFING NOTE – 18 MAY 2021**

RESOLVED:

- ◆ To note the contents of the Briefing Note circulated in lieu of the cancelled Planning and Community Committee meeting scheduled for 18 May 2021.

5. **BRIEFING MEETING – 18 MAY 2021**

In relation to a briefing meeting of the Planning & Community Committee, held virtually on 18 May 2021, the Committee:

RESOLVED:

- ◆ To note that the Committee had considered the current planning applications and determined to forward comments to the planning authority as detailed in **Appendix A**.

6. **BRIEFING NOTE – 15 JUNE 2021**

RESOLVED:

- ◆ To note the contents of the Briefing Note circulated in lieu of the cancelled Planning and Community Committee meeting scheduled for 15 June 2021.

7. **BRIEFING MEETING – 15 JUNE 2021**

In relation to a briefing meeting of the Planning & Community Committee, held virtually on 15 June 2021, the Committee:

RESOLVED:

- ◆ To note that the Committee had considered the current planning applications and determined to forward comments to the planning authority as detailed in **Appendix B**.
- ◆ To note that the Committee had considered the application for an increase in vehicles and trailers for use at Lee Marley Brickwork Ltd and were concerned that the increase would negatively impact neighbouring properties, as well as cause disruption to traffic on the highway.

The Committee had noted the Traffic Commissioner's Guidance, specifically that Woodley Town Council are not a statutory objector and could only submit representations against the application if the Council owned or used land within the vicinity, which it does not.

The Committee had determined to submit concerns to Wokingham Borough Council and recommended that they object to the application on the following grounds:

- Environmental – impact to neighbouring properties, caused by the increase in number of vehicles and trailers, leading to an increase in:
 - Noise
 - Fumes
 - Pollution
 - Vibration
- Non-Environmental – concerns regarding the safety of the entrance / exit arrangements from the site onto the public highway, either on Viscount Way or Headley Road East depending on access point, due to the increased number of vehicles, which would also cause a negative impact to traffic in this area.

8. **BRIEFING NOTE – 13 JULY 2021**

RESOLVED:

- ◆ To note the contents of the Briefing Note circulated in lieu of the cancelled Planning and Community Committee meeting scheduled for 13 July 2021.

9. **BRIEFING MEETING – 13 JULY 2021**

In relation to a briefing meeting of the Planning & Community Committee, held virtually on 13 July 2021, the Committee:

RESOLVED:

- ◆ To note that the Committee had considered the current planning applications and determined to forward comments to the planning authority as detailed in **Appendix C**.
- ◆ To note that the Committee had considered the South East Water Dry Weather Plan consultation and determined not to submit a response.

10. **BRIEFING NOTE – 10 AUGUST 2021**

RESOLVED:

- ◆ To note the contents of the Briefing Note circulated in lieu of the cancelled Planning and Community Committee meeting scheduled for 10 August 2021.

11. **BRIEFING MEETING – 10 AUGUST 2021**

In relation to a briefing meeting of the Planning & Community Committee, held virtually on 10 August 2021, the Committee:

RESOLVED:

- ◆ To note that the Committee had considered the current planning applications and determined to forward comments to the planning authority as detailed in **Appendix D**.
- ◆ To note that the Committee had determined to note the news release with regard to planning application 212404, submitted by Wokingham Borough Council for the development of up to 87 new homes at Winnersh Farm.
- ◆ To note that the Committee had considered Wokingham Borough Council's draft Statement of Licensing Policy Principles and determined not to submit a comment in response to the consultation.
- ◆ To note that the Committee had considered Wokingham Borough Council's Local Cycling and Walking Infrastructure Plan Consultation and determined to respond with the comments set out in **Appendix E**.

12. **BRIEFING NOTE – 7 SEPTEMBER 2021**

RESOLVED:

- ◆ To note the contents of the Briefing Note circulated in lieu of the cancelled Planning and Community Committee meeting scheduled for 7 September 2021.

13. **BRIEFING MEETING – 7 SEPTEMBER 2021**

In relation to a briefing meeting of the Planning & Community Committee, held virtually on 7 September 2021, the Committee:

RESOLVED:

- ◆ To note that the Committee had considered the current planning applications and determined to forward comments to the planning authority as detailed in **Appendix F**.
- ◆ To note that the Committee had considered the Local Bus Engagement communication from Wokingham Borough Council and had agreed that the Chairman would sound out a small group of Councillors, bus users and non-users, to gauge reviews and collate a response. It was also agreed that the Committee Officer would write to Wokingham Borough Council to understand if a response by the first week of October would still be considered.
- ◆ To note that the Committee had approved the template Goods Vehicle Operators Licence Neighbour Notification Letter circulated as part of the briefing note.
- ◆ To note that the Committee had recommended minor amendments to the draft letter to Lee Marley Brickwork Ltd circulated as part of the briefing note. It was agreed that the Committee Officer would make the amendments and send the letter.

14. **CURRENT PLANNING APPLICATIONS**

RESOLVED:

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

15. **PLANNING DECISIONS**

RESOLVED:

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

16. **PLANNING APPEALS**

RESOLVED:

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

Application: 203540
Location: Sandford Mill, Sandford Lane, Woodley, RG5 4TB.
Proposal: Householder application for the proposed raised lawn to residential garden, new splayed close boarded fence, replacement gates and wooden shed. (part-retrospective)

- ◆ To note that the following appeal against the decision of Wokingham Borough Council to issue an enforcement notice has been lodged with the Secretary of State:

Application: 212790
Location: Sandford Mill, Sandford Lane, Woodley, RG5 4TB
Description: Alleged breach without planning permission. A) The formation of a hardstanding part of which is raised and retained by railway sleepers on the north, east and south sides. B) Erection of 2m high timber fencing and gates and associated barbed wire. Linked appeal 3277317/203540.

The appellant has appealed against the notice on the following grounds:

- That planning permission should be granted for what is alleged in the notice.
- That there has not been a breach of planning control (for example, because permission has already been granted, or it is permitted development).
- The steps required to comply with the requirements of the notice are excessive, and lesser steps would overcome the objections.
- The time to comply with the notice is too short.

17. **PRIOR APPROVAL SUBMISSION**

RESOLVED:

- ◆ To note application 213068:

Location: 19 Roslyn Road, Woodley, RG5 3HP
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 4m, for which the maximum height would be 3.71m and the height of the eaves 2.7m.

18. **TREE PRESERVATION ORDERS**

a) Applications for works to trees

RESOLVED:

- ◆ To note application 213013
Location: TPO 3/1951 W3: Land to the rear of, 168 Nightingale Road, Woodley, RG5 3LZ.
Proposal: G1, Goat Willow – cut back all over hanging branches to give 2 metre clearance.

19. **b) TPO Confirmations**

RESOLVED:

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

TPO 1783/20021 – Relating to land west of Lysander Close, Woodley, RG5

20. **LEE MARLEY BRICKWORK LTD - VARIATION APPLICATION FOR GOODS VEHICLE OPERATORS LICENCE – UPDATE**

RESOLVED:

- ◆ To note the communication from Lee Marley Brickwork Ltd received in response to the letter sent by the Planning and Community Committee in relation to the company's application for a variation to their GVOL.
- ◆ To send a letter of thanks to Lee Marley Brickwork Ltd for responding so promptly and fully to the Committee's correspondence.

21. **EARLEY STATION FOOTBRIDGE**

The Chairman informed the Committee that he had been invited by Wokingham Borough Council to a second meeting in relation to the replacement of Earley Station Footbridge. This meeting was due to take place at the beginning of November.

As yet there were no details as to how long the existing bridge would remain accessible. The Chairman stated that photographs provided at the first meeting with Wokingham Borough Council had shown concrete worn away to the reinforcements, and the metal reinforcements were significantly rusted. He confirmed that safety checks were now taking place more frequently.

Members were concerned about the disruption it would cause residents were the footbridge to be out of action for any period of time. It was also noted that the imminent need to replace the bridge hadn't yet been publicised by Wokingham Borough Council and members of the public may not be aware. The Chairman agreed to ask Wokingham Borough Council at the meeting in November what plans there were with regards to running a public consultation.

The Chairman asked Members to provide him with any additional feedback or queries they would like him to follow up on at the next meeting with Wokingham Borough Council, and the Chairman would feedback to the next appropriate Committee meeting.

22. **PUBLICATIONS/INFORMATION**

RESOLVED:

- ◆ To note receipt of the following:
 - Wokingham Borough Council Planning Policy newsletter – September 2021
 - Me2 newsletter – September 2021
 - Action for All e-Bulletin – April 2021

23. **FUTURE AGENDA ITEMS**

Councillor Jewell highlighted that since Woodley Town Council declared a Climate Emergency in October 2019, the Climate Emergency Working Party had only met once. In the absence of the Working Party, Councillor Jewell recommended that environmental considerations be more specifically addressed when considering future planning applications and issues. It was agreed that Councillor Jewell would provide the Committee with a short environmental check list to be considered by Members when reviewing planning applications.

There were no suggestions for specific future agenda items.

At this point Councillor Nagra left the meeting.

24. **PUBLICITY/WEBSITE**

There were no further suggestions for items to be publicised.

25. **ENFORCEMENT ISSUES**

RESOLVED:

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

The meeting closed at 8:52 pm

Observations on the following Planning Applications made at a Briefing Meeting of the Planning & Community Committee held virtually on 18 May 2021:

Application No. & Address	Proposal
210933 8 Wilmington Close, Woodley, RG5 4LR	REVISED APPLICATION (Previously considered at mtg on 20 April 2021) 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. We have received revised/additional plans for the above application. The revised details show: Amended plans have been received in order to mitigate concerns originally relating to the proposal's impact on the character of the area and built form of the host dwelling.
Observations: The Committee once again considered this newly submitted application and felt the proposal was not materially different to the previous applications made for this property. As such the Committee recommended the application be refused on the same grounds as previously, which were: <ul style="list-style-type: none"> - The proposal is out of keeping with the street scene. - Overdevelopment of the site, specifically the impact of the two storey extension on the neighbouring property at No. 10. 	
211191 5 Quentin Road, Woodley, RG5 3NF	Householder application for the proposed part conversion of existing garage to create habitable accommodation.
Observations: No objections	
211262 4 Warren Road, Woodley, RG5 3AP	Householder application for proposed erection of a single storey rear extension with 1 no. roof light following the demolition of existing conservatory and shed, erection of an outbuilding to the side /rear of the main dwelling, plus changes to fenestration.
Observations: No objections	
211264 50 Reading Road, Woodley, RG5 3DB	Application to vary condition 2 of planning consent 202837 for the proposed erection of a single storey rear extension including 1 no. rooflight, removal of existing balcony and replacement with juliet balcony, plus formation of a dropped kerb. Condition 2 refers to Approved details and the variation is to reinstate the existing balcony.
Observations: No objections	

211270 12 Herald Way, Woodley, RG5 4PB	Householder application for the proposed garage conversion to create habitable accommodation.
Observations: No objections	
211290 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 refers to the approved documents and the variation is to allow the removal of a parking space on the boundary between nos. 83 and 83A Loddon Bridge Road and erection of a 1.2metre high timber fence. (Retrospective)
Observations: No objections	
211337 55 Norton Road, Woodley, RG5 4AJ	Householder application for the proposed erection of a single storey side extension, erection of a part single part two storey rear extension with 2 no. roof lights following demolition of existing garage and conservatory.
Observations: No objections, subject to the planning officer being satisfied the plans provide sufficient off-road parking provision.	
211339 3 Rushmere Cottages, Colemans Moor Road, Woodley, RG5 4BZ	Householder application for the proposed erection of a single storey side/ rear extension with 2 no. roof lights following demolition of existing rear extension, erection of a front porch.
Observations: No objections	
211386 98 Antrim Road, Woodley, RG5 3NY	Householder application for the proposed erection of a first floor rear extension and the proposed loft conversion to create habitable space, facilitated by the insertion of 1 no. rooflight and 1 no. Juliet balcony.
Observations: No objections	
211398 Former Showcase Cinema Car Park/Park & Ride Site, Loddon Bridge and The Bader Way Interchange, Loddon Bridge, Winnersh, RG41 5HG	Full application for the proposed change of use of the former car park to the storage of materials, shoring and temporary works equipment and vehicles associated with civil engineering business (Use Class B8), including welfare unit, gates and fencing.
Observations: No objections	

<p>211414 103 Haddon Drive, Woodley, RG5 4LY</p>	<p>Householder application for the proposed erection of a rear conservatory with 2 no. roof lights following the demolition of existing conservatory.</p>
<p>Observations: No objections</p>	
<p>211419 36 Loddon Bridge Road, Woodley, RG5 4AS</p>	<p>Application to vary condition 2 of planning consent 183253 for the proposed erection of part single, part first floor side and rear extensions plus two storey rear extension to dwelling. Condition 2 refers to the approved documents and the variation is to allow the first floor element of the rear extension to be extended to the same depth as the ground floor.</p>
<p>Observations: The Committee had no objections to the application on the condition the proposed plans do not breach the 45-degree rule, and that the proposed obscure glazed window overlooking the neighbouring property has restricted opening.</p>	
<p>211425 Land rear of, 23 Stanton Close, Earley, RG6 7DX</p>	<p>ADJOINING PARISH CONSULTATION Full planning application for the proposed erection of 1no. two bedroom detached bungalow.</p>
<p>Observations: No comment.</p>	
<p>211454 41 South Lake Crescent, Woodley, RG5 3QJ</p>	<p>Householder application for the proposed erection of a part single part two storey side extension, erection of a two storey rear extension and associated rear roof alterations, erection of a single storey front extension to form porch, plus changes to fenestration.</p>
<p>Observations: No objections</p>	
<p>211455 71 Malone Road, Woodley, RG5 3NL</p>	<p>Householder application for the proposed erection of a single storey front extension, erection of a part single part two storey side extension following demolition of existing garage, erection of a single storey rear extension with 2 no. roof lights following demolition of existing conservatory.</p>
<p>Observations: No objections, subject to the planning officer being satisfied that there is appropriate drainage to ensure no rain water run off negatively impacts on the neighbouring property's garage.</p>	
<p>211490 41 Colemans Moor Road, Woodley, RG5 4DG</p>	<p>Householder application for the proposed installation of a side dormer window on the south-facing roof slope.</p>
<p>Observations: No objections</p>	

<p>211494 Woodford Park Leisure Centre, Haddon Drive, Woodley, RG5 4LY</p>	<p>FOR REFERENCE ONLY – WTC IS THE APPLICANT Application to vary condition 8 of planning consent F/2014/1912 for the Proposed construction of an external 3G Artificial Turf Pitch (ATP) with fencing, floodlighting and a storage container, surrounded by a bund to the south and west. In addition, proposed extension of existing car park over tennis courts to provide additional 59 parking spaces. Condition 8 refers to Hours of Use and the variation is to change the operating hours of the 3G pitch to: 8am - 10pm Mondays to Thursdays.</p>
<p>Observations: None – The Town Council is the applicant.</p>	
<p>211498 1 Copse Mead, Woodley, RG5 4RP</p>	<p>Householder application for the proposed single storey front extension, single storey rear extension, two storey rear extension to dwelling, erection of 2no. front dormer extensions and changes to fenestration.</p>
<p>Observations: No objections</p>	
<p>211513 7 Sunderland Close, Woodley, RG5 4XR</p>	<p>Householder application for the proposed erection of a part single storey, part two storey side/rear extension, including garage conversion to create habitable accommodation.</p>
<p>Observations: No objections</p>	
<p>211577 5 Stonehaven Drive, Woodley, RG5 4DE</p>	<p>Householder application for the proposed erection of a single storey side extension and the part-conversion of existing garage to create habitable space facilitated by changes to fenestration, the insertion of 1 no. rooflight, plus alterations to existing garage roof.</p>
<p>Observations: No objections</p>	

Observations on the following Planning Applications made at a Briefing Meeting of the Planning & Community Committee held virtually on 15 June 2021:

Application No. & Address	Proposal
211455 71 Malone Road, Woodley, RG5 3NL	Householder application for the proposed erection of a single storey front extension, erection of a part single part two storey side extension following demolition of existing garage, erection of a single storey rear extension with 2 no. roof lights following demolition of existing conservatory. We have received revised/additional plans for the above application. The revised details show: Amendments have been made to the first floor side extension's roof form to mitigate concerns related to the impact of the proposals on the character of the area.
Observations: No objections	
211528 18 Coppice Road, Woodley, RG5 3QX	Householder application for the proposed erection of single storey front, side and rear extension with 2 no. rooflights following demolition of existing garage.
Observations: No objections	
211529 62 Reading Road, Woodley, RG5 3DB	Full application for the proposed subdivision of the site and erection of a detached 3 no. bedroom dwelling following demolition of existing detached garage, with associated parking.
Observations: The Committee considered the proposal and recommended that the application be refused on the following grounds: <ul style="list-style-type: none"> - The proposal is out of character with the street scene. - The proposal is out of keeping with neighbouring properties. 	
211538 37 Malone Road, Woodley, RG5 3NL	Householder application for the proposed replacement of the existing garage with a two storey extension, erection of a single storey rear extension with 2no. rooflights, and pitched roof to front and erection of a front extension to form porch, plus the addition of 4no. solar panels with changes to fenestration and internal alterations
Observations: No objections	
211542 7 Beaver Way, Woodley, RG5 4UD	Householder application for the proposed erection of a first floor side extension.
Observations: No objections	

211586 17 Lindberg Way, Woodley, RG5 4XE	Householder application for the proposed part garage conversion to create habitable accommodation.
Observations: The Committee considered the proposal and recommended that the application be refused on the following grounds: - The application is supported by unclear drawings – the proposal shows stairs leading to a first floor area above the garage but no existing and proposed floor plans for this first floor area are provided.	
211592 183 Loddon Bridge Road, Woodley, RG5 4BP	Householder application for the proposed alterations to existing Garden Room roof, plus changes to fenestration.
Observations: No objections	
211597 Woodley Library and former Swimming Pool, Headley Road, Woodley, RG5 4JA	Full application for the proposed installation of 100 no. roof and 100 no. floor mounted solar panels (200 in total) and 2 no. Air Source Heat Pumps, plus associated plant enclosure.
Observations: The Committee support this proposal, but recommended a condition be included to ensure delivery times to the site do not clash with school drop off / pick up times at Beechwood Primary School to avoid traffic disruption.	
211683 6 Malone Road, Woodley, RG5 3NP	Householder application for the proposed garage conversion to create habitable accommodation, erection of a single storey rear/ side extension with 2 no. roof lights.
Observations: No objections	
211703 21 Pitford Road, Woodley, RG5 4QF	Householder application for the proposed erection of a single storey rear extension with 1 no. roof light, erection of a two storey front extension replacing existing single storey front porch, plus changes to fenestration.
Observations: No objections	
211714 124 Loddon Bridge Road, Woodley, RG5 4AW	Householder application for the proposed single storey rear extension with one roof light.
Observations: No objections	
211751 17 Harris Close, Woodley, RG5 4XH	Householder application for the proposed erection of a single storey rear and side extension with flat roof and the insertion of 1no. roof light to proposed flat roof with faux pitched roof to front elevation of side extension.
Observations: No objections	

211761 84 Millbank Crescent, Woodley, RG5 4ER	Householder application for the proposed erection of single storey front extension, single storey side/rear extension, a side/front carport and the insertion of 5 no. rooflights following demolition of existing front porch, garage and carport.
Observations: No objections	
211776 3 Sopwith Close, Woodley, RG5 4PD	Householder application for the proposed erection of a first floor side/ rear extension, plus conversion of loft space to form habitable accommodation with 3 no. roof lights to the front elevation and 1 no. flat roof dormer to the rear elevation.
Observations: The Committee considered the proposal and recommended that the application be refused on the following grounds: <ul style="list-style-type: none"> - Overdevelopment of the plot. - Insufficient on-site / off road parking provision 	
211794 65 Loddon Bridge Road, Woodley, RG5 4AR	Householder application for the proposed loft conversion to form additional habitable accommodation, erection of a part single part two storey rear extension following demolition of existing outbuilding, plus changes to fenestration.
Observations: No objections	
211798 60 Millbank Crescent, Woodley, RG5 4ER	Householder application for the proposed erection of a single storey side/ rear extension.
Observations: No objections	
211837 24 Roslyn Road, Woodley, RG5 3HS	Householder application for the proposed loft conversion to form additional habitable accommodation with 1 no. flat roof dormer with 1 no. roof light to the rear elevation and 2no. roof lights to the front elevation, plus erection of a single storey rear extension.
Observations: No objections	
211842 9 Linden Road, Woodley, RG5 3QT	Householder application for the proposed single storey side and rear extension with three roof lights to create disabled accommodation.
Observations: No objections	
211857 32 Ravensbourne Drive, Woodley, RG5 4LH	Householder application for the proposed erection of a single storey front extension and two storey side extension plus changes to fenestration following the demolition of the existing detached garage.
Observations: The Committee considered the proposal and recommended that the application be refused on the following grounds: <ul style="list-style-type: none"> - Insufficient on site / off road parking provision – the proposal increases the property size but effectively reduces the existing parking provision by removing the garage. 	

<p>211870 92 Loddon Bridge Road, Woodley, RG5 4AN</p>	<p>Full application for the proposed subdivision of the site and erection of a 3 no. bedroom dwelling with associated parking and shared access, following demolition of existing rear outbuilding.</p>
<p>Observations: The Committee considered the proposal and had no specific objections, but were concerned that the proposed shared access point between this and the neighbouring property may be insufficient to allow suitable / safe access to both properties.</p>	
<p>211897 6 Kingfisher Drive, Woodley, RG5 3LG</p>	<p>Householder application for the proposed erection of a single storey front extension and a part single part two storey rear extension with the insertion of 2 no. rooflights, following demolition of existing conservatory, plus changes to fenestration.</p>
<p>Observations: No objections</p>	
<p>211911 194 Colemans Moor Road, Woodley, RG5 4DP</p>	<p>Householder application for the proposed erection of a two storey side extension following demolition of existing conservatory and single storey front extension.</p>
<p>Observations: No objections</p>	

Observations on the following Planning Applications made at a Briefing Meeting of the Planning & Community Committee held virtually on 13 July 2021:

Application No. & Address	Proposal
211429 7 Arundel Road, Woodley, RG5 4JP	Householder application for the proposed erection of a single storey rear extension with 2no. roof lights and changes to fenestration.
Observations: No objections	
211586 17 Lindberg Way, Woodley, RG5 4XE	<i>AMENDED PLANS - PREVIOUSLY CONSIDERED AT MEETING ON 15 JUNE 2021</i> Householder application for the proposed part garage conversion to create habitable accommodation. We have received revised/additional plans for the above application. The revised details show: Amended plans have been recieved which omit the proposed staircase from the proposals.
Observations: No objections	
211661 24 Manners Road, Woodley, RG5 3EA	Householder application for the proposed erection of a single storey rear extension (part retrospective).
Observations: No objections	
211837 24 Roslyn Road, Woodley, RG5 3HS	<i>AMENDED PLANS - PREVIOUSLY CONSIDERED AT MEETING ON 15 JUNE 2021</i> Householder application for the proposed loft conversion to form additional habitable accommodation with 1 no. flat roof dormer with 1 no. roof light to the rear elevation and 2no. roof lights to the front elevation, plus erection of a single storey rear extension. We have received revised/additional plans for the above application. The revised details show: Amended plans have been recieved which reduce the depth of the single storey rear extension to 4 metres in order to mitigate the case officer's overbearing concerns.
Observations: No objections	
211881 202 Kingfisher Drive, Woodley, RG5 3LQ	Householder application for the proposed erection of a two storey front extension, erection of a single storey rear extension with 2 no. roof lights, plus changes to fenestration.
Observations: The Committee considered the proposal and recommended that the application be refused on the grounds that the front two storey extension would be: <ul style="list-style-type: none"> - out of character with the street scene; and - out of keeping with neighbouring properties. 	

<p>211942 4 Harrier Close, Woodley, RG5 4PE</p>	<p>Householder application for the proposed erection of a single storey front extension to form porch, erection of a single storey rear extension with 1 no. roof light, conversion of the existing garage to create habitable accommodation, erection of a chimney stack to the right side elevation, plus changes to fenestration.</p>
<p>Observations: No objections</p>	
<p>211957 2 Tiverton Close, Woodley, RG5 3BE</p>	<p>Householder application for the proposed erection of a part single part two storey rear extension, with the insertion of 1 no. rooflight plus a single storey side extension to form a garage following demolition of existing detached garage.</p>
<p>Observations: No objections</p>	
<p>211973 21 Glendevon Road, Woodley, RG5 4PJ</p>	<p>Householder application for the proposed erection of a single storey rear extension with 2 no. roof lights, erection of a part single part two storey side extension, plus erection of a single storey front extension to form porch.</p>
<p>Observations: No objections</p>	
<p>211985 Land South West Of Lakeside, Waingels Road, Charvil, RG10 0UA</p>	<p><i>ADJOINING PARISH CONSULTATION</i> Full application for the proposed erection of 1no. 5 bedroom detached dwelling</p>
<p>Observations: No comments</p>	
<p>212092 2 Penrose Avenue, Woodley, RG5 3PA</p>	<p>Application to vary condition 2,5 and 6 of planning consent 210421 for the 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. Condition 2 refers to Approved details, condition 5 refers to Landscaping and tree planting and condition 6 refers to the protection of trees and the variation is to allow for a minor material amendment comprising the addition of a bay window to the front elevation on the ground floor.</p>
<p>Observations: The Committee support this proposal but noted a concern regarding the height of the boundary hedge alongside the footpath, which they wish remains sufficient to obscure the view from walkers.</p>	
<p>212115 21 Farriers Close, Woodley, RG5 3DD</p>	<p>Householder application for the proposed erection of single storey rear extension, following demolition of existing conservatory.</p>
<p>Observations: No objections</p>	

212147 104 Antrim Road, Woodley, RG5 3NY	Householder application for the proposed conversion of existing garage to create habitable accommodation and changes to fenestration.
Observations: No objections	
212176 291 Loddon Bridge Road, Woodley, RG5 4BE	Householder application for the proposed erection of a single storey rear extension with 2 no. roof lights following demolition of existing conservatory, part conversion of garage to create additional habitable accommodation with 1 no. roof light, plus insertion of 1 no. Juliet balcony to the rear elevation.
Observations: No objections	
212177 5 Triumph Close, Woodley, RG5 4AQ	Householder application for the proposed erection of a two storey rear extension, plus changes to fenestration.
Observations: The Committee considered the proposal and recommended that the application be refused on the following grounds: - Insufficient on-site / off-road parking provision.	
212229 16 Fawcett Crescent, Woodley, RG5 3HU	Householder application for the proposed single storey side and rear extension following the demolition of existing garage.
Observations: No objections	
212263 25 Warren Road, Woodley, RG5 3AR	Householder application for the proposed erection of a front extension to create a porch, following removal of canopy roof, erection of single storey side extension to form a garage, demolition of existing garage, erection of part single, part two storey rear extension following the demolition of existing conservatory, insertion of 7 no. rooflights, plus changes to fenestration and associated roof alterations.
Observations: No objections	
212267 82 Nightingale Road, Woodley, RG5 3LY	Householder application for proposed single storey front and rear extension and changes to fenestration, following demolition of existing conservatory.
Observations: No objections	
212299 98 Vauxhall Drive, Woodley, RG5 4EH	Householder application for the proposed erection of a detached single storey outbuilding.
Observations: The Committee considered the proposal and recommended that the application be refused on the grounds that, at 3.62 metres tall, the proposed building would be overbearing on neighbouring properties and their gardens and would impact the street scene.	

Observations on the following Planning Applications made at a Briefing Meeting of the Planning & Community Committee held virtually on 10 August 2021:

Application No. & Address	Proposal
212037 Land To North Of Waingels Road, Waingels College, Woodley, RG5 4RF	Full application for the proposed installation of a wastewater pumping station and associated vehicular access.
Observations: The Planning & Community Committee considered this application and supported the proposals, however they noted there are a small number of parking spaces on the North bound side of Waingels Road which appear to be at the entrance to the proposed site and wished to highlight that these spaces should included / replaced as part of the alterations.	
212165 Flat, Rivermead Primary School, Loddon Bridge Road, Woodley, RG5 4BS	Full application for the proposed change of use from dwellinghouse (Use class C3) to form part of the existing State Funded School (Use class F1). The dwelling will become office use and staff rest room no external changes.
Observations: No objections.	
212194 59, Unit 3, Crockhamwell Road, Woodley, RG5 3JP	Full application for the proposed changes to fenestration.
Observations: No objections.	
212260 26 Beaver Way, Woodley, RG5 4UD	Householder application for proposed first floor side extension
Observations: No objections.	
212309 29 Redwood Avenue, Woodley, RG5 4DS	Householder application for the proposed single storey rear and side extension following demolition of existing conservatory and part demolition and conversion of garage into habitable space with the addition of 3no. roof lanterns.
Observations: The Planning & Community Committee considered this application and had no objections, but did note a concern about removing the existing parking provision to the side of the house and replacing with hard standing for three vehicles at the front of the house, which is not in keeping with other properties in the street and so could set a precedent.	

212364 15 Catalina Close, Woodley, RG5 4UG	Householder application for the proposed erection of a single storey, ground floor rear extension to create habitable space, following removal of existing porch roof, plus insertion of 2 no. rooflights.
Observations: No objections.	
212372 60 & 62 Millbank Crescent, Woodley, RG5 4ER	Full application for the proposed internal alterations to sub divide existing dwelling to create 2no. dwellings, the erection of cycle and bin stores, following demolition of existing detached garage.
Observations: The Committee considered the proposal and recommended that the application be refused on the following grounds: <ul style="list-style-type: none"> - Out of character with the street scene - Out of keeping with neighbouring properties - Could cause a terracing effect - Insufficient on-site / off-road parking provision - Cumulative impact on the highway 	
212373 194 Colemans Moor Road, Woodley, RG5 4DP	Householder application for the proposed erection of a single storey front, side and rear extension with 2 no. roof lights to the rear elevation following the demolition of existing conservatory.
Observations: No objections.	
212377 12 South Lake Crescent, Woodley, RG5 3QW	Application to vary condition 2 of planning consent 210607 for the householder application for the proposed erection of a single storey rear extension with the insertion of 1 no. rooflight following demolition of existing conservatory, the erection of a first floor side extension to create habitable accommodation, associated roof alterations, alterations to porch canopy roof to form a hipped roof, plus changes to fenestration. Condition 2 refers to approved details and the variation is to extend the width of the side extension by 500mm.
Observations: No objections.	
212394 61 Welford Road, Woodley, RG5 4QS	Householder application for the proposed erection of a single storey rear extension with 4 no. roof lights following demolition of existing conservatory.
Observations: No objections.	
212477 1 Copse Mead, Woodley, RG5 4RP	Application to vary condition 2 of planning consent 211498 for the proposed single storey front extension, single storey rear extension, two storey rear extension to dwelling, erection of 2no. front dormer extensions and changes to fenestration. Condition 2 refers to the approved documents and the variation is to allow an enlargement of the rear extension by 1 metre.
Observations: No objections.	

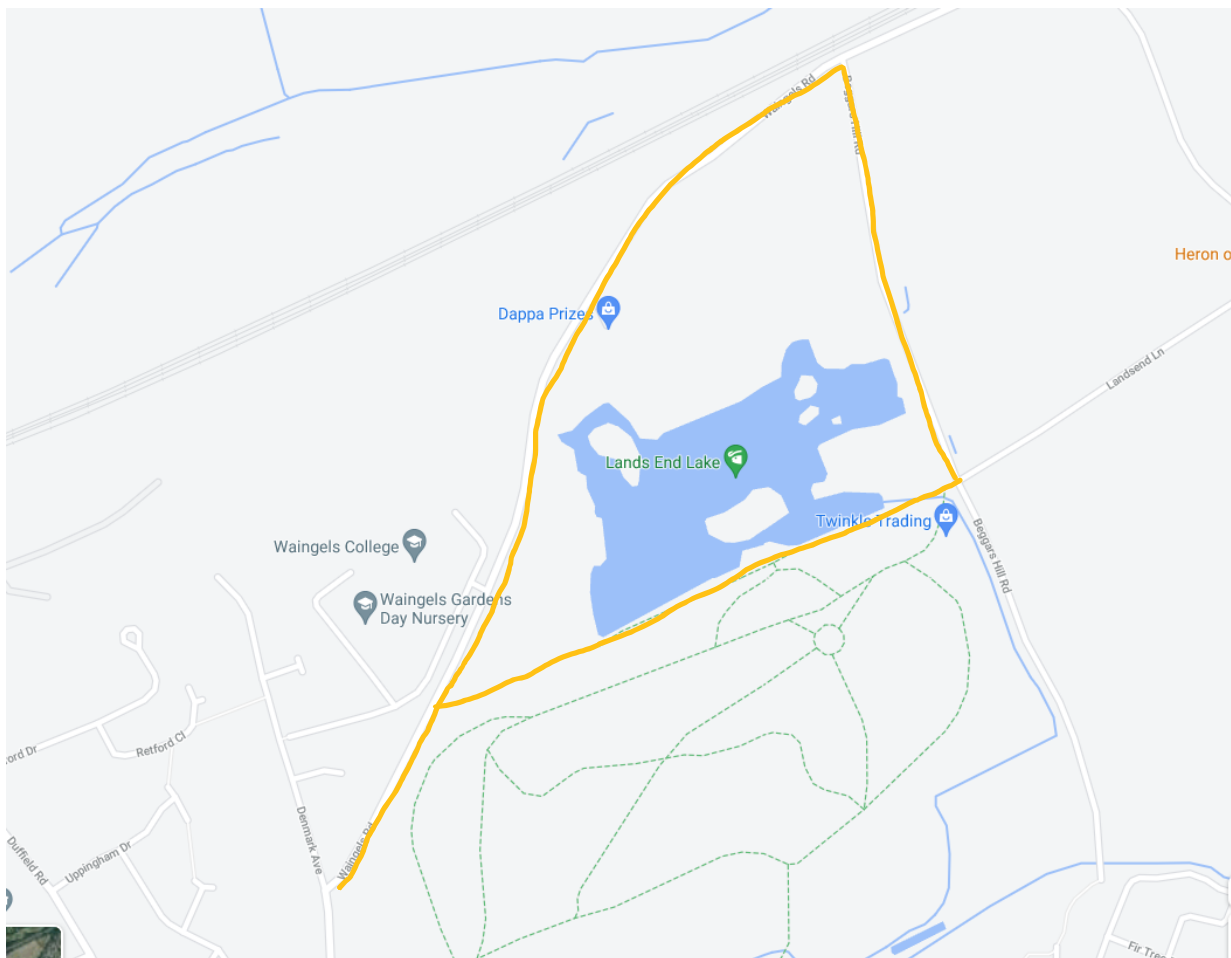
212523 1 Cope Mead, Woodley, RG5 4RP	Householder application for proposed erection of first-floor side extension with 4 no. roof lights, single storey front porch extension and changes to fenestration.
Observations: No objections.	
212563 5 Mollison Close, Woodley, RG5 4XG	Householder application for the proposed erection of a single storey rear extension with 1 no. roof light, part conversion of the existing garage to create additional habitable accommodation, plus changes to fenestration.
Observations: No objections.	
212577 72 Nightingale Road, Woodley, RG5 3LU	Householder application for the proposed conversion of existing garage to create habitable space, facilitated by changes to fenestration.
Observations: No objections.	
212610 62 Woodwaye, Woodley, RG5 3HB	Householder application for the proposed erection of a single storey front extension to form bay window, erection of a single storey rear extension to form orangery with 1 no. roof light, conversion of existing loft space to create additional habitable accommodation, erection of a flat roof dormer on both of the side elevations with 2 no. roof lights on the right side dormer, re-roofing and rear extension to the existing garage with 4 no. roof lights, plus changes to fenestration.
Observations: The Committee considered the proposal and recommended that the application be refused on the following grounds: <ul style="list-style-type: none"> - Overbearing (massing) to neighbouring properties - Out of keeping with neighbouring properties 	
212615 5 Perth Close, Woodley, RG5 4TU	Householder application for the proposed erection of a single storey rear extension with 2 no. roof lights following demolition of existing conservatory, part conversion of existing garage to provide habitable space and changes to fenestration.
Observations: No objections.	
212620 104 Millbank Crescent, Woodley, RG5 4ER	Householder application for the proposed erection of a single storey rear extension with 1 no. roof light, erection of a single storey front extension to form porch following demolition of existing front porch.
Observations: No objections.	

212639 27 Ravensbourne Drive, Woodley, RG5 4LH	Householder application for the proposed erection of a single storey side and rear extensions with roof lights, relocation of front door and relocation of rear existing garage as new storage.
Observations: The Planning & Community Committee considered this application and had no objections. However they were concerned about the clarity and accuracy of the submitted plans. They noted comments from a neighbour regarding a linked garage however the plans only appear to show a separate garage to the rear of this property. There is what appear to be an interconnected structure to the front of the property which from the street view appears to be a garage, however this structure is not clearly shown in the plans.	

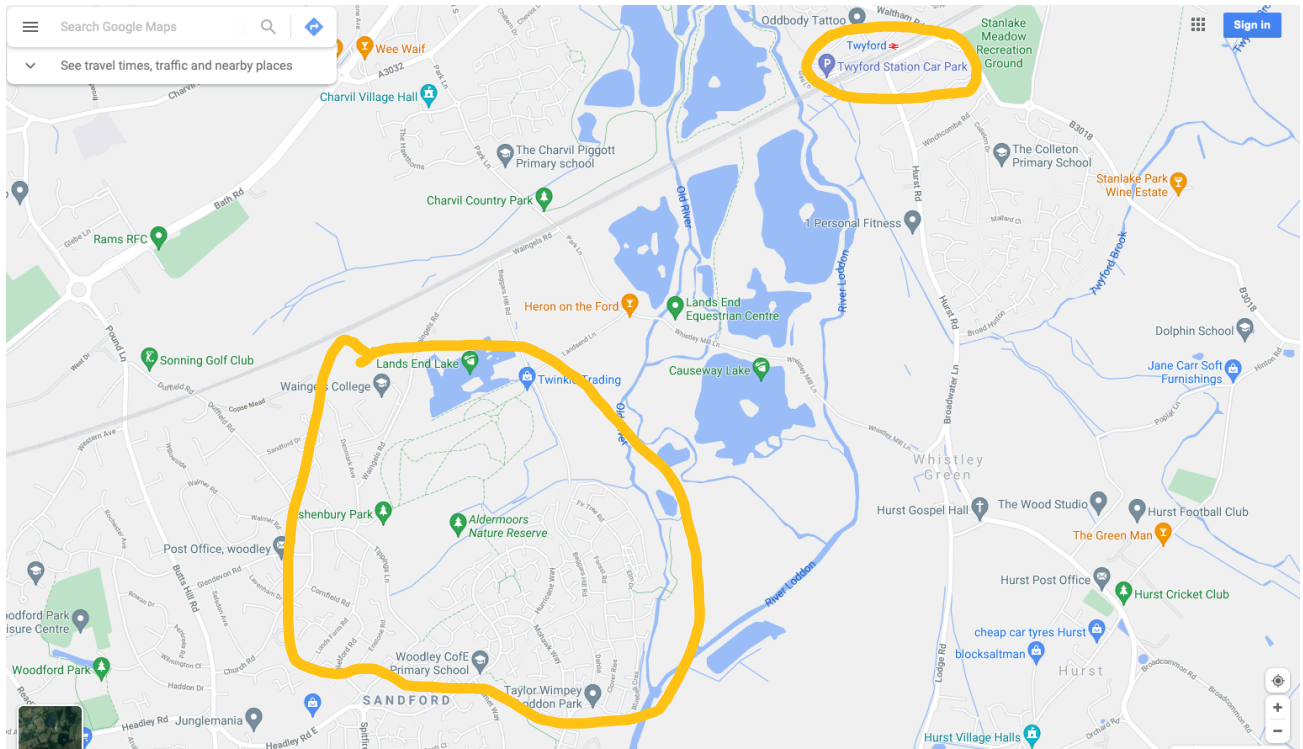
Woodley Town Council’s Response to Wokingham Borough Council’s Cycling and Walking Infrastructure Plan – August 2021

In response to the consultation, Woodley Town Council would like to make the following comments:

- 1) It is integral that the planned cycling and walking infrastructure routes, set out in the plan, marry up with Reading Borough Council’s cycling and walking infrastructure plans. We recommended that future plans reflect how the two schemes interlink.
- 2) There is a need for extensive improvements to existing highway surfaces in order to make cycling safer for residents.
- 3) There is a need for improved provision of accessible, safe parking facilities for bicycles.
- 4) We would like to see a cycling route included in the network infrastructure plan linking Loddon Park / the Airfield with Waingels College. Our recommended route would travel along Beggars Hill Road, and either via Waingels Road or the path running to the South of Lands End Lake, as indicated on the below map
(NOTE: this path is included as a secondary route on the draft walking infrastructure plan map, but not included in the draft cycling infrastructure plan map).



- 5) We would like to see a cycling route included in the network infrastructure plan which connects North Woodley (Loddon Park / the Airfield) and Twyford Station; the two areas are highlighted on the below map.



- 6) The Council also wishes to state that we fully support the comments made by residents of Woodley in response to the initial consultation.

Observations on the following Planning Applications made at a Briefing Meeting of the Planning & Community Committee held virtually on 7 September 2021:

Application No. & Address	Proposal
211870 92 Loddon Bridge Road, Woodley, RG5 4AN	Full application for the proposed subdivision of the site and erection of a 3 no. bedroom dwelling with associated parking and shared access, following demolition of existing rear outbuilding. We have received revised/additional plans for the above application. The revised details show: Revised siting of proposed dwelling set in from boundary.
Observations: The Committee considered the revised proposal and had no specific objections, but once again were concerned that the proposed shared access point between this and the neighbouring property may be insufficient to allow suitable / safe access to both properties.	
212534 73 Woodwaye, Woodley, RG5 3HB	Householder application for the proposed erection of a boundary fence following the removal of existing hedge and wall.
Observations: The Committee considered the proposal and recommended that the application be refused because the fencing is out of keeping with neighbouring properties.	
212667 43 Crockhamwell Road, Woodley, RG5 3JZ	Full application for the proposed change of use of part of existing ground floor office (Use Class E(i)) to form 1 no. one bedroom apartment (Use Class C3), plus erection of a part single storey part two storey side/rear extension to form 2 no. one bedroom apartments following demolition of existing detached double garage, with associated parking and amenity space.
Observations: The Planning & Community Committee considered this application and had no objections, but did note a concern about overlooking neighbours at 41B Crockhamwell Road.	
212699 10 St Johns Close, Woodley, RG5 4RD	Householder application for the proposed erection of a single storey rear extension with 3 no. roof lights following demolition of existing conservatory, plus insertion of 1 no. roof light to the rear elevation.
Observations: No objections.	
212705 15 Harris Close, Woodley, RG5 4XH	Householder application for the proposed erection of a part single storey, part two storey side extension, first floor side/rear extension, plus changes to fenestration.
Observations: The Committee considered the proposal and recommended that the application be refused due to insufficient on-site / off road parking. The plans show space for 3 cars but this is believed to be optimistic.	
212831 1 Gemini Road, Woodley, RG5 4TF	Householder application for the proposed erection of a single storey rear extension with 1 roof light and changes to fenestration.
Observations: No objections.	

212848 3 Rowan Drive, Woodley, RG5 4LN	Householder application for the proposed conversion of existing garage to create additional habitable accommodation with the insertion of 1 no. roof light.
Observations: No objections.	
212897 8 Sycamore Close, Woodley, RG5 3RY	Householder application for the proposed erection of a single storey side/ rear extension with 6 no. roof lights following removal of existing car port, conversion of existing garage to storage space.
Observations: No objections.	
212903 Sandford Farm, Perimeter Road, Woodley, RG5 4TE	Householder application for the proposed creation of a new access and siting of a shipping container for domestic storage.
Observations: The Committee considered the proposal and supported the application on the proviso that the shipping container is ancillary to the domestic use of the property, and is not used for commercial purposes.	
212943 90 Butts Hill Road, Woodley, RG5 4NR	Householder application for the proposed erection of a single storey rear extension with 1 no. roof light following demolition of existing conservatory and removal of rear chimney, erection of a two storey side extension following demolition of existing detached garage, erection of a pitched roof dormer to the rear elevation.
Observations: No objections.	
212957 33 Western Avenue, Woodley, RG5 3BJ	Householder application for the proposed erection of a part single, part two storey side/rear extension, a single storey rear extension and demolition of existing garage.
Observations: The Committee considered the proposal and recommended that the application be refused due to overbearing (massing) to neighbouring property at 35 Western Avenue.	
212961 25 Messenger Road, Woodley, RG5 4TR	Householder application for the proposed erection of a single storey rear extension with 1 no. roof light.
Observations: No objections.	

Woodley Town Council

Observations on the following Planning Applications made at the Planning & Community Committee meeting held on 5 October 2021

Application No. & Address	Proposal
212904 40 Cypress Road, Woodley, RG5 4BD	Full planning application for the proposed change of use of amenity land to residential curtilage, erection of a side/rear 2 meter high garden wall with installation of 2 no. gates, following demolition of existing garden wall.
Observations: The Planning & Community Committee considered the proposal and recommended that the application be refused on the following grounds: <ul style="list-style-type: none"> - Out of character with the street scene - The proposal takes amenity land which should be preserved - The height and position of the proposed wall could cause issues with respect to the sight line of traffic 	
212937 14 Kittiwake Close, Woodley, RG5 4UF	Householder application for the proposed erection of a single storey side/rear extension with one roof light following demolition of single storey side of dwelling including utility room, part conversion of existing garage to provide habitable space and changes to fenestration.
Observations: No objections.	
212947 29 Cypress Road, Woodley, RG5 4BD	Householder application for the proposed erection of a first floor side extension.
Observations: No objections.	
212963 5 Sycamore Close, Woodley, RG5 3RY	Householder application for the proposed erection of a single storey front extension to form porch (part retrospective).
Observations: The Planning & Community Committee considered the proposal and recommended that the application be refused on the following grounds: <ul style="list-style-type: none"> - Out of character with the street scene - Out of keeping with neighbouring properties 	
212982 98 Highgate Road, Woodley, RG5 3QR	Full application for the proposed subdivision of the site and erection of a two storey side and single storey front extension to form a 2 no. bedroom dwelling with associated access, landscaping and parking, plus erection of single storey rear extension to the existing dwelling.
Observations: The Planning & Community Committee considered the proposal and recommended that the application be refused on the following grounds: <ul style="list-style-type: none"> - Overdevelopment of the site - Insufficient on-site / off-road parking provision 	

212983 75 Ravensbourne Drive, Woodley, RG5 4LJ	Householder application for the proposed erection of a single storey front extension, erection of a single storey rear extension, garage conversion to habitable space and changes to fenestration.
Observations: No objections.	
212996 20 Oak Drive, Woodley, RG5 4BA	Householder application for the proposed erection of a single storey rear extension with 1 no. roof light, following demolition of existing conservatory.
Observations: No objections.	
213012 Highwood Bungalow, Fairwater Drive, Woodley, RG5 3JE	Full application for the proposed installation of 1 no. Air Source Heat Pump to the side elevation and 44 no. PV Panels on the roof.
Observations: No objections.	
213034 47 Hawker Way, Woodley, RG5 4PF	Householder application for the proposed erection of a first floor side extension, erection of a single storey rear extension with 2 no. roof lights.
Observations: No objections.	
213047 62 Reading Road, Woodley, RG5 3DB	Application to vary condition 2 of planning consent 211529 for the proposed subdivision of the site and erection of a detached 3 no. bedroom dwelling following demolition of existing detached garage, with associated parking. Condition 2 refers to the approved details and the variation is to allow the use of a turntable for cars, to increase the depth of the development by 2m, plus the addition of 2 no. windows to the ground floor and 1 no. roof light.
Observations: No objections.	
213058 28 Pitford Road, Woodley, RG5 4QF	Householder application for the proposed erection of a two storey front extension.
Observations: The Planning & Community Committee considered the proposal and were concerned about the impact on the street scene. The Committee specifically noted WBC's Design Guide, which states: <i>"Two storey side extensions to end-of-terrace properties should seamlessly continue the design and proportions of the terrace or be clearly subservient, for instance by a set-back from the frontage, lower height and / or significantly narrower bay width and proportions."</i> The Committee wished to highlight this and ensure it was taken into account when a decision was being considered.	
213092 4 Alderley Close, Woodley, RG5 4TG	Householder application for the proposed partial reconfiguration of roof from flat to pitched roof, plus the insertion of 3 no. rooflights and changes to fenestration.
Observations: No objections.	

<p>213106 Headley Road East, Woodley, RG5 4SN</p>	<p>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.</p>
<p>Observations: The Planning & Community Committee considered the application and recommended that the current proposal be refused on the following grounds:</p> <ul style="list-style-type: none"> - The current plans reflect parking provision for up to 20 articulated lorries. The highway infrastructure surrounding this site would be overwhelmed by such a large number of additional HGV vehicles. Viscount Way in particular is not suitable for large volumes of heavy traffic due to its width and proximity to residential properties. The Committee also noted there had already been a recent application from another company on Viscount Way to increase the number of HGV vehicles they were permitted to operate under their Goods Vehicle Operators License. The total impact on the highway in this area would simply be unsustainable. - The proposed scale of industry and number of HGV vehicles will be detrimental to neighbouring properties and residents by way of creating significant additional noise and air pollution. The Committee noted the Wokingham Borough Local Development Framework (January 2010) in which, under CP1 – Sustainable development, it advises that planning permission will be granted for development proposals that “8) Avoid areas where pollution (including noise) may impact on the amenity of future occupiers”. - The proposed buildings to the East of the site would be overbearing due to height and massing to those neighbouring properties on Gemini Road. - Operations taking place outside of regular business hours (9am-5pm) would be detrimental to those residents in the surrounding streets. 	
<p>213132 36 Haddon Drive, Woodley, RG5 4LU</p>	<p>Householder application for the proposed erection of a single storey rear extension.</p>
<p>Observations: No objections.</p>	
<p>213141 3 Sopwith Close, Woodley, RG5 4PD</p>	<p>Householder application for the proposed erection of a first floor side extension, conversion of existing loft space to create additional habitable accommodation with 3 no. roof lights to the front elevation and 1 no. flat roof dormer to the rear elevation, plus new outer skin to existing garage.</p>
<p>Observations: The Planning & Community Committee considered this application and had no objections on the condition that the proposal does not have an adverse effect on neighbouring properties due to overlooking.</p>	
<p>213149 8 Messenger Road, Woodley, RG5 4TR</p>	<p>Householder application for the proposed detached garage conversion to create habitable space, facilitated by the insertion of 2 no. rooflights and changes to fenestration.</p>
<p>Observations: The Planning & Community Committee considered this application and had no objections on the condition that the room is ancillary to the domestic use of the property.</p>	

<p>213151 15 Dartington Avenue, Woodley, RG5 3PD</p>	<p>Householder application for the proposed erection of a single storey front extension and a first floor side extension.</p>
<p>Observations: The Planning & Community Committee considered the proposal and whilst there were no specific objections the Committee noted WBC's Design Guide, which states: <i>"the rhythm of buildings and the gaps between them along the street frontage is often important to the character of the area. Side extensions should be set back from the building line by at least 1m, preferably with a lower roof line and should be set at least 1m from the plot boundary."</i></p>	
<p>213177 8 Wingate Road, Woodley, RG5 4JU</p>	<p>Householder application for the proposed erection of a single storey rear extension, plus the insertion of 3 roof lights.</p>
<p>Observations: No objections.</p>	
<p>213190 26 Millbank Crescent, Woodley, RG5 4ER</p>	<p>Householder application for the proposed erection of front porch extension with pitched roof, plus the insertion of 1 no. rooflight.</p>
<p>Observations: No objections.</p>	
<p>213238 4 Kittiwake Close, Woodley, RG5 4UF</p>	<p>Householder application for the proposed erection of a part single part two storey rear extension with 4 no. roof lights following demolition of existing conservatory, plus changes to fenestration.</p>
<p>Observations: No objections.</p>	