

**Minutes of a Meeting of the Planning and Community Committee held at the Oakwood Centre on Tuesday 2 November 2021 at 7:45 pm**

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

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

**Also present:** *5 members of the public*

26. **APOLOGIES**

Apologies for absence were received from Councillor J. Cheng.

27. **DECLARATIONS OF INTEREST**

There were no declarations of interest made by Members.

28. **MINUTES OF THE PLANNING AND COMMUNITY COMMITTEE MEETING HELD ON 5 OCTOBER 2021**

**RESOLVED:**

- ◆ That the minutes of the Planning and Community Committee meeting held on 5 October 2021 be approved and be signed by the Chairman as a true and accurate record.

29. **CURRENT PLANNING APPLICATIONS**

**RESOLVED:**

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

30. **PLANNING DECISIONS**

**RESOLVED:**

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

31. **PLANNING APPEALS**

**RESOLVED:**

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

Application: 210734

Location: 13 Renault Road, Woodley, RG5 4EY.

Proposal: Householder application for the proposed erection of a part single storey part two storey front, side and rear extension with 2no. roof lights, following demolition of existing garage, plus loft conversion to create habitable accommodation and changes to fenestration.  
(Woodley Town Council had objections the proposal.)

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

**RESOLVED:**

- ◆ To note application 213258:  
Location: TPO 0003/1951: 69 Woodlands Avenue, Woodley, RG5 3HF.  
Proposal: T1 Holly – Crown lift of 1.8 metres.
  
- ◆ To note application 213336:  
Location: TPO 0003/1951, WOODLAND 4: High Wood, Kingfisher Drive, Woodley.  
Proposal: Area 1, Hazel – Coppice 19 stools.  
Area 2, Hazel – Coppice 5 stools.  
Area 3, Hazel – Coppice 15 stools  
Area 4, Hazel – Coppice 22 Stools
  
- ◆ To note application 213312:  
Location: TPO 0256/1984 A2: 3 & 4 Vulcan Close, Woodley, RG5 4XB.  
Proposal: G1 4x Oak - Crown lift to approximately 4m by removing secondary growth only where possible. Remove epicormic growth up to 4m.  
T1 Oak - Partial crown reduction of 4xNE sections of canopy by approximately 2m of the NE radial crown spread), leaving tree with natural crown shape for species in line with BS3998. The trees dimensions after pruning will be approximately, Radial Crown spread to North 9m, East 8m, South 9m, West 10m. Remove epicormic growth up to 4m.  
T2 Oak - Crown lift to approximately 4m by removing secondary growth only where possible. Remove limb to source resting on garage due to evidence of a beam split near to source. Remove epicormic growth up to 4m.  
T3 Oak - Crown lift to approximately 4m by removing secondary growth only where possible. Partial crown reduction of S and SW lower and mid canopy by approximately 2m of the radial crown spread, leaving tree with natural crown shape for species in line with BS3998. The trees dimensions after pruning will be approximately. Radial Crown spread to North NA, East NA, South 6.5m, West 8.5m. Remove epicormic growth up to 4m

33. **BUDGETARY CONTROL**

**RESOLVED:**

- ◆ To note Report No. PC 5/21.

34. **GOODS VEHICLE OPERATORS LICENCE UPDATE – LEE MARLEY BRICKWORK LTD**

**RESOLVED:**

- ◆ To note the correspondence from the Office of the Traffic Commissioner which confirms their decision to grant the application for a variation of the Goods Vehicle Operators License submitted by Lee Marley Brickwork Ltd, subject to two new conditions.
- ◆ To write to neighbouring properties informing them of the outcome of the application and advising them to contact Traffic Commissioner's Intelligence Unit if they believe the operator breaches either of the conditions attached to the application.

35. **PUBLICATIONS/INFORMATION**

**RESOLVED:**

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

36. **FUTURE AGENDA ITEMS**

Members requested the following items for inclusion in future agendas:

- Readibus Grant / SLA
- Earley Station Footbridge Update

Councillor Wicks requested any comments regarding the replacement of Earley Station footbridge are provided to him prior to his next scheduled meeting with Wokingham Borough Council on Monday 10 November 2021.

Members requested a letter be sent to all schools within Woodley to ask them to raise with their students the issue of dumping bicycles in the Woodley Town Centre precinct, and the danger this causes to residents, especially the elderly, visually impaired, and disabled.

37. **PUBLICITY/WEBSITE**

There were no further suggestions for items to be publicised.

The meeting closed at 8:47 pm

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Woodley Town Council

**Observations on the following Planning Applications made at the Planning & Community Committee meeting held on 2 November 2021**

<b>Application No. &amp; Address</b>	<b>Proposal</b>
<b>212583</b> Waingels College, Waingels Road, Woodley, RG5 4RF	Full application for the proposed erection of floodlighting and new fencing for 2no. netball court areas.
<b>Observations:</b> The Planning & Community Committee considered this application and had no objections on the condition that the lighting must be off by 10pm, the Committee recommended the requirement for a cut-off switch, and that dimmed lighting be used for practice.	
<b>212941</b> 8 Munro Avenue, Woodley, RG5 3QY	Householder application for the proposed erection of a single storey side extension and pitched roof to existing rear extension with associated repairs and maintenance to the original property, plus the insertion of 3 solar powered Velux lights.
<b>Observations:</b> No Objections.	
<b>213153</b> 26 Bruce Road, Woodley, RG5 3DZ	Householder application for the proposed erection of a single storey side/rear extension with 8no roof lights. Conversion of the existing garage to create habitable accommodation with 4no roof lights to the side elevation.12No rooflights in total to include changes to fenestration.
<b>Observations:</b> The Planning & Community Committee considered this application and had no specific objections, although they noted a concern about whether there would be sufficient parking provision.	
<b>213161</b> 24 Clover Rise, Woodley, RG5 4WL	Householder application for the proposed erection of a part shed, part summerhouse rear outbuilding.(Retrospective)
<b>Observations:</b> No Objections.	
<b>213168</b> 2 Chard Close, Woodley, RG5 4HU	Householder application for the proposed erection of a first floor side extension with 1 no. roof light.
<b>Observations:</b> The Planning & Community Committee considered the proposal and recommended that the application be refused on the following grounds: <ul style="list-style-type: none"> <li>- Impact on the neighbouring property (Springfield) due to overlooking and loss of privacy</li> <li>- The proposed flat roof is out of character with the street scene</li> <li>- Insufficient on-site / off road parking</li> <li>- Misleading plans, stating neighbours at no. 46 have been spoken to when we believe they have not</li> </ul>	

<b>213293</b> 5 Redwood Avenue, Woodley, RG5 4DS	Householder application for the proposed erection of a first floor rear extension over existing rear extension.
<b>Observations:</b> No Objections.	
<b>213299</b> 67 Butts Hill Road, Woodley, RG5 4NJ	Householder application for the proposed erection of a single storey rear extension, including the insertion of 2no. roof lights, erection of car port, plus changes to fenestration.
<b>Observations:</b> The Planning & Community Committee considered this application and had no specific objections, although they noted comments made by neighbour on the Wokingham Planning Portal and request that these are taken into account.	
<b>213300</b> 7 Dundela Close, Woodley, RG5 3NN	Householder application for the proposed demolition of an existing single storey rear extension, erection of a single storey rear extension and garage link with 3 no. roof lights and 1 no. sun pipe.
<b>Observations:</b> No Objections.	
<b>213308</b> 8 Keane Close, Woodley, RG5 4LG	Householder application for the proposed conversion of existing garage to create additional habitable accommodation.
<b>Observations:</b> The Planning & Community Committee considered this application and had no objection subject to the condition that the garage be ancillary to the domestic use of the property.	
<b>213319</b> 33 Cottesmore Road, Woodley, RG5 3NX	Householder application for the proposed erection of a single storey rear extension, plus the insertion of 4 no. Velux roof lights.
<b>Observations:</b> The Planning & Community Committee considered this application and had no specific objections, although they noted comments made by neighbour on the Wokingham Planning Portal and request that these are taken into account.	
<b>213363</b> 37 Stanton Close, Earley, RG6 7DX	ADJOINING PARISH CONSULTATION Householder application for the proposed erection of a single storey rear extension, including the insertion of 2no. roof lights.
<b>Observations:</b> No comments.	
<b>213402</b> Woodley Library, Headley Road, Woodley, RG5 4JA	Full application for the proposed installation of 202 no. roof-mounted solar panels and 2 no. Air Source Heat Pumps, plus associated external plant enclosure. (Part Retrospective)
<b>Observations:</b> The Planning & Community Committee considered the revised proposal and recommended that the application be refused due to the impact on the neighbouring property (School bungalow) caused by the noise pollution emanating from the 2 heat pumps. The Committee believe the pumps should be located away from this property.	

<p><b>213416</b> 10 Manners Road, Woodley, RG5 3EA</p>	<p>Householder application for the proposed erection of a two storey side extension, erection of a single storey front extension to form porch.</p>
<p><b>Observations:</b> The Planning &amp; Community Committee considered the proposal and recommended that the application be refused on the following grounds:</p> <ul style="list-style-type: none"> <li>- Insufficient on-site / off road parking</li> <li>- Plans show a lack of access for two vehicles</li> </ul>	
<p><b>213506</b> 27 Messenger Road, Woodley, RG5 4TR</p>	<p>Householder application for the proposed conversion of garage to create habitable space, facilitated by changes to fenestration.</p>
<p><b>Observations:</b> No Objections.</p>	
<p><b>213523</b> 18 Campbell Road, Woodley, RG5 3NA</p>	<p>Householder application for the proposed erection of a single storey front extension to form a front porch and a single storey rear extension to form a rear utility room .</p>
<p><b>Observations:</b> No Objections.</p>	
<p><b>213532</b> Waingels College, Waingels Road, Woodley, RG5 4RF</p>	<p>Application to vary condition No2, 4 and 19 of planning consent 203456 for the Full planning application for the proposed construction of a 3G synthetic pitch funded through the FA framework consisting of sports fencing, LED floodlights, storage container, spectator area and pedestrian access. Condition 2 refers to approved details, Cond 4 Tree protection details, Condition 19 Drainage implementation and maintenance and the variation is to change the drainage outlet due to tree officers concerns.</p>
<p><b>Observations:</b> No Objections.</p>	