

Minutes of a Meeting of the Planning and Community Committee held at the Oakwood Centre on Tuesday 30 November 2021 at 7:45 pm

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

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

Also present: *Cllr A. Heap
12 members of the public*

38. **APOLOGIES**

Apologies for absence were received from Councillor M. Nagra and J. Sartorel.

39. **DECLARATIONS OF INTEREST**

Councillor R. Skegg – Pecuniary interest: Agenda item 4: Current Planning Application – application 213845, as he owns a neighbouring property.

Councillor Skegg took no part in the discussion or the decision regarding planning application 213845.

Councillor B. Soane – Pecuniary interest: Agenda item 4: Current Planning Application – application 213666, as the related property is owned by a family friend.

Councillor Soane took no part in the discussion or the decision regarding planning application 213666.

40. **MINUTES OF THE PLANNING AND COMMUNITY COMMITTEE MEETING HELD ON 2 NOVEMBER 2021**

RESOLVED:

- ◆ That the minutes of the Planning and Community Committee meeting held on 2 November 2021 be approved and be signed by the Chairman as a true and accurate record.

41. **CURRENT PLANNING APPLICATIONS**

RESOLVED:

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

42. **PLANNING DECISIONS**

RESOLVED:

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

43. **PRIOR APPROVAL SUBMISSION**

RESOLVED:

- ◆ To note application 213822:
Location: 25 Woodlands Avenue, Woodley, RG5 3HN
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 8.00m, for which the maximum height would be 3.20m and the height of the eaves 3.00m.

44. **ADVERTISEMENT CONSENT NOTIFICATION**

RESOLVED:

- ◆ To note application 213569:
Location: 148 Crockhamwell Road, Woodley, RG5 3JH
Proposal: Application for advertisement consent for 1No internally illuminated Fascia sign and 1No internally illuminated projecting sign.

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

RESOLVED:

- ◆ To note application 213798:
Location: TPO 0003-1951-W3: Land to the South of Nightingale Road, Woodley, RG5 3RZ.
Proposal: T118169 – English Oak, Sycamore and Willow – Reduce height to previous reduction points to 8m clearance. T118171 – Common Ash and English Oak – Reduce height to 7m clearance. T118170 – English Oak and Lime – Reduce height, to previous reduction points to 7m clearance.

46. **EARLEY STATION FOOTBRIDGE UPDATE**

Members noted that Councillor Wicks, as Chairman of the Planning & Community Committee, would continue to attend meetings with Wokingham Borough Council regarding the potential replacement of the Earley Station footbridge and would represent Woodley Town Council at these meetings. Councillor Cheng would also continue to attend meetings with Wokingham Borough Council regarding this matter and Members noted that this would be in her capacity as a Borough Councillor.

Members highlighted the importance of retaining a bridge at this location. Whilst it was noted that data indicated only 300 people used the bridge each day, Members were concerned that removal of the bridge could lead to an additional 300 cars on the road which would exacerbate existing highway issues in and around this area.

Members noted that the potential option of repairing the existing bridge would be expensive and the repairs might not last for long. The existing bridge is also non-DDA compliant, so financial support may not be available to fund repairs.

Following a discussion Members determined that they would like to arrange a site visit to better understand the proposed replacement plans. This would ideally be with either a relevant member of staff from Wokingham Borough Council and / or WSP who are the consultants who have designed the options scheme. It was agreed the Committee Officer would contact Wokingham Borough Council to arrange this.

RESOLVED:

- ◆ To note the report of a meeting between Wokingham Borough Council and Town and Parish Councillors held on 8 November 2021, as given in the agenda.
- ◆ For the Committee Officer to arrange a date for a site visit with Members, ideally at a time when either WBC and / or WSP can also attend.

47. **STREET TRADING CONSENT APPLICATION**

RESOLVED:

- ◆ To note application ST26:
Applicant: Mr Jan Ratip – Mo’s Kebabs
Trading Site: Woodlands Avenue, Woodley
Trading Times: Sunday to Thursday – 0700 to 0100 Hours
Friday and Saturday – 0700 to 0300 Hours
(One hour shut down at 3pm to prepare for evening food)
- ◆ To note that comments were required prior to this meeting and details were therefore circulated to the Committee and Members’ views sought, and no objections were raised.

48. **READING BOROUGH COUNCIL – PERMITTED DEVELOPMENT RIGHTS REMOVAL**

RESOLVED:

- ◆ To note that notification has been received from Reading Borough Council of Non-immediate Direction under Article 4(1) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) removing permitted development rights as described in the direction, as given in the agenda.

49. **WOKINGHAM BOROUGH COUNCIL – LOCAL PLAN UPDATE**

RESOLVED:

- ◆ To note the correspondence from Wokingham Borough council regarding the launch of a public consultation into the updated Local Plan Update, which runs from Monday 22 November 2021 to 24 January 2022.

50. **READIBUS ANNUAL GRANT / SLA**

Following a discussion Members determined that, due to the current financial uncertainty provided by the Covid pandemic, it would be appropriate to continue to consider funding requests from Readibus under the annual grant scheme and not via a service level agreement.

51. **PUBLICATIONS/INFORMATION**

RESOLVED:

- ◆ To note receipt of the following:
 - Me2 Club Newsletter – October 2021
 - CCB Action for All e-Bulletin – November 2021
 - Wokingham Borough Council Planning Policy Newsletter – November 2021

52. **FUTURE AGENDA ITEMS**

Councillor Bragg notified Members that he had received an email from Matthew Barber, Police and Crime Commissioner for the Thames Valley, advising that Thames Valley Police have launched a Community Speedwatch scheme, and they would like local councils to get involved.

Members noted that tremendous work had been put in to the Town Council's own speedwatch scheme previously, although activity had ceased when Police would not take the data collected. The equipment which had previously been used was still owned by the Town Council.

Members requested the item be added to the agenda for the next Planning & Community Committee, and that the Committee Officer write to Thames Valley Police in the meantime to enquire about the programme and request information.

53. **PUBLICITY/WEBSITE**

There were no suggestions for items to be publicised.

54. **ENFORCEMENT ISSUES**

RESOLVED:

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

The meeting closed at 9:19 pm

Woodley Town Council

Observations on the following Planning Applications made at the Planning & Community Committee meeting held on 30 November 2021

Application No. & Address	Proposal
213515 Tawnies, Sandford Lane, Woodley, RG5 4SY	Householder application for the proposed erection of a single storey side extension, following demolition of existing sun room, single storey rear extension, plus changes to fenestration.
Observations: No objections.	
213520 99 Colemans Moor Road, Woodley, RG5 4DA	Full application for the proposed erection of 2 no. three bedroom dwellings with associated parking, following demolition of the existing dwellinghouse.
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"> - The three storey design of the proposed properties is out of keeping with neighbouring properties and out of character with the street scene. - The site plan provided is inaccurate; it reflects that the access road (Loddon Gardens) is a 'New Adopted Road' when WBC have confirmed the road is not-adopted and due to become a private road on completion of the Loddon Gardens development, and the existing footpath shown running along the left hand side of the road is believed to be on the right hand side of the road. <p>The Committee also noted the concerns of 12 residents who attended the Planning & Community Committee meeting held on 30 November 2021 regarding the provision of access to 99 Colemansmoor Road via Loddon Gardens. It was noted that there was an understanding that Right of Access was granted to 99 Colemansmoor Road via Loddon Gardens on the basis that this was a single bungalow. However, the building of two town house style properties, with parking provision for up to 5 vehicles, would increase traffic on this private road with the residents of these properties potentially not liable for the upkeep of the road.</p> <p>The Planning and Community Committee are requesting that this application be listed.</p>	
213536 4 Bibury Close, Woodley, RG5 3PE	Householder application for the proposed erection of a two storey side extension following demolition of existing garage, erection of a single storey front extension to form porch.
Observations: The Planning & Community Committee considered this application and had no objections, but noted and supported the concerns of residents expressed in response to the application on the Wokingham Planning Portal, which should be taken into account.	
213544 173 Fairwater Drive, Woodley, RG5 3JQ	Householder application for the proposed erection of single storey front and rear extensions including 3 no. rooflights, plus changes to fenestration.
Observations: No objections.	

213545 72 Drovers Way, Woodley, RG5 3PN	Householder application for the proposed erection of a single storey rear extension (retrospective).
Observations: The Planning and Community Committee noted that this application is for retrospective planning permission for an extension built in 2018. They noted a previous application for the building of an extension was refused by Wokingham Borough Council in 2017 (ref 171434), although the Committee noted that the extension built, and for which planning permission is now being sought, appears to be smaller in size; the new plans are less clear as to the exact dimensions of the extension built. The Committee believe that, dependent on the exact dimensions of the extension, the building may be acceptable under permitted development, however they noted a concern regarding the loss of light the extension has caused to the neighbouring properties at 70 and 74 Drovers Way. The Committee would like these points taken into account, and would like to request that a Planning Officer visits the site, if they have not already done so, prior to determining the application to ensure that there has not been an unacceptable reduction in natural light to the properties at 70 and 74 Drovers Way.	
213568 148 Crockhamwell Road, Woodley, RG5 3JH	Full application for the proposed change of use of retail/hair salon to a restaurant and take-away including installation of extraction flue system to rear and rear new cold room condenser external to buildings rear.
Observations: The Planning & Community Committee considered this application and had no objections subject to extraction unit being deemed suitable so as not to provide adverse noise or fumes to the properties above.	
213590 69 Beechwood Avenue, Woodley, RG5 3DF	Householder application for the proposed erection of a single storey rear extension, to include the insertion of 2no. roof lights, plus changes to fenestration.
Observations: No objections.	
213596 19 Ravensbourne Drive, Woodley, RG5 4LH	Householder application for the proposed erection of a single storey front extension to dwelling.
Observations: No objections.	
213600 71 Campbell Road, Woodley, RG5 3NB	Householder application for the proposed erection of a single storey rear extension.
Observations: No objections.	
213631 5 Austin Road, Woodley, RG5 4EJ	Householder application for proposed erection of single storey front and rear extensions plus changes to fenestration.
Observations: The Planning & Community Committee considered the proposal and recommended that the application be refused on the grounds that the extent of the front extension is not in keeping with neighbouring properties and is out of character with the street scene.	

213655 86 Butts Hill Road, Woodley, RG5 4NR	Householder application for the proposed erection of a first floor side extension, erection of a first floor rear extension, re-roofing of the front porch, plus changes to fenestration.
Observations: No objections.	
213661 10 Linden Road, Woodley, RG5 3QT	Full application for the proposed conversion of 2 no. garages into habitable accommodation, erection of a 2 storey side extension, erection of a single storey out building/ workshop, use of amenity land.
Observations: The Planning & Community Committee considered this application and had no objections, subject to the proposed workshop being ancillary to the domestic use of the property and that the workshop is not being built in land deemed to be amenity land by Wokingham Borough Council.	
213666 35 Wyndham Crescent, Woodley, RG5 3AY	Householder application for the proposed erection of a timber framed shed and outbuilding following the demolition of two timber sheds (part-retrospective).
Observations: No objections.	
213671 12 Redwood Avenue, Woodley, RG5 4DR	Householder application for the proposed development of a single storey side extension to form a shower room.
Observations: No objections.	
213714 21 Stanton Close, Earley, RG6 7DX	ADJOINING PARISH CONSULTATION Householder application for the proposed two storey side and rear extensions, loft conversion with rear dormer and raising the roof by 200mm to create habitable accommodation to include removal of the chimney.
Observations: No comment.	
213725 23 Stanton Close, Earley, RG6 7DX	ADJOINING PARISH CONSULTATION Full application for the erection of a two storey dwelling following the demolition of the existing dwelling house.
Observations: No comment.	
213740 8 South Lake Crescent, Woodley, RG5 3QW	Householder application for the proposed erection of a two storey side extension, erection of a part single part, two storey rear extension and associated rear roof alterations, and changes to fenestration and extension of existing loft conversion with dormer.
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"> - Overbearing (massing) on the neighbouring property at 9 South Lake Crescent. - Insufficient on-site / off street parking 	

<p>213750 16 Fawcett Crescent, Woodley, RG5 3HU</p>	<p>Householder application for the proposed development of a single storey side and rear extension.</p>
<p>Observations: No objections.</p>	
<p>213845 42 Cartmel Drive, Woodley, RG5 3NG</p>	<p>Householder application for the proposed development of a front single storey extension, side first floor extension and rear single storey extension.</p>
<p>Observations: No objections.</p>	