

Minutes of a Meeting of the Planning and Community Committee held at the Oakwood Centre on Tuesday 1 March 2022 at 8:00 pm

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

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

Also present: *Councillors K. Baker; A. Heap; K. Gilder
Wokingham Borough Council: Andy Glencross; Robert Curtis; Councillor Pauline Jorgensen
12 members of the public*

Before opening the meeting the Chairman asked for a minute's silence in recognition of the tragic events and loss of life taking place in Ukraine, noting that all Councillors and those in attendance were united in opposition against the Russian Governments actions.

92. **APOLOGIES**

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

93. **DECLARATIONS OF INTEREST**

Councillor P. Wicks – Prejudicial interest: Agenda item 8: Premises Licence Application in relation to Vibez Dance Studios, as Councillor Wicks visits the dance studios regularly.

Councillor Wicks took no part in the discussion or decision regarding the premises licence application. As Councillor Wicks is the Chairman of the Committee, and in the absence of the Vice-Chairman, Councillor Rahmouni proposed, seconded by Councillor Sartorel, and following a vote it was:

RESOLVED:

- ◆ To appoint Councillor Bragg as Vice-Chairman for this meeting in order for him to chair item 8: Premises Licence Application.

Voting: For: 6 Against: 0 Abstentions: 0

94. **MINUTES OF THE PLANNING AND COMMUNITY COMMITTEE MEETING HELD ON 1 FEBRUARY 2022**

Members noted that the minutes, as circulated as part of the agenda, had already been amended to correct two typography mistakes regarding the word 'licence', and to correct the reference to 'Headley Road' in minute 89 to read 'Headley Road East'.

RESOLVED:

- ◆ That the minutes of the Planning and Community Committee meeting held on 1 February 2022 be approved and be signed by the Chairman as a true and accurate record.

95. **WOKINGHAM BOROUGH COUNCIL ACTIVE TRAVEL ROUTE**

The Chairman invited Andy Glencross, Wokingham Borough Council Assistant Director for Highways and Transport, to provide an update on the Active Travel Route consultation.

Andy confirmed that, following the public consultation, it was clear that those responding did not like the scheme as consulted and, as such, the design proposed would not be taken forward. Only high level results were known at this stage, and a full report regarding the consultation outcome would be published in due course.

Following discussion around the lack of consultation with the Town Council and affected residents prior to the formal consultation being issued Andy confirmed that, whilst prior consultations had publicised the general principle of the scheme, this did not go into detail. Andy confirmed that was WBC's fault, and apologised for this.

A suggestion was made that WBC would be better to spend the money they have on improving the cycle route where it was currently more dangerous, specifically the route along Church Lane and Culver Road. It was noted that the route along Woodlands Avenue was not perceived to be that dangerous. Andy confirmed that the scheme will be revised and comments taken into account.

Following a query regarding the decision making process at WBC, Andy confirmed that an Individual Executive Member Decision had been made in 2021 by Councillor Jorgensen asking WBC Officers to progress the scheme to design stage. Councillor Nagra highlighted that, in the minutes of the Planning & Community Committee meeting held on 1 February 2022, it had been stated that Borough Councillors had not been made aware of the proposed one way system. Andy confirmed that Councillor Jorgensen was aware of the scheme and that the specific design should've been communicated to both Borough Ward Councillors and the Town Council prior to the full consultation being issued. Councillor Jorgensen stated that the reason it was not communicated was because of a breakdown in communication between the Highways department and the Communications Team at WBC. She stated this should not have happened and will not happen again. Councillor Jorgensen also clarified that the Individual Executive Member Decision related to designing a scheme for consultation.

Andy advised the meeting that the Government's guidance now requires cycle route design to not only focus on segregating cyclists from cars, but also cyclists from pedestrians. It was acknowledged that this presents more challenges when trying to design cycle routes for existing highways.

Following a request to ensure both Woodley and Earley Town Councils are given sight of the revised scheme prior to any further consultation, Andy confirmed that discussions are taking place with a view to involving Town Councils in design workshops.

The Chairman confirmed that the Council agreed there was a need for improved cycle routes in Woodley, but that it was important that the Town Council are involved in the design of such routes to ensure they are suitable.

At this point the Chairman invited those who did not wish to remain for the rest of the meeting to leave. 6 members of the public remained.

96. **CURRENT PLANNING APPLICATIONS**

After discussing the first planning application, application 220256, Councillor Nagra left the meeting.

RESOLVED:

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

97. **PLANNING DECISIONS**

RESOLVED:

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

98. **COMMUNITY SPEEDWATCH**

The Chairman recommended that a working party be set up to consider how to move forward with the setting up of a Council operated Community Speedwatch scheme. Councillor Bragg said he would be happy to lead on this.

Councillor Bragg advised that he would like to view all the information the Council currently holds regarding the Council's previous Speedwatch scheme, and would then come back to the Committee meeting due to be held in April to present a proposal.

It was also recommended that Councillor Bragg's details be sent to PC Lee Turnham, Community Speedwatch Coordinator for Thames Valley Police, in order that a Speedwatch group could be set up in the Council's name.

RESOLVED:

- ◆ For Councillor Bragg to review the Community Speedwatch information currently held by the Town Council, and then provide an update at the Committee meeting being held in April.
- ◆ To forward Councillor Bragg's contact details to the Thames Valley Police Community Speedwatch Coordinator.

99. **PREMISES LICENCE APPLICATION**

Councillor Bragg took over as Chair of the meeting for the item. Councillor Wicks took no part in the discussion.

Members reviewed the premises licence application for Vibez Dance Studios and:

RESOLVED:

- ◆ To provide no objections to the application.
Voting: For: 4 Against: 0 Abstentions: 0

100. **EARLEY STATION FOOTBRIDGE UPDATE**

Councillor Wicks confirmed that the next meeting regarding Earley Station Footbridge was due to take place on Monday 7 March 2022, and he would be taking communicating the comments he has received following the site visit at that meeting.

At this point, Councillor Jewell left the meeting.

101. **WOKINGHAM BOROUGH COUNCIL DRAFT ANTI-POVERTY STRATEGY 2022-26**

RESOLVED:

- ◆ To note the response which was sent to Wokingham Borough Council on behalf of the Town Council in relation to Wokingham's draft Anti-Poverty Strategy 2022-26 consultation (**Appendix B**).

102. **WOKINGHAM BOROUGH COUNCIL HACKNEY CARRIAGE FARES CONSULTATION**

RESOLVED:

- ◆ To note the consultation received from Wokingham Borough Council relating to proposed Hackney Carriage Fare Increases.
- ◆ To note that, as Councillor Soane is a member of Wokingham Borough Council's Licensing and Appeals Committee who proposed the increase, Councillor Soane did not provide a comment with regards to this consultation.
- ◆ To note that a response was submitted to Wokingham Borough Council in relation to the consultation highlighting a concern that, when comparing against neighbouring authorities, the proposed fare rates were too high.
- ◆ To note the results of the Hackney Carriage Tariff consultation, as provided in the agenda, and that Wokingham Borough Council's Licensing and Appeals Committee would be meeting on 2 March to make a determination.

103. **GOODS VEHICLE OPERATORS LICENCE APPLICATION**

RESOLVED:

- ◆ To note the receipt of the following Goods Vehicle Operators Licence Application:

Licence: OH2002943 SN

Operator: MJF Business Services Ltd

Directors: Jonathan Charles Moreland, Christopher Michael Jennings, John Power,
Michael Power

Address: 23 Easter Industrial Park, Ferry Lane, Rainham, RM12 9BP

New Operating Centre: Unit 7 Base 329, Headley Road East, Woodley, RG5 4AZ

New Authorisation: 1 vehicle

Transport Manager: Richard Ryll

- ◆ To note that the Town Council's comments were required prior to the meeting, and that no concerns were raised.

104. **ANNUAL GRANTS**

RESOLVED:

- ◆ To note the correspondence received from the Link Visiting Scheme regarding the support provided to Woodley residents following receipt of their 2021/22 annual grant, as set out in the agenda.
- ◆ To note that expressions of thanks relating to the award of annual grants for 2022/23 have been received from:
 - ARC
 - First Days Children's Charity
 - Wokingham Volunteer Centre
 - The Link Visiting Scheme
 - Readibus
 - Citizens Advice Wokingham

105. **COMMUNITY ISSUES**

There were no community issues raised by Members for discussion.

106. **HIGHWAYS ISSUES**

There were no highways issues raised by Members for discussion.

107. **PUBLICATIONS/INFORMATION**

RESOLVED:

- ◆ To note receipt of the following:
 - WBC Planning Policy Newsletter – February 2022
 - Me2 Club Newsletter – January 2022
 - CCB Action for All E-Bulletin – February 2022

108. **FUTURE AGENDA ITEMS**

Councillor Baker asked that the Committee consider inviting a Police representative to a future meeting to discuss their response to the issue of cycling and e-scooting within Woodley precinct, which is causing dangers to precinct users.

109. **PUBLICITY/WEBSITE**

There were no suggestions for publicity or website items.

110. **ENFORCEMENT ISSUES**

Councillor Baker advised that, in relation to 7 Cody Close, it was believed land had been taken from Aldermoor's Nature Reserve and that three big trees had been felled. Councillor Baker was trying to find out from WBC why this enforcement notice had been closed with the explanation 'other', and would feed this back to the Committee once known.

RESOLVED:

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

The meeting closed at 9:42 pm

Woodley Town Council

Observations on the following Planning Applications made at the Planning & Community Committee meeting held on 1 March 2022

Application No. & Address	Proposal
213402 Woodley Library, Headley Road, Woodley, RG5 4JA	Woodley Library, Headley Road, Woodley, Wokingham, RG5 4JA Proposal: 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). We have received revised/additional plans for the above application. The revised details show: Revised Plans received increasing the height of the ASHPs acoustic enclosure, and associated predictive noise impact assessment report with mitigation.
Observations: The Planning & Community Committee considered the proposal and recommended that the application be refused, citing that the heat pumps should be located as stated in the original plans to rectify the initial error.	
220156 53 Woodlands Avenue, Woodley, RG5 3HF	Householder application for the proposed single storey side, rear extension and front open porch
Observations: The Planning & Community Committee considered the proposal and recommended that the application be refused on the basis that the plans are incorrect and not fully accurate. The proposed elevations show a widening to the side which does not appear to be fully detailed in the plans. There also appears to be a large window on the side of the property by number 55 when it is believed this is not the case. The Committee believe the plans should be corrected and resubmitted before being reconsidered.	
220160 17 Harris Close, Woodley, RG5 4XH	Householder application for the proposed erection of a single storey rear and side extension with the insertion of 2 no. rooflights.
Observations: No objections.	
220188 21 Duffield Road, Woodley, RG5 4RL	Householder application for the proposed erection a single storey rear side extension plus insertion of 4no. rooflights following demolition of existing conservatory.
Observations: No objections.	
220206 6 Brunel Drive, Woodley, RG5 4PW	Householder application for the proposed raising of the roof to facilitate conversion of the loft to habitable accommodation, erection of single storey front and rear extensions, raising of part of existing flat roof to side and installation of 5 no. rooflights, plus changes to fenestration including installation of 2 no. Juliet balconies to rear.

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 keeping with neighbouring properties - Out of character with the street scene - Overbearing (height) to neighbouring properties - Insufficient on-site / off-road parking provision – 3 spaces for 5 bedrooms. 	
220239 7 Woodlands Avenue, Woodley, RG5 3HN	Householder application for the proposed part ground floor part first floor rear extension, insertion of Juliet balcony, 2no. Dormers, 10no. Rooflights, changes to fenestration plus conversion of loft to create habitable accommodation.
Observations: The Planning & Community Committee considered the proposal and recommended that the application be refused on the basis that the plans are of a poor quality and unclear. The Committee believe the plans should be corrected, improved and resubmitted before being reconsidered.	
220256 Land adjacent to, 12 Constable Close, Woodley, RG5 4US	Full application for the proposed erection of 1 no. 3 bedroom dwelling with associated parking.
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"> - Impact on trees - Loss of amenity space - Environmental impact 	
220267 Twin Oaks, Western Avenue, Woodley, RG5 3BH	Householder application for the proposed erection of a single storey front extension, single storey rear extension following demolition of existing conservatory, part garage conversion to create habitable accommodation, plus the insertion of 9no. roof lights, 1no. balcony, solar panels and changes to fenestration.
Observations: The Planning & Community Committee considered the proposal and recommended that the application be refused on the grounds that the provision of a balcony will lead to a loss of privacy for neighbours.	
220272 5 Selcourt Close, Woodley, RG5 3AS	Householder application for the proposed conversion of existing garage facilitated by changes to fenestration, Loft conversion to create habitable space and 2No. new dormers, plus insertion of 3no roof lights and changes to fenestration
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 proposed cladding is out of keeping with neighbouring properties and out of character with the street scene - Unclear drawings; there doesn't appear to be a 1st floor plan - Insufficient on-site / off-road parking provision 	
220284 16 Crockhamwell Road, Woodley, RG5 3LF	Householder application for the proposed garage conversion to habitable space. (Retrospective)
Observations: The Planning & Community Committee considered the proposal and had not objections, subject to the condition that the space is ancillary to the domestic use of the property.	

220319 8 South Lake Crescent, Woodley, RG5 3QW	Householder application for the proposed erection of a part single storey, part two storey side/rear extension, plus the extension of existing loft conversion including the insertion of 1 no. flat roof dormer.
Observations: No objections.	
220353 15 Malvern Close, Woodley, RG5 4HL	Householder application for the proposed erection of a single storey side extension with changes to fenestration.
Observations: No objections.	
220366 7 Hanwood Close, Woodley, RG5 3AB	Householder application for the proposed erection of an Edwardian Conservatory to Rear of Property.
Observations: No objections.	
220373 60 Bruce Road, Woodley, RG5 3DZ	Householder application for the proposed development of a single storey side extensions.
Observations: No comments.	
220459 190 Fairwater Drive, Woodley, RG5 3JF	Householder application for the proposed erection of a single storey front extension, two storey side extension and the insertion of 1no. sun tunnel to existing roof.
Observations: The Planning & Community Committee considered the proposal and, whilst they had no objections, they were concerned about the amount of available parking.	
220559 33 Glendevon Road, Woodley, RG5 4PJ	Householder application for the proposed erection of a single storey rear conservatory extension.
Observations: No objections.	



The Oakwood Centre
Headley Road, Woodley
Berkshire, RG5 4JZ

Wokingham Borough Council
Shute End
Wokingham
Berkshire
RG40 1BN

14 February 2022

WOKINGHAM LOCAL PLAN – DRAFT ANTI-POVERTY STRATEGY

The Woodley Town Council's Planning & Community Committee have reviewed the draft Anti-Poverty Strategy (2022-26) and wish to submit the following comments on behalf of the Council.

This Council believes that the source of poverty should be addressed, rather than simply looking to implement measures to mitigate them. Many of the problems are viewed as temporary and are being passed to charities to deal with, and we feel the strategy fails to act in areas under the Borough Council's control or within their sphere of influence.

The strategy refers to free school meals but does not appear to address other schooling expenses families face, such as expensive school uniforms and IT equipment. There is also a focus on getting people into work to solve the problem, but the strategy seems to ignore in-work poverty.

With regards to the groupings provided within the strategy, we believe the third grouping, 'Asset Rich, Cash Poor' needs to acknowledge that, in a lot of cases, assets cannot be liquidated through no fault of the individual. At present it is worded in a way which seems to suggest the group covers those with large properties and low cash through their own choice, and we believe this is probably unfair. We would encourage terminology which reflects the true nature of this type of poverty; ie 'people unable to liquidate their property assets due to health or similar issues'.

We also believe it might be helpful for the strategy to explore short term poverty; people hit with short term challenges, such as unexpected large bills or housing issues, for example, having a tenancy end and needing to raise a deposit for a new rental.

With regards to the objectives, we believe the content of the strategy is probably far more ambitious than the objectives show. We would like to see the first objective re-worded to be more like '*Help people to manage and escape from poverty*' rather than just supporting people in poverty.

Our only other concern is the reliance on the voluntary sector within the strategy.

We hope these comments are helpful in the creation of the final strategy, which we look forward to seeing.

With regards,

A handwritten signature in black ink, appearing to read 'Philip Wicks', is positioned above a faint, light blue rectangular stamp or watermark.

CLlr Philip Wicks
Chairman – Woodley Town Council Planning & Community Committee