

**Minutes of a Meeting of the Planning and Community Committee held at the Oakwood Centre on Tuesday 29 March 2022 at 7:45 pm**

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

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

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

111. **APOLOGIES**

Apologies for absence were received from Councillors Nagra, Soane and Wicks.

112. **DECLARATIONS OF INTEREST**

There were no declarations of interest.

113. **MINUTES OF THE PLANNING AND COMMUNITY COMMITTEE MEETING HELD ON 1 MARCH 2022**

**RESOLVED:**

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

114. **CURRENT PLANNING APPLICATIONS**

**RESOLVED:**

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

115. **PLANNING DECISIONS**

**RESOLVED:**

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

116. **TREE PRESERVATION ORDERS**

**a) Applications for works to trees**

**RESOLVED:**

- ◆ To note application 220630:  
Location: TPO 0069/1976, T2 and T3: 12 Tiverton Close, Woodley, RG5 3BE.  
Proposal: T1, Oak (T3 on TPO) - Crown lift to approx. 5m by removing secondary growth only where possible. Remove lowest limb growing towards property.  
T2, Oak (T2 on TPO) - Crown lift to approx. 5m by removing secondary growth only where possible.

- ◆ To note application 220632:  
Location: TPO 0256/1984: 18 Mannock Way, Woodley, RG5 4XW.  
Proposal: T1 Silver Birch – Crown Reduction, reduce by approximately 20% of leaf area (this equates to the removal of up to approximately 2m of the radial crown spread and the removal of up to approximately 2-2.5m of the height), see photo for approx. crown outline after the reduction.  
T2 Oak - Prune back low large stub, located on the East side at approximately 3.5-4m, to an appropriate pruning point - to the U- shaped union.

117. **b) TPO Confirmations**

**RESOLVED:**

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

TPO 1849/2022 – West side of Perimeter Road, Woodley, RG5

W1 – All deciduous tree species - Located north of 8 Mollison Close, along west side of Perimeter Road to south of 15 Mollison Close, Woodley, RG5.

W2 – All deciduous tree species. Pine (pinus spp) - Located north of 8 Constable Close, along west side of Perimeter Road to south of 24 Constable Close, Woodley, RG5.

W3 – All deciduous tree species. Pine (pinus spp) - Located east of 25 Constable Close, along west side of Perimeter Road and to south of 35 Constable Close, Woodley, RG5.

118. **EARLEY STATION FOOTBRIDGE UPDATE**

Members discussed the options for the repair or replacement of the Earley Station footbridge, as set out by Wokingham Borough Council. Members commented that full consultation with potential users, especially those who would need to use the ramps, should take place to understand if the length of the proposed new ramps would be a barrier to its use.

**RESOLVED:**

- ◆ To note the update from Cllr Wicks regarding the Earley Station Footbridge project, as given in the agenda.

119. **WOODFORD PARK PLAY AREA – PLANNING APPLICATION**

**RESOLVED:**

- ◆ To note that the Town Council has submitted the following planning application in respect of the new Woodford Park destination play area:

Reference: 220770

Location: Woodford Park/Memorial Ground, Headley Road, Woodley, Wokingham

Proposal: Full application for the proposed installation of a children’s play/slide unit of 6.8 metres in height.

Deadline: 7 April 2022

120. **WOKINGHAM BOROUGH COUNCIL HACKNEY CARRIAGE FARES CONSULTATION - OUTCOMES**

**RESOLVED:**

- ◆ To note the outcome of the Wokingham Borough Council’s consultation relating to proposed Hackney Carriage Fare increases, as given in the agenda.

121. **COMMUNITY ISSUES**

Councillor Bragg provided an update on the Community Speedwatch project.

Councillor Bragg advised that he has yet to be contacted by Thames Valley Police to be set up as a group coordinator and undertake the required training. He advised Members that he has reviewed the Speedwatch data collated in 2018 from five roads in Woodley. His initial plan is to locate the Council's data logger on a number of roads around Woodley, for a week at a time, to collect up to date data. Councillor Bragg also confirmed that nine Community Speedwatch signs would need to be installed, covering all the roads which enter Woodley, in order for Speedwatch activities to be valid.

Nine volunteers are currently on hold to assist with the Council's Community Speedwatch group, all of which would need to undertake and pass the relevant Thames Valley Police training. Councillor Bragg advised that Speedwatch locations need to provide an escape route where volunteers can avoid any car which might potentially veer off the highway.

Councillor Skegg recommended that the Council considers its presence at the Woodley Carnival with a view to being seen as a hub for community groups and activities. The Deputy Town Clerk confirmed he would feed this back into discussions.

122. **HIGHWAYS ISSUES**

Councillor Jewell advised members that, after years of concerns over speeding and poor signage on Reading Road, she has been communicating with Wokingham Borough Council who have agreed to install a Vehicle Activated Speed (VAS) sign which provides a warning should drivers exceed 30 mph. She advised that this is due to be installed during the first quarter of the new financial year.

123. **PUBLICATIONS/INFORMATION**

**RESOLVED:**

- ◆ To note receipt of the following:
  - WBC Planning Policy Newsletter – March 2022
  - Me2 Club Newsletter – February 2022
  - Thames Valley Police Community Speedwatch Newsletter #3.
  - The Wokingham Volunteer Centre E-News – March 2022
  - CCB eBulletin – March 2022

124. **FUTURE AGENDA ITEMS**

There were no suggestions for future agenda items.

125. **PUBLICITY/WEBSITE**

There were no suggestions for publicity or website items.

126. **ENFORCEMENT ISSUES**

**RESOLVED:**

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

The meeting closed at 8:32 pm

Woodley Town Council

**Observations on the following Planning Applications made at the Planning & Community Committee meeting held on 29 March 2022**

<b>Application No. &amp; Address</b>	<b>Proposal</b>
<b>220209</b> 124 Kingfisher Drive, Woodley, RG5 3LQ	Full application for the proposed subdivision of the site and erection of 1 no. 3 bedroom dwelling with detached garage and associated parking, following demolition of existing outbuildings.
<p><b>Observations:</b> Members considered this application and their opinion was split. Councillor Jewell and Skegg believed the Committee should recommend that the application be refused as the development was out of keeping and out of character with the street scene. Following a vote, Members determined to submit no objections to the application.</p> <p>For: 3 Against: 2 Abstain: 0</p>	
<b>220470</b> 4 Frampton Close, Woodley, RG5 3BS	Householder application for a single storey rear extension for sitting room.
<p><b>Observations:</b> No objections.</p>	
<b>220535</b> 92 Loddon Bridge Road, Woodley, RG5 4AN	Application to remove condition 9 of planning consent 211870 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. Condition 9 refers to the protection of trees and it is proposed that this condition is removed and the works carried out in accordance with the submitted landscape plan.
<p><b>Observations:</b> The Planning &amp; Community Committee considered this application and recommended that it be refused on the grounds that there is not justifiable reason to remove condition 9 from the original planning consent (application 211870).</p>	
<b>220547</b> 5 Seaford Gardens, Woodley, RG5 3LN	Householder application for the proposed conversion of garage to create habitable accommodation, changes to fenestration plus erection of front porch with canopy.
<p><b>Observations:</b> The Planning &amp; Community Committee considered this application and, whilst they had no objections to the development, were concerned that there may be a lack of on-site / off street parking were the property to have 5 bedrooms.</p>	
<b>220550</b> 55 South Lake Crescent, Woodley, RG5 3QN	Full application for the proposed erection of 1no. 4 bedroom dwelling, with associated parking and amenity space.
<p><b>Observations:</b> The Planning &amp; Community Committee considered this application and had no objections, but requested that a condition be added to ensure that the hedge running along the eastern boundary of the property be maintained in order to retain sufficient separation between this new property and the neighbouring bungalows on The Close.</p>	

<b>220599</b> Units 1, 2 and 3, 59 Crockhamwell Road, Woodley, RG5 3JP	Full application for the proposed changes to first floor fenestration on commercial units 1, 2 and 3.
<b>Observations:</b> No objections.	
<b>220623</b> 39 Norton Road, Woodley, RG5 4AJ	Householder application for the proposed erection of a two storey side extension and part garage conversion following demolition of the existing rear extension and detached outbuilding, including changes to fenestration.
<b>Observations:</b> No objections.	
<b>220637</b> 15 Keats Close, Woodley, RG5 3QF	Householder application for the proposed erection of a single storey front extension and garage conversion with a new pitched roof.
<b>Observations:</b> No objections.	
<b>220646</b> 80 Malone Road, Woodley, RG5 3NJ	Householder application for the proposed single storey rear extension and single storey side extension with 3No roof lights to include changes to fenestration.
<b>Observations:</b> No objections.	
<b>220712</b> 74 Howth Drive, Woodley, RG5 3EG	Householder application for the erection of a single storey side/rear extension and partial conversion of garage facilitated by changes to fenestration (Retrospective).
<b>Observations:</b> The Planning & Community Committee considered this application and have no objections, on the condition that the extension is ancillary to the domestic use of the property.	
<b>220751</b> 2 Oak Drive, Woodley, Berkshire, RG5 4BA	Application to vary condition 2 of planning consent 182305 for the proposed erection of single storey rear extension and first floor side extension to existing dwelling. Condition 2 relates to approved details and the variation is to increase the height of the first floor side extension to align with the main roof height.
<b>Observations:</b> The Planning & Community Committee considered this application and whilst they had no objections, they were unhappy that this application appears to have been submitted retrospectively to the works taking place.	
<b>220758</b> 3 Kingfisher Drive, Woodley, RG5 3LG	Householder application for proposed part two storey rear extension part first storey side extension above garage with associated fenestration.
<b>Observations:</b> The Planning & Community Committee considered this application and, whilst they had no objections, there was a concern about the potential loss of amenity space.	