

Minutes of a Meeting of the Planning and Community Committee held at the Oakwood Centre on Tuesday 26 April 2022 at 7:45 pm

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

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

Also present: *Councillors: K. Baker; A. Heap;
2 members of the public*

127. **APOLOGIES**

Apologies for absence were received from Councillors Cheng and Nagra.

128. **DECLARATIONS OF INTEREST**

There were no declarations of interest.

129. **MINUTES OF THE PLANNING AND COMMUNITY COMMITTEE MEETING HELD ON 29 MARCH 2022**

RESOLVED:

- ◆ That the minutes of the Planning and Community Committee meeting held on 29 March 2022 be approved and be signed by the Chairman as a true and accurate record.

130. **CURRENT PLANNING APPLICATIONS**

RESOLVED:

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

131. **PLANNING DECISIONS**

RESOLVED:

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

132. **PLANNING APPEALS**

RESOLVED:

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

Application: 210688

Location: Land to the North East of Vauxhall Drive, Vauxhall Drive, Woodley, Wokingham, RG54EL

Proposal: Prior approval submission for the installation of a 20m high monopole supporting 6 no. antenna apertures and 4 no. 600mm transmission dishes, plus the installation of 8 no. ground-based equipment cabinets within a secured, fenced compound, and ancillary development thereto.

- ◆ To contact the Planning Inspectorate to modify the Town Council's original response to the planning application to also include concern that the proposed telecommunications installation is within close proximity of a skate park / children's play space.

133. **NEIGHBOUR CONSULTATION SCHEME**

RESOLVED:

- ◆ To note application 221026:
Location: Caversham Park, Peppard Road, Caversham, Reading, RG4 8TZ.
Proposal: Consultation from Reading Borough Council for the following proposal: Works associated with the redevelopment of Caversham Park to provide assisted living units including alterations to the main house and demolition of existing extensions. Works associated with the residential conversion of Bursars House, The Lodge and 2 Caversham Park Drive.
- ◆ To note application 221025:
Location: Caversham Park, Peppard Road, Caversham, Reading, RG4 8TZ.
Proposal: Consultation from Reading Borough Council for the following proposal: Redevelopment of Caversham Park for 64 assisted living units (Class C2) for the over 55's through the conversion of Caversham Park House, 64 bed care home (Class C2), 61 age-restricted retirement dwellings, including conversion of the existing buildings Bursars House, The Lodge and 2 Caversham Park Drive (Class C3), 5 market dwellings (Class C3), 28 affordable dwellings (Class C3), and refurbishment and extension of the existing pavilion to provide changing facilities, café/studio and sports provision comprising 2 no. croquet lawns, 2 no. bowling greens, an additional tennis court, refurbishment of the existing tennis court and associated parking and landscaping following the demolition of extensions and associated outbuildings to the main house.

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

RESOLVED:

- ◆ To note application 220455:
Location: TPO 3/1951, WOODLAND 3: 147 Nightingale Road, Woodley, RG5 3LZ.
Proposal: T2, Beech – Crown reduction by 2-3m all round.

135. **APPLICATION FOR A NEW PREMISES LICENCE**

A concern was raised regarding the proposal for this premises to open from 07:00 until 22:00, however Members noted that these times were the same as another local supermarket.

RESOLVED:

- ◆ To note receipt of an application for a new premises licence for Indus Fresh, Shop 5, Loddon Vale Centre, Woodley
- ◆ To submit no comments in response to this application.

136. **TWYFORD NEIGHBOURHOOD PLAN**

Members noted that a map of the neighbourhood plan included a proposed route, presumed for pedestrians and cyclists, heading west from the south side of Twyford Station into Charvil. It was noted that, if this route carried on as far as Park Lane in Charvil, there was a potential for a cycle route running north from the Airfield in Woodley to Twyford Station. Councillor Baker suggested this matter be included in the agenda for the next meeting of the Cycling in Woodley Sub Committee.

RESOLVED:

- ◆ To contact Twyford to enquire whether there are plans for a cycleway along this route, and to copy Charvil into this.

137. **BULMERSHE SULV TREE PLANTING**

RESOLVED:

- ◆ To note Wokingham Borough Council have arranged a site visit to the Bulmershe SULV on Tuesday 17 May from 1:30pm to 2:45pm to walk the area and discuss proposals for tree planting.

138. **COMMUNITY SPEEDWATCH**

Councillor Bragg updated the Committee to confirm the Woodley Speedwatch group was now up and running and that he had completed the training videos. He confirmed that Speedwatch activities could not take place until at least two other volunteers had completed the training, and he would be contacting the nine individuals who had shown interest later in the week to progress this.

Councillor Bragg advised that he felt there was no requirement to set up a Speedwatch Sub Committee as all activities would have to adhere to Thames Valley Police Speedwatch policy so there was little for a Sub Committee to determine.

Councillor Bragg requested assistance from two to three Members to help position the Data Logger on chosen roads when required. Councillor Skegg offered his assistance, and Councillor Baker also advised he would be willing to assist if no other Councillors made themselves available.

Members noted that, prior to any Speedwatch activities taking place, Community Speedwatch signs needed to be installed at suitable locations on all roads leading into Woodley. The Committee Officer advised that he had assessed there to be 9 roads in / out of Woodley, and confirmed that Wokingham Borough Council had advised that the cost of each sign, include installation, was around £72. Members noted that the Strategy & Resources Committee had approved £1,000 for the installation of signs at their meeting in January.

[Committee Officer Note: The cost of installing signage was actually quoted at £73 per sign by WBC on 18/01/22, who also indicated there would be a slight increase in April 2022.]

Members noted that any site proposed as a Speedwatch location needed the formal approval of Thames Valley Police, and an escape route for volunteers had to be available for a site to be approved.

Councillor Baker suggested a set of criteria may need to be created in order to determine at which locations were appropriate for the Council's Data Logger to be positioned. Members noted that Thames Valley Police do not accept data from the Data Logger as part of the Speedwatch Scheme, but that the data could be used by the Council to determine which roads have speeding issues.

RESOLVED:

- ◆ To email all Members seeking volunteers to assist with the installation of the Data Logger.
- ◆ To publicise the setup of the Woodley Speedwatch Group on the Council's social media and website, and to invite any resident interested in volunteering the contact the Council.
- ◆ To contact Wokingham Borough Council to arrange for the installation of Community Speedwatch signage at all road entry points into Woodley.

139. **EARLEY STATION FOOTBRIDGE UPDATE**

Councillor Wicks updated Members to inform them that the next meeting with Wokingham Borough Council regarding the footbridge is due to take place in May. This should be following a condition report which will be provided following a close-up inspection of the bridge which is due to take place shortly.

140. **COMMUNITY ISSUES**

Councillor Jewell raised an issue relating to the old haul bridge going across the River Loddon. The bridge is closed, although it appears to be safe for pedestrians, and this prevents access over the river to and from Hurst and Dinton Pastures. It is rumoured that the closure is actually a matter of land ownership between Summerleaze and another party. Councillor Jewell recommended that the Council aim to arrange a meeting with Wokingham Borough Council and relevant land owners to discuss options for reinstating the bridge to pedestrian traffic.

Members suggested that it would initially be helpful to contact Wokingham Borough Council to see if they have any additional information regarding why the bridge might be closed and, if it is in relation to land ownership, to seek their support in identifying the land owners and arranging a meeting to try and resolve the matter. Councillor Baker recommended that any future meeting might be set up to coincide with a meeting of the Committee.

RESOLVED:

- ◆ To contact Wokingham Borough Council to seek their understanding of the reasons why the bridge is closed.

141. **HIGHWAYS ISSUES**

No highways issues were raised by Members.

142. **PUBLICATIONS/INFORMATION**

RESOLVED:

- ◆ To note receipt of the following:
 - Me2 Club Newsletter – March 2022
 - CCB eBulletin – April 2022

143. **FUTURE AGENDA ITEMS**

There were no suggestions for future agenda items.

144. **PUBLICITY/WEBSITE**

There were no suggestions for publicity or website items, other than those already noted.

145. **ENFORCEMENT ISSUES**

RESOLVED:

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

The meeting closed at 8:51 pm

Woodley Town Council

Observations on the following Planning Applications made at the Planning & Community Committee meeting held on 26 April 2022

| Application No. & Address | Proposal |
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| 220283 21 Vauxhall Drive, Woodley, RG5 4EA | Householder application for the proposed single storey front and two storey rear extension. |
| Observations: No objections. | |
| 220617 15 Wroxham Road, Woodley, RG5 3AX | Householder application for the proposed erection of a single storey front extension to create a porch, erection of a single storey rear extension, conversion of loft to create habitable accommodation and the insertion of 1 no. front dormer and 1 no. rear dormer, plus the insertion of 2 no. rooflights and 1 no. Juliet balcony to rear. |
| Observations: No objections. | |
| 220659 4 Woodland Close, Woodley, RG5 4FG | Full application for the proposed change of use of amenity land to residential and construction of new boundary wall to side of property. |
| Observations: The Planning & Community Committee considered this application and recommended that it be refused on the following grounds: <ul style="list-style-type: none"> - Loss of amenity for neighbours - Potential conflict between vehicles and pedestrians / impact on highway from dangerous position of parking space near to junction | |
| 220866 1 Dunbar Drive, Woodley, RG5 4HA | Full application for the proposed change of use of amenity land to residential and construction of new boundary wall to side of property. |
| Observations: No objections. | |
| 220867 67 South Lake Crescent, Woodley, RG5 3QN | Householder application for the proposed erection of a single storey side extension and changes to fenestration, following demolition of existing lean-to. |
| Observations: No objections. | |
| 220894 24 Redwood Avenue, Woodley, RG5 4DR | Householder application for the proposed erection of a part single storey, part two storey side/rear extension, following demolition of existing garage. |
| Observations: The Planning & 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, and the Committee felt the plans were unclear regarding access. | |

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| <p>220899 239 Loddon Bridge Road, Woodley, RG5 4BN</p> | <p>Householder application for the proposed erection of a single storey side extension, single storey rear extension, conversion of garage to habitable space and changes to fenestration.</p> |
| <p>Observations: No objections.</p> | |
| <p>220934 Loddon Vale House, Hurricane Way, Woodley, RG5 4UX</p> | <p>Full application for the proposed erection of a three storey linked extension to the east wing of existing building to provide 2no residential dwellings.</p> |
| <p>Observations: The Committee considered the proposal, noting this was a resubmission of a previously approved application which had lapsed. The Committee maintained their original objections to the proposal, and once again recommended that the application be refused on the following grounds:</p> <ul style="list-style-type: none"> - The proposed structure cannot be considered to be an extension of the existing building; it is a separate building linked by a staircase. - The proposal will result in the loss of 9 car park spaces adjacent to Loddon Vale House. - The proposal will also require 2 car park spaces to be lost from the adjacent retail area, where the car park is already full for much of the time. - Concern about overlooking of the adjacent nursery play area. - Overdevelopment of the site. - Massing effect and detrimental to the street scene. - The developer has not consulted with local residents; the statement of community engagement appears to incorrectly state the proposal is for a two storey extension, not three storey. | |
| <p>220975 Unit 9 Base 329, Headley Road East, Woodley, RG5 4AZ</p> | <p>Application to vary condition 2 of application 213913 for the proposed change of use from Class E(g)(iii) research and development to Class E(e) veterinary practice, plus associated external alterations including installation of air transfer grilles and air conditioning units (chiller units), infilling of roller shutter door and insertion of new fenestration. Condition 2 refers to the approved details and the variation is to allow repositioning of the ventilation system in an area adjacent to the building.</p> |
| <p>Observations: No objections.</p> | |
| <p>221036 55 Rowan Drive, Woodley, RG5 4LN</p> | <p>Householder application for the proposed single storey side extension forming garage.</p> |
| <p>Observations: No objections.</p> | |
| <p>221052 25 Woodlands Avenue, Woodley, RG5 3HN</p> | <p>Householder application for the proposed erection of a pitched roof front canopy, erection of new porch, single storey rear extension, loft conversion to create habitable accommodation, insertion of 3no. rooflights and 5no. dormers, plus hip to gable roof extension, following demolition of existing outbuilding to the rear.</p> |
| <p>Observations: No objections.</p> | |

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| 221116 78 Bruce Road, Woodley, RG5 3DZ | Householder application for the proposed garage conversion into habitable space, single storey front extension, part two storey part first storey side extension above existing garage, and associated changes to fenestration. |
| Observations: The Planning & 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. | |
| 221144 14 Godstow Close, Woodley, RG5 4LE | Householder application for the proposed garage conversion into habitable space and associated changes to fenestration. |
| Observations: The Planning & Community Committee considered this application and had no objections subject to the turning circle being fully retained. | |
| 221146 163 Colemans Moor Road, Woodley, RG5 4DB | Householder application for the proposed erection of a single storey rear extension. |
| Observations: No objections. | |
| 221165 6 Hanwood Close, Woodley, RG5 3AB | Householder application for the erection of a first floor rear extension. (Retrospective) |
| Observations: No objections. | |
| 221172 28 Bruce Road, Woodley, RG5 3DZ | Householder application for the proposed erection of a double storey side extension and single storey rear extension. Demolition of garage - adjustment to hard standing following planning application approval 214113 |
| Observations: The Planning & Community Committee considered this resubmission and, whilst they did not have any specific objections to the extensions, there were still concerned that the proposed parking provision would require the loss of the verge, hedge and wall to the front of the property for it to be workable which would be out of keeping with the neighbouring property. | |
| 221193 232 Loddon Bridge Road, Woodley, RG5 4BS | Householder application for the proposed erection of a single storey rear extension, including the demolition of the existing external shed. |
| Observations: No objections. | |