

**Minutes of a Meeting of the Planning and Community Committee held at the Oakwood Centre on Tuesday 17 May 2022 at 7:45 pm**

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

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

**Also present:** *1 member of the public*

1. **APPOINTMENT OF CHAIRMAN AND VICE CHAIRMAN**

The Deputy Town Clerk asked for nominations for the position of Chairman of the Planning & Community Committee for the 2022/23 municipal year.

It was proposed by Councillor Cheng, seconded by Councillor Bragg, and

**RESOLVED:**

- ◆ That Councillor Wicks be appointed to the position of Chairman of the Planning & Community Committee for the 2022/23 municipal year.

Voting: For: 4 Against: 0 Abstentions: 0 No Vote Recorded: 1

It was proposed by Councillor Bragg, seconded by Councillor Wicks, and

**RESOLVED:**

- ◆ That Councillor Cheng be appointed to the position of Vice Chairman of the Planning & Community Committee for the 2022/23 municipal year.

Voting: For: 4 Against: 0 Abstentions: 1 No Vote Recorded: 0

2. **APOLOGIES**

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

3. **DECLARATIONS OF INTEREST**

There were no declarations of interest.

4. **MINUTES OF THE PLANNING AND COMMUNITY COMMITTEE MEETING HELD ON 26 APRIL 2022**

**RESOLVED:**

- ◆ That the minutes of the Planning and Community Committee meeting held on 26 April 2022 be approved and be signed by the Chairman as a true and accurate record.

5. **CURRENT PLANNING APPLICATIONS**

**RESOLVED:**

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

6. **PLANNING DECISIONS**

**RESOLVED:**

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

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

**RESOLVED:**

- ◆ To note application 221132:  
Location: TPO 0003/1951, WOODLAND 3: Malone Park, Land rear of 7 Jerome Road, Woodley, RG5 3NH.  
Proposal: T1, Maple – Re-pollard to previous pollard points.
- ◆ To note application 221316:  
Location: TPO 0003/1951, WOODLAND 3: 68 Fairwater Drive, Woodley, RG5 3JB.  
Proposal: T1, Oak – Remove dead branch caught in canopy and removal of major deadwood over 50mm in diameter; removal of 1 no. secondary branch overhanging the garden of no. 70 Fairwater Drive.
- ◆ To note application 221408:  
Location: TPO 170/1980, AREA 3: 11 Anthian Close, Woodley, RG5 4XA.  
Proposal: T1, Oak - Crown reduction to the SW and NW side by approx. 1.75-2m in spread to result in an approx. radial crown spread to North of 6m, East of 8m, South of 6.5m and West of 6m. Remove 2 no. lowest limbs on the West side; remove 1 no. lowest limb on the SW side. Crown clean by removing internal epicormic growth up to 7m. Crown lift to approx. 6.5m by removing secondary growth only where possible.  
T2, Oak – Crown lift to approx. 6.5m by removing secondary growth only where possible.

8. **SANDFORD PARK BAILEY BRIDGE**

The Committee Officer highlighted the main points raised in Wokingham Borough Council's response regarding the lack of access across Sandford Park Bailey Bridge.

Members noted that the argument against increasing usage was spurious as the land can already be accessed via public rights of way. Members commented that the £30k provision from the developer which was included in the planning permission was for the benefit of Woodley residents, and that by using that money elsewhere Woodley residents would miss out. It was noted that, whilst £30k may not be a lot of money to repair the bridge, it was originally expected that Wokingham Borough Council would contribute additional funds.

**RESOLVED:**

- ◆ To note the response received from Wokingham Borough Council regarding public access across Sandford Park Bailey Bridge.
- ◆ To write to Wokingham Borough Council to highlight the Town Council's concerns and request that the £30k, plus any additional contribution required from the Borough Council, be used to build a new bridge which provides access across the river.

9. **COMMUNITY SPEEDWATCH**

Councillor Bragg provided the Committee with an update regarding Speedwatch.

He confirmed that the software required to operate the Council's Data Logger had now been downloaded to a laptop, but there was an issue connecting the Data Logger. Councillor Bragg confirmed he would be collecting the equipment in the next day or so and would then attempt to resolve this issue with a view to getting the Data Logger up and running shortly.

Councillor Bragg confirmed that a new email address had been set up for future correspondence regarding Speedwatch – david.bragg-speedwatch@woodley.gov.uk. An email will now be sent out to those who expressed an interest in volunteering. Councillor Bragg advised members that at least two volunteers must have undertaken the training and passed the tests in order to undertake Speedwatch activities, and that it was likely this wouldn't be before August.

It was noted that Speedwatch activity had been seen being conducted by the Bulmershe and Whitegates Speedwatch Group in Fosters Lane. A query was raised regarding whether this activity would be invalid if Speedwatch signage was not in place. Members noted that, for Speedwatch activities to be valid, signage needs to be in place on every highway entering the area, or a temporary sign can be installed within a specific distance of the activity.

10. **EARLEY STATION FOOTBRIDGE UPDATE**

Councillor Wicks confirmed that he was waiting details of the next meeting regarding the bridge from Wokingham Borough Council. He also noted that an inspection of the footbridge is due to take place this year but he is unaware of the date.

**RESOLVED:**

- ◆ To contact Wokingham Borough Council to request details of when the next meeting regarding the footbridge is planned, and to confirm if and when a date has been set for an inspection of the footbridge.

11. **COMMUNITY ISSUES**

The Committee Officer advised that, following the last meeting of the Committee, he had written to Thames Valley Police requesting a member of the Woodley Policing Team attend a future meeting of the Committee to discuss the issue of dangerous e-scooting and cycling in the Woodley precinct.

The Committee Officer confirmed he had received a response from Thames Valley Police, which he read out. Their response advised that they had seen an increase in the use of e-scooters across the area, and had conducted a local operation targeting the illegal use of e-scooters in the Town Centre on 30 April. To date, Thames Valley Police's approach has been one of education, but they stated that they now feel that a move forwards to enforcement is required. The responses confirmed that an officer will try to attend the Committee meeting due to be held on 14<sup>th</sup> June.

**RESOLVED:**

- ◆ To reply to Thames Valley Police to confirm their attendance at the next meeting.

12. **HIGHWAYS ISSUES**

Councillor Wicks highlighted the poor state of roads across Woodley, but noted that he had seen signage in the area relating to repairs.

13. **PUBLICATIONS/INFORMATION**

**RESOLVED:**

- ◆ To note receipt of the following:
  - The Woodley Volunteer Centre eNews – May 2022
  - Me2 Club Newsletter – March 2022

14. **FUTURE AGENDA ITEMS**

Councillor Jewell updated Members on her site visit Bulmershe SULV with the Friends of Bulmershe Open Space, Earley Town Council and Wokingham Borough Council representatives. The visit was to discuss plans to plant trees on the open space to enhance and protect the area. Councillor Jewell confirmed that Wokingham Borough Council were supportive of this plan and had made an offer to provide a number of trees for this. It was noted that the trees provided would be around 1m high.

Councillor Jewell requested that this matter be added to a future agenda for the Committee as it would affect the Town Council, although she noted that any progress was unlikely to happen quickly.

15. **PUBLICITY/WEBSITE**

There were no suggestions for publicity or website items.

16. **ENFORCEMENT ISSUES**

Members commented that there had appeared to be lots of retrospective planning applications being made after work has been started or completed. Members noted that the public are not always aware of the requirement to seek planning permission for certain types of development, but that it should be the responsibility of their architect or designer to advise them, in line with the Construction (Design and Management) Regulations 2015. Members suggested that some publicity be put out by the Town Council to advise people of their duty to seek planning permission.

**RESOLVED:**

- ◆ To note the information on enforcement issues received from the planning authority, as given in the agenda.
- ◆ To publicise the need for residents to seek planning permission for certain development.

The meeting closed at 8:30 pm

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**Observations on the following Planning Applications made at the Planning & Community Committee meeting held on 17 May 2022**

<b>Application No. &amp; Address</b>	<b>Proposal</b>
<b>220535</b> 92 Loddon Bridge Road, Woodley, RG5 4AN	Application to vary 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 the variation is to substitute the Arboricultural Method Statement with a Tree Protection Plan.  We have received revised/additional plans for the above application. The revised details show: Revised description to state the application is to vary condition 9 of planning consent 211870 to substitute the Arboricultural Method Statement with a Tree Protection Plan. Additional Tree Protection Plan received.
<b>Observations:</b> The Planning & Community Committee have considered this application and have recommended it be refused, and that condition 9 as contained in the original planning consent (211870) be retained.	
<b>220938</b> The Wing, Sandford Manor, Sandford Lane, Woodley, RG5 4SY	Householder application for the proposed erection of a two storey detached garage to the front of the property, following demolition of existing detached garage.
<b>Observations:</b> No objections.	
<b>221125</b> 27 Wyndham Crescent, Woodley, RG5 3AY	Householder application for the proposed conversion of the garage to create habitable accommodation to include changes to fenestration.
<b>Observations:</b> No objections.	
<b>221206</b> 33 Telford Crescent, Woodley, RG5 4QT	Householder application for the proposed garage conversion into habitable space, installation of new window in the first floor ensuite and associated changes to fenestration.
<b>Observations:</b> No objections.	
<b>221222</b> 52 Walmer Road, Woodley, RG5 4PN	Householder application for the proposed single storey, rear extension with pitched roof, side extension to existing garage and changes to fenestration.
<b>Observations:</b> No objections.	

<p><b>221256</b> 137 Loddon Bridge Road, Woodley, RG5 4AG</p>	<p>Householder application for the proposed single storey rear and side extension following demolition of existing conservatory.</p>
<p><b>Observations:</b> The Planning &amp; Community Committee have considered this application and have no objections, subject to a condition that the 400mm gap between this address and the neighbouring property be retained.</p>	
<p><b>221278</b> 1 Beaver Way, Woodley, RG5 4UD</p>	<p>Householder application for the proposed conversion of existing garage to create habitable accommodation, single storey rear extension, first floor side extension, changes to fenestration plus 1no. rooflight.</p>
<p><b>Observations:</b> The Planning &amp; Community Committee have considered this application and have no objections, although wished to highlight that the requirement to have obscure glass in the bedroom / study suggests this is not a good design.</p>	