

Minutes of a Meeting of the Planning and Community Committee held at the Oakwood Centre on Tuesday 14 June 2022 at 7:45 pm

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

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

Also present: *Councillor Alex Heap
1 member of the public*

17. **APOLOGIES**

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

18. **DECLARATIONS OF INTEREST**

There were no declarations of interest.

19. **MINUTES OF THE PLANNING AND COMMUNITY COMMITTEE MEETING HELD ON 17 MAY 2022**

RESOLVED:

- ◆ That the minutes of the Planning and Community Committee meeting held on 17 May 2022 be approved and be signed by the Chairman as a true and accurate record.

20. **CURRENT PLANNING APPLICATIONS**

RESOLVED:

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

21. **PLANNING DECISIONS**

RESOLVED:

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

22. **PRIOR APPROVAL SUBMISSION**

RESOLVED:

- ◆ To note application 221522:
 - Location: Units 1, 2 and 3, 59 Crockhamwell Road, Woodley, Wokingham, RG5 3JP
 - Proposal: Prior approval submission for the proposed addition of 2 no. additional storeys (second floor and roof space) to the existing terraced commercial building to provide 9 no. residential units.

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

RESOLVED:

- ◆ To note application 221183:
 - Location: TPO 878/1997, GROUP 1: Land on railway verge to east of Parker Court, Station Road, Earley, Reading, RG6 7DY.
 - Proposal: T1, Black Poplar – Crown reduction by 10m off top (pollard) and 5m off sides and long lateral limbs. Canopy growing towards power lines to be left due to previous works.

- ◆ To note application 221623:
 - Location: TPO 1849/2022, WOODLAND 1: Land to the rear of, 14 Mollison Close, Woodley, Wokingham, RG5 4XG.
 - Proposal: G1, Mixed Species – Cut back canopy overhanging the garden of no. 14 Mollison Close by approx. 3 metres.

24. **BUDGETARY CONTROL**

RESOLVED:

- ◆ To note Report No. PC 2/22.

25. **SANDFORD PARK BAILEY BRIDGE**

Members discussed the response received from Wokingham Borough Council declining the Town Council's request that the developer's funds be put towards the provision of a new bridge across the River Loddon.

Councillor Heap reminded Members that in a recent meeting the Committee had resolved to contact Twyford and Charvil Parish Councils to indicate an interest in working together to provide a cycle route from the airfield estate to Twyford Station, and to link this to the proposed Twyford Neighbourhood Plan. Councillor Heap suggested the £30k developer's fund could be used in connection with this.

Members noted the £30k had to be spent by 2024 or returned to the developer, and that Wokingham Borough Council had indicated they had agreed with the developer to use the funds elsewhere. Whilst Members accepted that the money was now unlikely to be used to create a pedestrian crossing across the River Loddon, as originally planned, they were concerned that the money might be spent elsewhere and not used for the benefit of Woodley residents, as they believed was the original intention.

RESOLVED:

- ◆ To note the reply received from Wokingham Borough Council, declining the Town Council's request that WBC utilise the £30k developer's fund, originally provided as part of the Sandford Park development, to provide a pedestrian bridge across the River Loddon.

- ◆ To reply to Wokingham Borough Council to ask where they are planning on spending the developer's fund, highlighting that the Town Council's understanding is that the money was intended to be used for the benefit of Woodley residents and, therefore, should be used as such.

26. **CITIZENS' AWARDS 2023**

The Committee Officer presented Report No. PC 3/22.

The Committee Officer advised Members that the final recommendation included in the report needed to be updated to reflect that the proposal is to set six award categories, with a 'Climate Champion' award added.

Members were in agreement with the proposals but recommended that the guidelines were amended further to specifically state that the intention is to provide one award per category each year. Members also requested the addition of a caveat to state that in exceptional circumstances more than one award may be given in a particular category, and that the Committee also reserves the right not to give an award in a particular category should nominations not be of sufficient merit.

RESOLVED:

- ◆ To note the information contained in Report No. PC 3/22
- ◆ To approve the following:
 - Changing the name of the Citizens' Awards ceremony to the 'Woodley Community Heroes Awards' for 2023
 - To permit the nomination of voluntary organisations and groups
 - To prohibit those who have previously won awards from receiving another award for the same or similar voluntary activities
 - To set six Community Heroes Award categories against which awards will be given – namely 'Neighbour of the Year', 'Volunteer of the Year', 'Voluntary Group of the Year', 'Climate Champion of the Year', 'Young Person of the Year', and 'Mayor's Outstanding Contribution Award'
 - To confirm within the guidelines that in exceptional circumstances more than one award may be given in a particular category, and that the Committee reserves the right not to give an award in a particular category should nominations not be of sufficient merit.

27. **COMMUNITY SPEEDWATCH**

Councillor Bragg provided the Committee with an update regarding Speedwatch.

Councillor Bragg advised Members that an email had been received from Wokingham Borough Council confirming the proposed locations of Speedwatch signs and that he was now awaiting confirmation of installation dates.

He advised that he had spoken with Shirley Boyt and Andy Croy who set up a Bulmershe and Whitegates Speedwatch group. It had been agreed that, where the boundary between Woodley and Earley falls down the middle of a road, each group would take responsibility for Speedwatch activities on their side of the road. He also advised that individuals could be members of multiple groups, so this could be something to consider in future if appropriate.

Councillor Bragg advised that he would send an email shortly to those volunteers who had shown an interest in being involved. He would then set up a meeting with the volunteers to discuss the operation of the Speedwatch group.

Councillor Bragg confirmed he had not made any progress in managing to connect the Data Logger to the laptop, but would continue trying to resolve this. He advised members that in the forthcoming months he would need a group of three to four Councillors to assist him by getting together to decide on which roads to undertake Speedwatch activities. He commented that these Councillors did not need to be Members of the Planning & Community Committee and asked anyone interested to contact him.

He noted that it was unlikely any Speedwatch activities would take place before the beginning of August.

28. **EARLEY STATION FOOTBRIDGE UPDATE**

Councillor Wicks informed Members that Wokingham Borough Council had advised that they were awaiting a steer from the new administration before moving forward with this project. He also noted that a response had not been received from Wokingham Borough Council as to when the regulatory safety inspection of the bridge was due.

RESOLVED:

- ◆ To email Wokingham Borough Council to chase for details of when the regulatory safety inspection is due on the bridge.

29. **COMMUNITY ISSUES**

There were no community issues raised by Members.

30. **HIGHWAYS ISSUES**

There were no highways issues raised by Members.

31. **PUBLICATIONS/INFORMATION**

RESOLVED:

- ◆ To note receipt of the following:
 - CCB eBulletin – May 2022
 - Me2 Club Newsletter – May 2022
 - The Wokingham Volunteer Centre Jubilee Newsletter

32. **FUTURE AGENDA ITEMS**

Councillor Wicks requested that a regular item be included on future agendas for the time being regarding the developers fund which was the subject of the discussion covered in Minute 25.

33. **PUBLICITY/WEBSITE**

Members recommended that the Community Heroes Awards be publicised.

34. **ENFORCEMENT ISSUES**

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 9:09 pm

Observations on the following Planning Applications made at the Planning & Community Committee meeting held on 14 June 2022

Application No. & Address	Proposal
221373 146 Butts Hill Road, Woodley, RG5 4NY	Householder application for the proposed erection of a two storey side and rear extension and roof space conversion to dwelling following demolition and removal of existing garage
Observations: No objections.	
221385 54 Hazel Drive, Woodley, RG5 3SA	Householder application for the proposed erection of a single storey side and rear extension following demolition of existing detached garage, plus new hardstanding to front and an increase in the width of the existing dropped kerb.
Observations: The Planning & Community Committee have considered this application and had no objections, subject to the condition that the public footpath adjacent to the property boundary is not obstructed at any time.	
221397 7 The Ridgeway, Woodley, RG5 3QD	Full application for the proposed subdivision of the site and erection of a 4 no. bedroom detached dwelling with associated access and parking, following demolition of the existing detached garage
Observations: The Planning & Community Committee considered this application and recommended that it be refused on the following grounds: <ul style="list-style-type: none"> - Overdevelopment - Out of character with the street scene; along this side of The Ridgeway properties are spaced out, with gaps between each property, but this proposal will reduce the gaps between the neighbouring properties. - Overbearing (massing) on the neighbouring bungalow - Cumulative impact of additional traffic and resultant on-street parking, which is already an issue in the road 	
221416 4 Bosworth Gardens, Woodley, RG5 3RS	Householder application for the proposed erection of a single storey front extension to form porch, and two storey side/rear extension, including the insertion of 2no. juliet balconies.
Observations: The Planning & Community Committee have considered this application and had no specific objections, although wished to note a concern about parking with the increased size of the property from 4 to 6 bedrooms.	

<p>221422 184 Loddon Bridge Road, Woodley, RG5 4AA</p>	<p>Application to vary condition 2 of planning consent 200824 for the variation of condition 2 of planning consent 192193 for the full application for the erection of 2no. 2 bedroom semi detached dwellings and 1no. 2 bedroom bungalow following demolition of existing buildings. Condition 2 refers to Approved Details and the variation is to change the elevations, floor plans and block plans including an increase in the roof height of all three dwellings by 500mm. 221422 refers to Condition 2 refers to (Approved details) and the variation is alterations to plots 1,2 and 3 including changes to fenestration the roof and additional rooflights.</p>
<p>Observations: No objections.</p>	
<p>221500 16 Fawcett Crescent, Woodley, RG5 3HU</p>	<p>Householder application for the proposed erection of a single storey side and rear extension.</p>
<p>Observations: No objections.</p>	
<p>221508 16 Crockhamwell Road, Woodley, RG5 3LF</p>	<p>Householder application for the proposed erection of 2no rear facing flat roof dormers, 1no front facing pitched roof dormer, and erection of front side boundary wall to match existing boundary wall, following demolition of 3no existing rear dormers.</p>
<p>Observations: The Planning & Community Committee considered this application and recommended that it be refused on the following grounds:</p> <ul style="list-style-type: none"> - Out of character with the street scene - Out of keeping with neighbouring properties - Loss of light on neighbouring property - Unneighbourly – the proposal would cause an unacceptable impact on neighbouring properties 	
<p>221521 22 Mollison Close, Woodley, RG5 4XG</p>	<p>Householder application for the proposed part conversion of the existing garage to create a utility room.</p>
<p>Observations: The Planning & Community Committee have considered this application and had no specific objections, although wished to note a concern regarding the apparent removal of a mature tree to the front of the property to create additional parking space and the impact to the environment has caused.</p>	
<p>221523 5 Mollison Close, Woodley, RG5 4XG</p>	<p>Householder application for the proposed part conversion of the garage, including associated changes to fenestration, and the removal of a window to the side elevation.</p>
<p>Observations: No objections.</p>	
<p>221534 33 Walmer Road, Woodley, RG5 4PN</p>	<p>Householder application for the proposed erection of a single storey front extension to form new porch, single storey rear extension, part loft conversion to create habitable accommodation, including the insertion of 1no. dormer, plus part garage conversion to create habitable accommodation.</p>
<p>Observations: No objections.</p>	

221557 62 Reading Road, Woodley, RG5 3DB	Full application for the proposed subdivision of the site and erection of a detached 3 no. bedroom dwelling following demolition of existing detached garage, with associated parking.
Observations: No objections.	
221568 6 Godstow Close, Woodley, RG5 4LE	Householder application for the proposed garage conversion into habitable space and erection of a single storey rear extension to include 2no rooflights, following demolition of the existing conservatory.
Observations: No objections.	
221632 78 Loddon Bridge Road, Woodley, RG5 4AN	Householder application for the proposed erection of a single storey rear extension following demolition of the existing conservatory, including a partial conversion of the garage.
Observations: No objections.	
221648 26 Cottesmore Road, Woodley, RG5 3NX	Householder application for the proposed erection of a single storey rear extension and garage conversion, including interior alterations.
Observations: No objections.	
221658 37 Butts Hill Road, Woodley, RG5 4NJ	Householder application for the proposed two storey front porch extension, single storey rear extension, first floor rear extension to include 1no. Juliet balcony plus changes to fenestration following demolition of existing conservatory.
Observations: No objections.	
221666 82 Fairwater Drive, Woodley, RG5 3JB	Householder application for the proposed first storey rear extension and a single storey front extension following demolition of the existing canopy porch.
Observations: The Planning & Community Committee have considered this application and had no specific objections, but noted concerns submitted by a neighbour.	