

Minutes of a Meeting of the Planning and Community Committee held at the Oakwood Centre on Tuesday 6 September 2022 at 7:45 pm

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

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

Also present: *Councillor A. Heap;
0 members of the public*

76. **APOLOGIES**

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

77. **DECLARATIONS OF INTEREST**

There were no declarations of interest.

78. **MINUTES OF THE PLANNING AND COMMUNITY COMMITTEE MEETING HELD ON 9 AUGUST 2022**

RESOLVED:

- ◆ That the minutes of the Planning and Community Committee meeting held on 9 August 2022 be approved and be signed by the Chairman as a true and accurate record.

79. **CURRENT PLANNING APPLICATIONS**

RESOLVED:

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

80. **PLANNING DECISIONS**

RESOLVED:

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

81. **PRIOR APPROVAL SUBMISSION**

RESOLVED:

- ◆ To note application 222537:
Location: 11 Redwood Avenue, Woodley, Wokingham, RG5 4DS
Proposal: Application for the prior approval of the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6.00m, for which the maximum height would be 3.00m and the height of the eaves 3.00m.

82. **ADVERTISEMENT CONSENT NOTIFICATION**

RESOLVED:

- ◆ To note application 222472:
 - Location: 406-412 Marks and Spencers, London Road, Woodley, Reading, RG6 1BG
 - Proposal: Application for advertisement consent for 2no. externally illuminated fascia signs to replace existing 2no. 'M&S FOODHALL' signs, changes to 1no. standalone totem to replace existing 'M&S FOODHALL' wording to 'M&S FOOD', replacement vinyl graphic and 20no. square manifestation signs.

83. **TREE PRESERVATION ORDERS**

a) Applications for works to trees

RESOLVED:

- ◆ To note application 222325:
 - Location: TPO 0003/1951, WOODLAND 3: Council land to the front of 78 and 80 Highgate Road, Woodley, Wokingham, RG5 3QR.
 - Proposal: T1, Beech - Crown lift by 5.2m to ensure statutory clearance heights are achieved. Crown reduction of outer canopy by 3m back to previous pruning points. Crown thin lower canopy by no more than 15%.

- ◆ To note application 222435:
 - Location: TPO 0038/1971, AREA 1: Land to northwest of 35 Mannock Way, Woodley, Wokingham, RG5 4XW.
 - Proposal: G1, 3 x Oak – Cut back branches overhanging garden and roof of no. 35 Mannock Way by 3m.
G2, 5 x Common Alder – Dismantle to ground level.

- ◆ To note application 222445:
 - Location: TPO 1374/2011: 142 Loddon Bridge Road, Woodley, Wokingham, RG5 4AB.
 - Proposal: T1, Oak – Remove deadwood and crown-lift over garden path removing smaller secondary outer branch tips to create 3-4m canopy clearance above ground level.
T2, Oak – Fell and replace.

- ◆ To note application 222646:
 - Location: SECTION 211 NOTIFICATION FOR WORKS IN A CONSERVATION AREA: 16 Church Mews, Woodley, Wokingham, RG5 4RJ.
 - Proposal: T1, Tree of Heaven – Crown reduction by approx. 2m in height and approx. 1m on the western side.

84. **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. This TPO was confirmed without modifications.

85. **CYCLING IN WOODLEY SUB COMMITTEE**

Councillor Heap noted an error on the report of the Cycling in Woodley Sub Committee meeting held on 31 August. On the second page, where it reported that the petition in support of the Twyford/Charvil cycle route had gained 209 signatures, this number should've been reported as 902. It was agreed that this would be updated.

It was noted that the Cycling in Woodley Sub Committee had not been kept in the loop regarding Wokingham Borough Council's Active Travel Plan proposals. It was suggested that Chairman of the Planning & Community Committee might wish to discuss this with the Chairman of the Sub Committee.

RESOLVED:

- ◆ To note Report No. PC 4522 of the meeting of the Cycling in Woodley Sub Committee which was held on 31 August 2022, including the correction detailed above.

86. **LOCAL BUS SERVICES BRIEFING NOTE**

RESOLVED:

- ◆ To note the Local Bus Services briefing note, provided by Councillor Fishwick, Executive Members for Active Travel, Transport and Highways at Wokingham Borough Council, as set out in the agenda.

87. **COMMUNITY SPEEDWATCH**

As Councillor Bragg was unable to attend the meeting there was no update provided with regards to Community Speedwatch.

88. **EARLEY STATION FOOTBRIDGE UPDATE**

The Committee Officer confirmed that, in response to the letter sent to Wokingham Borough Council on behalf of the Committee after the last meeting, new Assistant Director for Highways and Transport, Chris Easton, had replied to confirm that he would be arranging a meeting with representatives of both Woodley and Earley town councils at which two options for a replacement bridge will be discussed. The Committee Officer confirmed that two dates had subsequently been proposed for the meeting; Thursday 15 or Friday 23 September.

Members asked that Wokingham Borough Council be contacted to ensure that invites to this meeting are extended to Councillors Wicks, Baker and Jewell.

89. **COMMUNITY ISSUES**

No community issues were raised by Members.

90. **HIGHWAYS ISSUES**

Councillor Jewell reminded Members that she had previously requested to Wokingham Borough Council that a vehicle activated speed sign be introduced on Reading Road following concerns over speeding. She advised that this speed sign did appear recently but then disappeared. Following conversations with Wokingham Borough Council, it was advised that these signs are not kept in the same location for long periods as otherwise drivers get used to the sign, so the sign will be moved around different locations in Woodley.

91. **PUBLICATIONS/INFORMATION**

RESOLVED:

- ◆ To note receipt of the following:
 - CCB e-Bulletin – August 2022
 - Me2 Club Newsletter – August 2022

92. **FUTURE AGENDA ITEMS**

Councillor Skegg recommended an item be included on a future agenda to consider the effectiveness of TPO-0003/1951. He advised that this TPO, covering approximately 80% of Southlake, applies to all trees from sapling to mighty oaks. However, there are concerns that this wide coverage is impossible to enforce and, as such, trees in the area are removed without appropriate permission. Members were asked to consider at a future meeting whether to recommend a revision to this TPO to make it more effective at protecting the trees which need protection.

93. **PUBLICITY/WEBSITE**

Members asked that the options for replacement of Earley Station Footbridge be publicised following the meeting with Wokingham Borough Council, as discussed earlier in the meeting.

94. **ENFORCEMENT ISSUES**

RESOLVED:

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

The meeting closed at 8:44 pm

Observations on the following Planning Applications made at the Planning & Community Committee meeting held on 6 September 2022

Application No. & Address	Proposal
222134 39 Fitzroy Crescent, Woodley, RG5 4EX	Householder application for the proposed erection of a single storey side extension, changes to fenestration, alterations to existing single storey rear extension to include pitched roof, BiFold doors to rear elevation and 1no. roof lantern, following demolition of existing garage.
Observations: No objections.	
222251 147 Nightingale Road, Woodley, RG5 3LZ	Householder application for the proposed two storey side and rear extension with single storey front extension to create porch and first storey extension to the rear.
Observations: The Planning & Community Committee have considered this application and had no objections, providing the development was not considered overbearing or impacted negatively on the neighbouring property.	
222280 182 Reading Road, Woodley, RG5 3AA	Full application for the proposed subdivision of the site and erection of 1 no. four bedroom detached dwelling with associated parking following demolition of the existing garage, plus closure of the existing access and creation of a new access.
Observations: The Planning & Community Committee have considered this application and recommend that it be refused on the following grounds: <ul style="list-style-type: none"> - The development is out of keeping with neighbouring properties - The access is insufficient for 5 vehicles 	
222310 15 Mollison Close, Woodley, RG5 4XG	Householder application for the proposed erection of a replacement rear garden fencing with concrete gravel boards, vertical panels, concrete posts and trellis top panels. (Part Retrospective)
Observations: The Planning & Community Committee have considered this application and had no objections, providing that the mature trees which are within close vicinity of the fence are not damaged or removed during the development.	
222321 52 Mannock Way, Woodley, RG5 4XW	Full application for the proposed erection of a single storey front extension, single storey rear extension, two storey side extension, and change of use of amenity land to residential.
Observations: The Planning & Community Committee have considered the resubmission of this application and, whilst they still did not recommend that the development be refused, they noted the following concerns: <ul style="list-style-type: none"> - The development may not provide sufficient on-site / off-road parking provisions; whilst it is noted the family have two small children now, when they grow up, or should the family sell the home and another family move in, the parking provision may be deemed to be insufficient. 	

<ul style="list-style-type: none"> - The Committee questioned whether this land was amenity land; regardless of whether the land forms part of the nature reserve, it was not built on during the initial development. The Committee reasoned that, if the land was originally intended to be amenity land and not to be built on, then the application should be refused and the land remain as amenity land. - Whilst the land may not officially form part of the nature reserve, the area is home to wildlife and any development will impact negatively on this. 	
222418 2 Welford Road, Woodley, RG5 4QS	Householder application for the proposed erection of a part first floor, part single and part two storey side/rear extension, plus partial garage conversion to create habitable accommodation and changes to fenestration.
Observations: No objections.	
222423 66 Mannock Way, Woodley, RG5 4XW	Full application for the proposed change of use of amenity land to residential, including erection of new garden wall following part demolition of existing garden wall, plus the erection of a ramp for new level access to side door (part retrospective).
Observations: The Planning & Community Committee have considered this application and, whilst they were sympathetic to the reasons behind the development, they recommended that it be refused on the following grounds: <ul style="list-style-type: none"> - The building of a permanent wall is unnecessary and could set a precedent - The ramp itself, which has already been built, is narrow and does not appear wide enough to allow access by wheelchair - There are concerns that the development will impact site lines on the highway 	
222452 22 Radcot Close, Woodley, RG5 3BG	Householder application for the proposed first floor rear extension.
Observations: No objections.	
222461 59 Comet Way, Woodley, RG5 4NZ	Householder application for a single storey rear extension following demolition of existing conservatory
Observations: No objections.	
222506 35 Caldbeck Drive, Woodley, RG5 4JX	Householder application for the proposed single storey front extension, 2 storey side extension, single storey rear extension following demolition of the existing single storey garage and canopy roof.
Observations: Application withdrawn by WBC as incomplete so not considered.	
222528 11 Redwood Avenue, Woodley, RG5 4DS	Householder application for the proposed erection of a single storey front extension.
Observations: No objections.	

<p>222543 5 Colemans Moor Lane, Woodley, RG5 4BU</p>	<p>Householder application for the proposed single storey pitched roof to the front elevation. Single storey rear & side extension, to include rooflights. Following conversion of existing garage to create habitable accommodation.</p>
<p>Observations: No objections.</p>	
<p>222560 173 Colemans Moor Road, Woodley, RG5 4DD</p>	<p>Householder application for the proposed erection of a single storey front extension to create porch, 2 storey side extension to create habitable accommodation, single storey rear extension with pitched roof along with changes to fenestrations following demolition of existing canopies.</p>
<p>Observations: The Planning & Community Committee have considered this application and recommend that it be refused by virtue of the fact the proposal is overdevelopment of the site.</p>	
<p>222602 70 Fairwater Drive, Woodley, RG5 3JB</p>	<p>Householder application for proposed erection of a single storey rear extension with pitched roof, following demolition of existing flat roof. Insertion 1. No Lantern to existing flat roof side extension.</p>
<p>Observations: No objections.</p>	
<p>222624 52 Radcot Close, Woodley, RG5 3BG</p>	<p>Householder application for the proposed conversion of the garage to habitable accommodation.</p>
<p>Observations: No objections.</p>	