

**Minutes of a Meeting of the Planning and Community Committee held at the Oakwood Centre on Tuesday 4 October 2022 at 7:45 pm**

**Present:** *Councillors: P. Wicks (Chairman); C. Jewell; J. Sartorel; B. Soane*

**Officers present:** *M. Filmore, Committee Officer;*

**Also present:** *Councillor K. Baker (Virtual Attendance)  
2 members of the public*

95. **APOLOGIES**

Apologies for absence were received from Councillors Baker, Bragg, Cheng, Nagra and Skegg. It was noted that Councillor Baker would be participating in the meeting virtually.

96. **DECLARATIONS OF INTEREST**

There were no declarations of interest.

97. **MINUTES OF THE PLANNING AND COMMUNITY COMMITTEE MEETING HELD ON 6 SEPTEMBER 2022**

**RESOLVED:**

- ◆ That the minutes of the Planning and Community Committee meeting held on 6 September 2022 be approved and be signed by the Chairman as a true and accurate record.

98. **CURRENT PLANNING APPLICATIONS**

**RESOLVED:**

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

99. **PLANNING DECISIONS**

**RESOLVED:**

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

100. **PRIOR APPROVAL SUBMISSION**

**RESOLVED:**

- ◆ To note application 222631:
  - Location: 40 Gemini Road, Woodley, Wokingham, RG5 4TF
  - 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 5.00m, for which the maximum height would be 3.72m and the height of the eaves 2.14m.
  
- ◆ To note application 222868:
  - Location: Units 1, 2 and 3, 59 Crockhamwell Road, Wokingham, Woodley, RG5 3JP
  - Proposal: Prior approval submission for the proposed addition of 1 no. additional storey to the existing terraced commercial building to provide 5 no. residential units.

101. **EXISTING LAWFUL DEVELOPMENT CERTIFICATE NOTIFICATION**

**RESOLVED:**

- ◆ To note application 222683:  
Location: 83A Loddon Bridge Road, Woodley, Wokingham, RG5 4AR  
Proposal: Application for a certificate of existing lawful development for the erection of a single storey rear extension including 1no. roof lantern.

102. **APPLICATION FOR MINOR VARIATION OF PREMISES LICENCE**

**RESOLVED:**

- ◆ To note receipt of an application for a minor variation to a premises licence for Marks and Spencer, 406-410 London Road, Woodley, RG6 1BG
- ◆ To note that, in response to the application, Members views were sought prior to the meeting and, as no objections were received, a 'no comment' response was submitted to Wokingham Borough Council.

103. **COMMUNITY SPEEDWATCH**

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

104. **EARLEY STATION FOOTBRIDGE UPDATE**

Councillor Wicks presented his report on Earley Station Footbridge, as set out in the agenda.

Councillor Wicks, along with Councillors Jewell and Rowland, attended a meeting with Wokingham Borough Council (WBC) to discuss the potential replacement of the footbridge. One option discussed was for the footbridge to not be replaced. Members noted that the footbridge formed part of a bridleway and WBC Officers had advised that the process to close a bridleway was complex, costly, slow, and there was no guarantee of approval. As such, this was an option they did not wish to pursue.

Members noted that the cost of replacing the footbridge was currently estimated at £8m, and that price was likely to rise. During the current cost of living crisis, it was commented that this would be a lot of money for WBC to commit to a project, especially as the number of people using the footbridge was relatively low in terms of the overall cost benefit. Members did note however that a number of school children use the footbridge.

Councillor Wicks advised that Network Rail had been approached to contribute towards the replacement costs, specifically with a view to introducing new staircase access to the London bound platform, however Network Rail were not receptive. Members noted that closure of the footbridge could potentially reduce footfall to the station by approximately 30%, which may lead to the station being deemed unviable. A view was expressed that, if this was the case, then it shouldn't be for WBC, Woodley and Earley residents to pay for the footbridge in order to subsidise Network Rail. However it was also highlighted that, by not providing a replacement footbridge, a viable public transport option for residents might be removed.

Councillor Wicks advised Members that, at the meeting with WBC, it was mentioned that Network Rail were planning to replace another station footbridge in Wokingham with a non-DDA compliant footbridge, which WBC were challenging. It was believed that Network Rail believed they could install a non-DDA compliant footbridge as the previous footbridge was also not DDA compliant. Members questioned whether this might be an option for replacing Earley Station footbridge, and whether that might reduce costs. Members also noted that the current footbridge is not DDA compliant and therefore providing a non-DDA compliant replacement would not impact disabled users as they are unable to use the footbridge now.

**RESOLVED:**

- ◆ To write to Network Rail to highlight the Council's concerns regarding the existing bridge and the need for a replacement, and to copy relevant Borough Councillors and MPs into the correspondence.

105. **COMMUNITY ISSUES**

Councillor Jewell highlighted that there had only been two entries from Woodley at the Thames & Chilterns in Bloom Awards, which was less than other local areas, and commented that Woodley may have undersold itself.

Members noted that both Woodley Town Centre and the Friends of Woodford Park had won awards, however Councillor Jewell also expressed concern that Woodley Adopt a Street Project (WASP), who she explained had been instrumental in supporting Woodley Town Centre's submission, were not mentioned at the awards ceremony. Members noted that a subsequent press release from Woodley Town Council had thanked WASP, along with other organisations which had supported the submission.

It was noted that there was a cost associated with entries. Members felt it would be good to know more about the awards with a view to considering further opportunities to promote our parks and projects in future.

**RESOLVED:**

- ◆ For Officers to look into the Thames & Chilterns in Bloom Awards, and to feedback information on the submission process and potential entries at the next meeting of the Committee.

106. **HIGHWAYS ISSUES**

No highways issues were raised by Members.

107. **PUBLICATIONS/INFORMATION**

**RESOLVED:**

- ◆ To note receipt of the following:
  - CCB e-Bulletin – September 2022
  - Woodley Town Centre Partnership Newsletter – September 2022

108. **FUTURE AGENDA ITEMS**

There were no future agenda items raised by Members.

109. **PUBLICITY/WEBSITE**

There were no publicity or website items raised by Members

The meeting closed at 9:43 pm

**Observations on the following Planning Applications made at the Planning & Community Committee meeting held on 4 October 2022**

<b>Application No. &amp; Address</b>	<b>Proposal</b>
<b>222354</b> 6 Woodlands Avenue and Land to the rear of 4 Woodlands Avenue, Woodley, RG5 3HJ	Outline application with some matters reserved for the proposed erection of 1 no. detached dwelling with access off Lytham Road. (Access to be considered.)
<b>Observations:</b> No objections.	
<b>222367</b> Library Parade, Crockhamwell Road, Woodley	Full application for the proposed creation of a mixed use building consisting of the retention of the existing 3 no. retail stores at ground floor level and the addition of 16 no. apartments on new first, second and third floor levels, including the erection of three and four storey rear extensions with associated car parking, cycle and bin stores, following partial demolition of the existing building.
<b>Observations:</b> Members of the Planning & Community Committee have considered this application and recommended it be refused on the following grounds: <ul style="list-style-type: none"> <li>- It is believed the current design would lead to overlooking onto Beechwood Primary School</li> <li>- The proposal removes existing parking provision for occupants of the retail units; Members recommend that allocated parking be introduced for retail unit staff</li> <li>- Concern was raised about the design creating an unwelcome 'wind tunnel' effect between the development and neighbouring buildings</li> </ul> <p>Councillor Baker requested for it to be noted that he supported the proposal.</p>	
<b>222400</b> 10 Linden Road, Woodley, RG5 3QT	Full application for the erection of a single storey rear extension to form an attached garage, plus a single storey side/rear extension to the existing detached garage block. (Retrospective)
<b>Observations:</b> Not required – Wokingham Borough Council have withdrawn the application at the request of the applicant/agent.	
<b>222477</b> 53 Woodlands Avenue, Woodley, RG5 3HF	Householder application for the demolition of existing garage/outbuilding (Retrospective)
<b>Observations:</b> The Planning & Community Committee considered this application and had no objections, provided Building Control are happy with the works.	

<b>222506</b> 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.
<b>Observations:</b> No objections.	
<b>222562</b> 44 Rochester Avenue, Woodley, RG5 4NA	Householder application for proposed erection of a single storey rear extension, insertion of dormer to facilitate conversion of the loft to create habitable accommodation, following demolition of a chimney. Insertion of 2No front elevation roof lights and changes to fenestrations.
<b>Observations:</b> No objections.	
<b>222597</b> 39 Reading Road, Woodley, RG5 3DA	Householder application for the proposed erection of a south facing dormer and changes to fenestration.
<b>Observations:</b> No objections.	
<b>222632</b> 4 Coppice Road, Woodley, RG5 3QX	Householder application for the proposed erection of a part single and part double storey front, side and rear extensions to existing dwelling following loft conversion works and demolition of the existing garage.
<b>Observations:</b> Not required – Wokingham Borough Council have withdrawn the application as being invalid.	
<b>222691</b> 53 Fosters Lane, Woodley, RG5 4HG	Householder application for the proposed erection of a single story side and rear extension.
<b>Observations:</b> The Planning & Community Committee considered this application and had no objections, provided there is to be no damage to, or removal of trees or hedges on the site, as indicated on the application form.	
<b>222708</b> 19 Silver Fox Crescent, Woodley, RG5 3JA	Householder application for the proposed single storey rear extension to enclose existing canopy roof, creating habitable accommodation.
<b>Observations:</b> No objections.	
<b>222722</b> 35 Fosters Lane, Woodley, RG5 4HH	Householder application for the proposed single storey side extension and raising of the roof to create habitable accommodation (1st Floor) along with changes to fenestration following demolition of the existing garage and canopy covering.
<b>Observations:</b> Members of the Planning & Community Committee have considered this application and recommended it be refused on the grounds that all properties in Fosters Lane are bungalows, meaning the proposed development is entirely out of character with the street scene and out of keeping with neighbouring properties.	

<p><b>222726</b> 35 Crockhamwell Road, Woodley, RG5 3LE</p>	<p>Householder application for the proposed single storey front extension to create porch, two storey rear extension to include 1no. juliet balcony, 1no. dormer to the side &amp; 3no. rooflights, conversion of existing loft to create habitable accommodation. Plus changes to fenestration following demolition of conservatory, external stairs and chimney.</p>
<p><b>Observations:</b> The Planning &amp; Community Committee had considered this application and, whilst they had no specific objections, they supported the comments of residents on the planning portal and have concerns that the design will lead to overlooking on the neighbouring property at no. 33.</p>	
<p><b>222779</b> 4 Bosworth Gardens, Woodley, RG5 3RS</p>	<p>Householder application for the proposed erection of single storey front extension to form porch, two storey side/rear extension with changes to fenestration.</p>
<p><b>Observations:</b> Members of the Planning &amp; Community Committee have considered this application and recommended it be refused on the following grounds:</p> <ul style="list-style-type: none"> <li>- Overdevelopment of the site</li> <li>- Reduction of amenity space</li> <li>- Out of character with the street scene</li> </ul>	
<p><b>222801</b> 20 Norton Road, Woodley, RG5 4AH</p>	<p>Householder application for the proposed conversion of the loft into habitable accommodation.</p>
<p><b>Observations:</b> No objections.</p>	
<p><b>222808</b> 187 Fairwater Drive, Woodley, RG5 3JQ</p>	<p>Householder application for the proposed erection of a single storey front extension.</p>
<p><b>Observations:</b> No objections.</p>	
<p><b>222812</b> 108 Nightingale Road, Woodley, RG5 3LY</p>	<p>Householder application for the proposed erection of single storey front extension to form porch, two storey side/rear extension, single storey side extension, insertion of 1No. rear rooflight following the demolition of existing garage along with changes to fenestration (part-retrospective).</p>
<p><b>Observations:</b> No objections.</p>	
<p><b>222889</b> 191 Loddon Bridge Road, Woodley, RG5 4BP</p>	<p>Householder application for the proposed enlargement of front canopy. Two storey rear extension. Loft conversion to create habitable accommodation, to include 1no. side dormer &amp; 1no. balcony to the rear following removal of existing chimney. Plus changes to fenestration, to include rooflights.</p>
<p><b>Observations:</b> The Planning &amp; Community Committee had considered this application and, whilst they had no specific objections, they were concerned regarding the proposed size of the Juliet Balcony and the potential that this would then overlook neighbouring properties.</p>	