

Minutes of a Meeting of the Planning and Community Committee held at the Oakwood Centre on Tuesday 29 November 2022 at 7:45 pm

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

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

Also present: *Cllr A. Heap
1 member of the public*

136. **APOLOGIES**

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

137. **DECLARATIONS OF INTEREST**

There were no declarations of interest.

138. **MINUTES OF THE PLANNING AND COMMUNITY COMMITTEE MEETING HELD ON 1 NOVEMBER 2022**

RESOLVED:

- ◆ To amend the resolution under minute 131 to clarify that, once Councillor Skegg has drafted a response to Wokingham Borough Council's proposed increase to car park charges, the draft will be circulated to the Committee before sending. The amended minutes will be brought to the next meeting of the Committee for approval.

139. **CURRENT PLANNING APPLICATIONS**

RESOLVED:

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

140. **PLANNING DECISIONS**

RESOLVED:

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

141. **PLANNING APPEALS**

RESOLVED:

- ◆ To note the following appeal decision:
 - Application: 220206
 - Location: 6 Brunel Drive, Woodley, RG5 4PW
 - Proposal: Ground floor extension, ground floor front extension and loft conversion to raise the height of the roof to provide second floor bedroom accommodation.
 - Details: Appeal against refusal of planning permission.
 - Decision: The appeal was dismissed.

142. **PRIOR APPROVAL SUBMISSION**

RESOLVED:

- ◆ To note application 223263:
Location: 85 Woodlands Avenue, Woodley, Wokingham, RG5 3HG
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 2.95m.

- ◆ To note application 223402:
Location: 2 Munro Avenue, Woodley, Wokingham, RG5 3QY
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 2.40m.

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

RESOLVED:

- ◆ To note application 223244:
Location: TPO 1431/2012, T1: 19 Welford Road, Woodley, Wokingham, RG5 4QS.
Proposal: T1, Oak – Crown reduction by 1m and remove deadwood; remove epicormic growth on the main stem to a height of 3m from ground level, and selectively prune to clean the canopy.

- ◆ To note application 223473:
Location: TPO 0003/1951, WOODLAND 3: 15 Highgate Road, Woodley, Wokingham, RG5 3ND.
Proposal: T1, Scots Pine – Cut back the lowest branch over the summerhouse by approx. 2m and reduce one stem located at the top of the tree and growing towards no. 15 Highgate Road by 1-1.25m.

- ◆ To note application 223500:
Location: TPO 0003/1951, WOODLAND 3: Land adjacent to 31 and 31a Wallace Close, Woodley, Wokingham, RG5 3HW.
Proposal: T1, Conifer – Crown lift to 2.4m over pavement. T2, Conifer – Crown lift to 2.4m over pavement.

144. **STREET TRADING CONSENT APPLICATION**

RESOLVED:

- ◆ To note that notification was received from Wokingham Borough Council regarding the following application to renew street trading consent:

Application: ST26
Applicant: Mr Jan Ratip – Mo's Kebabs
Trading Site: Woodlands Avenue, Woodley (opposite university site)
Trading Times: Sunday to Thursday – 0700 to 0100 Hours
Friday and Saturday – 0700 to 0300 Hours
(One hour shut down at 3pm to prepare for evening food)

- ◆ To note that comments were required prior to this meeting and details were therefore circulated to the Committee and Members' views sought, and no objections were raised.

145. **CENTRAL & EASTERN BERKSHIRE JOINT MINERALS AND WASTE PLAN**

RESOLVED:

- ◆ To note the update received from Wokingham Borough Council regarding the Central and Eastern Berkshire Authorities Joint Minerals and Waste Plan.

146. **ELECTRIC VEHICLE CHARGING LOCATIONS**

RESOLVED:

- ◆ To note the news release from Wokingham Borough Council confirming the locations for new Electric Vehicle (EV) charging points across the Borough.

147. **NEW TRAFFIC ENFORCEMENT POWERS CONSULTATION**

Members discussed Wokingham Borough Council's new traffic enforcement consultation and suggested individuals should respond independently. Members questioned whether there is also a plan to enforce cycling offences.

RESOLVED:

- ◆ To circulate Wokingham Borough Council's new traffic powers consultation to Members, suggesting that comments should be made individually where appropriate.
- ◆ To publicise the consultation to members of the public.
- ◆ To write to Wokingham Borough Council to ask whether there is also a plan to enforce cycling offences.

148. **COMMUNITY SPEEDWATCH**

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

RESOLVED:

- ◆ To contact Councillor Bragg requesting a progress update on the Community Speedwatch scheme in time for the Full Council meeting on 6 December 2022.

149. **EARLEY STATION FOOTBRIDGE UPDATE**

Following the comments of Councillor Baker at the last meeting of the Planning & Community Committee, Members noted there had been no formal contact from Wokingham Borough Council to confirm whether they had determined further actions with regards to the replacement or repair of the footbridge.

RESOLVED:

- ◆ To contact Wokingham Borough Council to request whether a decision has been made with regards to whether the replace or maintain the Earley Station footbridge.

150. **COMMUNITY ISSUES**

No community issues were raised by Members.

151. **HIGHWAYS ISSUES**

Councillor Jewell advised that she had been contacted by the MyJourney team at Wokingham Borough Council with regards to funding they have been awarded from DEFRA to provide a cycle pump and repair facility within Woodley. The Deputy Town Clerk advised that he had also receive information regarding this and was in discussion with the Amenities Manager to consider a suitable location. It was noted this may possibly be at the front of the Oakwood Centre.

RESOLVED:

- ◆ For Councillor Jewell to liaise with the Deputy Town Clerk and the Amenities Manager to identify a suitable location for the bike pump and repair facility.

153. Councillor Soane raised a concern regarding continual water laying on Colemans Moor Road, between Colemans Moor Lane and Austin Road. He advised that Thames Water have investigated leaks there previously, but that the water is still laying on the road, and with winter approaching this could cause a potential hazard.

RESOLVED:

- ◆ To write to Wokingham Borough Council to highlight the concern about laying water on Colemans Moor Road.

152. **PUBLICATIONS/INFORMATION**

RESOLVED:

- ◆ To note receipt of the following:
 - Me2 Club Newsletter – October 2022
 - Wokingham Borough Council Planning Policy Newsletter – November 2022
 - CCB e-Bulletin – November 2022

153. **FUTURE AGENDA ITEMS**

There were no future agenda items raised by Members.

154. **PUBLICITY/WEBSITE**

Members requested that the Council publicise the offer of a bike pump and repair station in Woodley. As mentioned earlier in the meeting, Members requested the Council publicise Wokingham Borough Council's new traffic enforcement powers consultation to the public

155. **ENFORCEMENT ISSUES**

RESOLVED:

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

156. **EXCLUSION OF PUBLIC AND PRESS**

RESOLVED:

- ◆ That in view of the confidential nature of the business about to be transacted in relation to personal information, it was advisable in the public interest that the public and press were temporarily excluded and asked to withdraw for the following agenda item.

157. **COMMUNITY HEROES AWARDS**

Following consideration of each of the nominations it was:

RESOLVED:

- ◆ To award a total of five Community Heroes Awards.
- ◆ For the 2023 awards, to rename the Climate Champion of the Year award as Environmentalist of the Year.

The meeting closed at 8:52 pm

Woodley Town Council

Observations on the following Planning Applications made at the Planning & Community Committee meeting held on 29 November 2022

| Application No. & Address | Proposal |
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| 222559 First Floor Unit 4c, Woodley Park Estate, 59-69 Reading Road, Woodley, RG5 3AW | Full application for the proposed change of use of a room on the first floor of the existing commercial building to a tattoo studio. |
| Observations: No objections. | |
| 222632 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. |
| Observations: 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"> - the plans constitute an overdevelopment of the site - three parking spaces are not sufficient for the proposed seven-bedroom property. - The likely increased level of traffic will cause problems on a busy road, which is difficult to negotiate, and which Members also noted is a bus route. | |
| 223169 47 Hawker Way, Woodley, RG5 4PF | Householder application for the proposed single storey rear extension, to include rooflights. Plus first floor side extension. |
| Observations: The Planning & Community Committee have considered this application and, whilst they had no objections, they ask that consideration is made to ensure there is no negative impact to neighbouring properties. | |
| 223203 23 Fawcett Crescent, Woodley, RG5 3HX | Householder application for the proposed erection of a single storey front porch and conversion of the garage. |
| Observations: No objections. | |
| 223204 56 Bruce Road, Woodley, RG5 3DZ | Householder application for the proposed erection of a single storey front, side and rear extension. |
| Observations: No objections. | |

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| <p>223270 21 Rothwell Gardens, Woodley, RG5 4TJ</p> | <p>Householder application for the proposed single storey front extension to create enclosed porch plus single storey rear extension following demolition of existing conservatory.</p> |
| <p>Observations: No objections.</p> | |
| <p>223297 2 Welford Road, Woodley, RG5 4QS</p> | <p>Householder application for the proposed erection of an outbuilding in the rear garden.</p> |
| <p>Observations: Members of the Planning & Community Committee have considered this application and recommended it be refused on the following grounds:</p> <ul style="list-style-type: none"> - Out of character with neighbouring properties - The proposed outbuilding should be located nearer to the main dwelling, rather than at the furthest point of the garden, nearer to neighbouring properties at 7 and 9 Enstone Road, causing an unacceptable and unneighbourly impact on them. <p>The Committee asked that the neighbour's comments are taken into account.</p> | |
| <p>223318 46 Buccaneer Close, Woodley, RG5 4XP</p> | <p>Householder application for the proposed erection of a single storey front extension, conversion of existing storage room to create habitable accommodation, first floor rear extension, plus changes to fenestration and demolition of existing porch.</p> |
| <p>Observations: Members of the Planning & Community Committee have considered this application and recommended it be refused on the following grounds:</p> <ul style="list-style-type: none"> - Out of character with the street scene - Overdevelopment - Insufficient on-site / off road parking provision <p>The Committee asked that the neighbour's comments are taken into account.</p> | |
| <p>223348 Addington School, Woodlands Avenue, Woodley, RG5 3EU</p> | <p>Full planning application for a single-storey modular building erected on hard standing (94m2 footprint) with external access ramp and steps. For a period of up to three years including minor alterations to landscaping.</p> |
| <p>Observations: The Planning & Community Committee have considered this application and, whilst they had no specific objections, they were concerned that the application only provides a tree count and not a tree survey. The Committee were concerned about the impact on landscaping, with the potential loss of up to 7 silver birch trees, and recommended that the plans only be approved on condition that the trees be retained.</p> | |
| <p>223394 20 Butts Hill Road, Woodley, RG5 4NH</p> | <p>Householder application for the proposed loft conversion and single storey rear extension with 5 no. roof lights, including changes in fenestration, with a gated entrance.</p> |
| <p>Observations: No objections.</p> | |
| <p>223398 1 School Drive, Woodley, RG5 3PZ</p> | <p>Householder application for a proposed loft conversion, including a rear pitched dormer and 3 no. roof lights to the front elevation.</p> |
| <p>Observations: No objections.</p> | |

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| <p>223399 12 Grays Crescent, Woodley, RG5 3EN</p> | <p>Householder application for the proposed 1 no. single storey outbuilding in rear garden (retrospective).</p> |
| <p>Observations: The Planning & Community Committee have considered this application and believe it is unclear as to the precise location of the outbuilding. They requested that the application provide more details about the location. The Committee also questioned whether the outbuilding is located within 3 metres of ancient woodland; they wished to highlight that, in a recent determination, WBC advised that development was not permitted to take place within this distance of ancient woodland.</p> | |
| <p>223425 95 Haddon Drive, Woodley, RG5 4LY</p> | <p>Householder application for the proposed erection of a part single, part two storey side/rear extension following the demolition of existing garage, with changes to fenestration.</p> |
| <p>Observations: No objections.</p> | |
| <p>223462 23 Stanton Close, Earley, RG6 7DX</p> | <p>ADJOINING PARISH CONSULTATION Application to vary condition 2 of planning consent 213725 for the erection of a two storey dwelling following the demolition of the existing dwelling house. Condition 2 relates to the approved details and the variation is to allow the use of porcelain tiles on the front driveway</p> |
| <p>Observations: No objections.</p> | |