

Minutes of a Meeting of the Planning and Community Committee held at the Oakwood Centre on Tuesday 3 January 2023 at 7:45 pm

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

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

Also present: *Cllrs K. Baker, A. Heap (Virtual Attendance)
Cllr M. Green
10 members of the public*

158. **APOLOGIES**

Apologies for absence were received from Councillors Bragg and Soane. It was noted that Councillors Baker and Heap would be attending the meeting virtually.

159. **DECLARATIONS OF INTEREST**

There were no declarations of interest.

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

RESOLVED:

- ◆ That the minutes of the Planning and Community Committee meeting held on 1 November 2022 be approved and be signed by the Chairman as a true and accurate record.

161. **MINUTES OF THE PLANNING AND COMMUNITY COMMITTEE MEETING HELD ON 29 NOVEMBER 2022**

RESOLVED:

- ◆ That the minutes of the Planning and Community Committee meeting held on 29 November 2022 be approved and be signed by the Chairman as a true and accurate record.

162. **CURRENT PLANNING APPLICATIONS**

RESOLVED:

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

163. **PLANNING DECISIONS**

RESOLVED:

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

164. **PLANNING APPEALS**

RESOLVED:

- ◆ To note that the following appeal against refusal of planning permission has been lodged with the Planning Inspectorate:
Application: 220133
Location: 101 and 101A Pound Lane, Sonning, Wokingham, RG4 6GG
Proposal: Outline application for the proposed erection of a 4 storey 70 Bedroom care home with associated parking and servicing following demolition of the existing 2No dwellings and out buildings (Access, scale, Layout and Design to be considered).

165. **REVISED ESTIMATES 2022/23 AND BUDGET ESTIMATES 2023/24**

Members considered Report No. PC 1/23 and the applications received for grant funding for 2023/24.

Members noted that, were the Committee to approve all of the 2023/24 annual grant requests, the total sum would equate to an increase of over 40% on the 2022/23 budget. Following a discussion, Members agreed to aim for an overall budget increase of approximately 10% for the forthcoming year. It was suggested to aim for a budget of £38,500; an increase of £3,700 from the 2022/23 budget.

Members noted that all applicants for 2023/24 had received grants in 2022/23. The Committee approved the grants requested by ARC and Citizen's Advice Wokingham, neither of which were seeking an increase from the amount they received in 2022/23. The Committee also approved the grants requested by Readibus, The Link Visiting Scheme (LVS), and The Wokingham Volunteer Centre (WVC), who had all sought an increase from the amount received in 2022/23; an increase of £825 for Readibus, £500 for LVS, and £200 for WVC Centre. When considering the budget increase figure, this left £2,175 remaining.

The Committee determined to offer the last applicants, First Days' Childrens Charity and Keep Mobile, grants equivalent to the sum they received in 2022/23 plus a split of the leftover budget increase, equating to £1,100 each, rounded to the nearest £100.

RESOLVED:

- ◆ To note Report No. PC 1/22.
- ◆ To recommend that the Revised Budget Estimates for 2022/23 be approved.
- ◆ To recommend to the Strategy and Resources Committee that the following Annual Grants be awarded for 2023/24:

ARC Youth Counselling	£5,000
Citizens Advice Wokingham	£7,000
First Days Children's Charity	£5,100
Keep Mobile	£2,100
Readibus	£17,325
The Link Visiting Scheme	£1,500
The Wokingham Volunteer Centre	£500

Total £38,525

- ◆ To recommend to the Strategy and Resources Committee that the Budget Estimates for 2023/24, subject to the figures above, be approved.

Voting: For: 6 Against: 0 Abstentions: 0 No Vote: 0

166. **PROPOSED LAND TRANSFER TO THAMES WATER AT WAINGELS SCHOOL**

Members discussed the proposal and:

RESOLVED:

- ◆ To submit no objections to Wokingham Borough Council regarding the proposed land transfer to Thames Water at Waingels School.

167. **WOKINGHAM BOROUGH COUNCIL (VARIOUS OFF-STREET BOROUGH CAR PARKS) (NO. 1) ORDER 2023**

Councillor Skegg apologised to Members that he had not drafted a response to the proposed car park charges as had originally been agreed at a previous Committee meeting. Members agreed that Councillor Skegg should continue to draft this letter in response to the Traffic Regulation Order consultation, and that this should be completed as soon as possible and circulated to Members before finalising.

It was highlighted that an additional impact of the proposed charges, which had not been noted before, was that Market Traders in Woodley would now be required to purchase a traders permit at £35, which they had not been required to do previously. It was not clear if this permit was annual, monthly or otherwise.

Members also noted that Bulmershe Leisure Centre Car Park, which currently does not charge for parking, was listed in Schedule 1 as a parking place affected by the order. Members wanted clarity as to whether this meant parking charges would be introduced at Bulmershe Leisure Centre, noting that this would then also have a negative impact on residents.

Councillor Nagra suggested that all Town Councillors who support a Town Council statement against the proposed charges should promise that, if they are elected as Borough Councillors in future, they will reverse the decision to increase charges. Other Members did not believe that to make such a promise was possible.

RESOLVED:

- ◆ To write to Wokingham Borough Council to seek clarity as to whether the Traffic Regulation Order means all car parks included in Schedule 1 would not be subject to parking charges, even where these were not currently present; specifically, Bulmershe Leisure Centre.
- ◆ For Councillor Skegg to draft a response, on behalf of the Town Council, to Wokingham Borough Council regarding their proposed car parking charge increases, and for the draft to be circulated to the Committee before sending.

Councillor Skegg left the meeting.

168. **COMMUNITY SPEEDWATCH**

Members noted that the Deputy Town Clerk had been in contact with Councillor Bragg and could confirm that no recent contact had been made with PC Turnham at Thames Valley Police, and no further progress had been made with the Speedwatch scheme.

RESOLVED:

- ◆ To note the update from Councillor Bragg, as provided in the agenda.

169. **EARLEY STATION FOOTBRIDGE UPDATE**

The Committee Officer confirmed that, following the last meeting of the Committee, contact had been made with Wokingham Borough Council who had confirmed that no decision had been made as to whether to replace the footbridge or not.

Councillor Baker advised that, at a meeting in late December between Borough Highways Officers and the Shadow Member for Highways, the Shadow Member had been advised that Wokingham Borough Council were no longer considering replacing the bridge, and the required budget of circa £7m had been re-allocated.

RESOLVED:

- ◆ To write to Wokingham Borough Council to seek further clarification as to whether a decision has been made to replace the Earley Station footbridge or to maintain the existing footbridge.

170. **COMMUNITY ISSUES**

No community issues were raised by Members.

171. **HIGHWAYS ISSUES**

No highways issues were raised by Members.

172. **PUBLICATIONS/INFORMATION**

RESOLVED:

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

173. **FUTURE AGENDA ITEMS**

There were no future agenda items raised by Members.

174. **PUBLICITY/WEBSITE**

There were no publicity or website items raised by Members.

175. **ENFORCEMENT ISSUES**

RESOLVED:

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

The meeting closed at 9:34 pm

Observations on the following Planning Applications made at the Planning & Community Committee meeting held on 3 January 2023

Application No. & Address	Proposal
222367 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. We have received revised/additional plans for the above application. The revised details show: Revised plans received amending the internal layout of proposed third floor and fenestration in units 14 and 15.
<p>Observations: Members of the Planning & Community Committee have considered this amended application and recommended it be refused on the same basis as previously stated, which is:</p> <ul style="list-style-type: none"> - It is believed the current design would lead to overlooking onto Beechwood Primary School - The proposal removes existing parking provision for occupants of the retail units; Members recommend that allocated parking be introduced for retail unit staff - Concern was raised about the design creating an unwelcome 'wind tunnel' effect between the development and neighbouring buildings 	
223324 44 Sunderland Close, Woodley, RG5 4XR	Householder application for the proposed single storey rear extension following demolition of existing conservatory. Two storey front extension plus two storey side extension to include changes to fenestration.
<p>Observations: The Planning & Community Committee have considered this application and had no objections, although they did raise a concern that the garage was not of a practical size to be used by a car.</p>	
223395 28 Nimrod Close, Woodley, RG5 4UW	Householder application for the proposed erection of a single storey side extension to form garage.
<p>Observations: No objections.</p>	
223414 53 Woodlands Avenue, Woodley, RG5 3HF	Application to vary conditions 2 and 3 of planning consent 220156 for the proposed single storey side, rear extension and front open porch. Condition 2 refers to approved details and the variation is to allow changes to fenestration, alterations/relocation of roof light, addition of 2no. roof lights, alterations to roof, alterations to open porch, plus roof overhang to the rear elevation. Condition 3 refers to external materials and the variation is to allow changes to the rendering and roof tiles. (Part retrospective).
<p>Observations: The Planning & Community Committee have considered this application and had no objections, so long as the finish is complimentary to the street scene.</p>	

<p>223458 Sonning Golf Club, Duffield Road, Reading, RG4 6GJ</p>	<p>ADJOINING PARISH CONSULTATION Outline planning permission for the proposed erection of up to 54 no. dwellings with public open space and revised access off Duffield Road, plus associated improvements to Sonning Golf Club including reconfigured and extended golf club car parking areas and relocation of the 18th green, addition of an extended practice putting green, new driving nets, new short game chipping area and conversion of the west wing of the existing clubhouse to accommodate a new golf simulator practice facility, including removal of external staircase and changes to fenestration. (All matters reserved except for access.)</p>
<p>Observations: The Planning & Community Committee have considered this application and recommended it be refused, with the development likely to increase traffic flow on Duffield Road, increasing congestion and causing highways issues in the area. They specifically noted that residents were more likely to require the use of cars living in this location as the nearest public transport and conveniences are based in Woodley, and there is no footpath across the nearby railway bridge. As such, residents would have little choice but to drive, exacerbating highways issues.</p>	
<p>223486 65 Norton Road, Woodley, RG5 4AJ</p>	<p>Householder application for the proposed loft conversion to original roof comprising of flat roof rear dormer, 2 roof lights to front, and metal flue in lieu of brick chimney stack.</p>
<p>Observations: The Planning & Community Committee have considered this application and, whilst they had no specific objections, they did raise a concern regarding the amount of off-street parking available.</p>	
<p>223526 12 Master Close, Woodley, RG5 4UB</p>	<p>Householder application for the proposed erection of a rear flat roof dormer extension with the addition of two roof lights to the front roof slope.</p>
<p>Observations: No objections.</p>	
<p>223537 44 Tippings Lane, Woodley, RG5 4RY</p>	<p>Householder application for the proposed single storey rear extension with 2 no. roof lanterns following demolition of the existing conservatory.</p>
<p>Observations: No objections.</p>	
<p>223555 24 Wyndham Crescent, Woodley, RG5 3AZ</p>	<p>Householder application for the proposed erection of a single storey rear extension with roof lantern over and partial garage conversion.</p>
<p>Observations: The Planning & Community Committee have considered this application and had no specific objections. However, they requested that neighbour comments are taken into account.</p>	
<p>223566 59 Crockhamwell Road, Woodley, RG5 3JP</p>	<p>Full application for the proposed removal of the existing roof and the erection of two additional storeys to provide 9 no. dwellings, together with associated external alterations, changes to fenestration and the erection of refuse and cycle stores.</p>
<p>Observations: The Planning & Community Committee have considered this application and, whilst they had no specific objections, they did raise a concern regarding the loss of two existing off-street parking spaces.</p>	

223582 71 Vauxhall Drive, Woodley, RG5 4EB	Householder application for the proposed erection of a single storey outbuilding.
Observations: The Planning & Community Committee have considered this application and, whilst they and had no specific objections with the erection of an outbuilding at the property, they did have a concern with regards to the gap between the outbuilding and the rear fence, and whether this was complied with planning policy. They also wish to recommend that, if approved, the outbuilding must be ancillary to the domestic use of the property.	
223611 86 Austin Road, Woodley, RG5 4ES	Householder application for the proposed single storey front extension.
Observations: No objections.	
223639 Tennis Courts, Land off Silver Fox Crescent, Woodley,	Full planning application for the proposed erection of 4 no. self- build three bedroom detached dwellings with associated parking and landscaping.
Observations: Members of the Planning & Community Committee have considered this amended application. The Committee were not opposed to development taking place on this land, but did wish to raise the following concerns: <ul style="list-style-type: none"> - Access: the access route to these properties appears to be insufficient for two vehicles to pass, whilst also providing pedestrian access. There is concern that this could cause issues where vehicles are forced to reverse back onto the highway at Silver Fox Crescent, with the potential for accidents. - Future development of properties: the Committee felt the property designs were sympathetic to the area, in terms of height, and not overbearing. However, they were concerned that there could be future development to the properties, ie extensions, which could mean properties would then be inappropriate. The Committee recommended a covenant or provision be included to ensure that no future development of the properties be permitted after construction. - Potential overdevelopment: It was felt that four properties may be overdevelopment of the site. Reducing this to three might provide additional space for access / turning circles, which could reduce the impact on the highway <p>There were a number of residents at the meeting who aired their views, and the Committee requested that neighbour comments submitted to WBC be taken into account.</p>	
223641 4A Colemans Moor Lane, Woodley, RG5 4BU	Householder application for the proposed erection of a first floor extension and replacement roof.
Observations: The Planning & Community Committee have considered this application. They noted that an application (F/2003/0588) to extend the previous outbuilding to form a new dwelling had been refused, although a certificate of lawfulness had been granted in 2004 to permit the outbuildings use as a self-contained dwelling. <p>The Committee believe this application now, once again, requests for the building to be extended. The Committee have recommended that the application be refused on the same grounds as the original application to extend the outbuilding to form a dwelling; namely that it would be piecemeal backland development, out of character, with no private amenity space, access unsuitable to width and construction, additional turning movements at junction and inadequate parking.</p>	

<p>223682 34 Hawthorn Crescent, Woodley, RG5 4FH</p>	<p>Householder application for the proposed erection of a garden outbuilding to be used as a home office/hobby room (retrospective).</p>
<p>Observations: The Planning & Community Committee have considered this application and had no objections subject to the outbuilding being ancillary to the domestic use of the property.</p>	
<p>223684 28 Bruce Road, Woodley, RG5 3DZ</p>	<p>Householder application for the proposed erection of a single storey front extension to form a porch and a two storey side and single storey rear extension following demolition of the existing porch and garage, plus modifications to the existing front driveway and widening of the dropped kerb.</p>
<p>Observations: No objections.</p>	
<p>223705 15 Dartington Avenue, Woodley, RG5 3PD</p>	<p>Householder application for the proposed erection of a first floor single storey side extension, single storey rear extension and single storey front extension to form porch. Erection of a single storey extension to existing outbuilding (home gym) to house a WC/shower room.</p>
<p>Observations: The Planning & Community Committee have considered this application and had no objections subject to the outbuilding being ancillary to the domestic use of the property.</p>	
<p>223729 7 Sopwith Close, Woodley, RG5 4PD</p>	<p>Householder application for the proposed garage conversion to create habitable accommodation and single storey front extension to create porch.</p>
<p>Observations: The Planning & Community Committee have considered this application and, whilst they and had no specific objections, they were concerned with the loss of garden space at the front of the property which would be caused by the proposal to turn this into parking.</p>	
<p>223746 42 Western Avenue, Woodley, RG5 3BH</p>	<p>Householder application for the proposed erection of a single storey rear extension with existing roof amendments including 3no. roof lights, dormer roof alterations and garage conversion with amendments to fenestration.</p>
<p>Observations: No objections.</p>	