

Minutes of a Meeting of the Planning and Community Committee held at the Oakwood Centre on Tuesday 31 January 2023 at 7:45 pm

Present: *Councillors: P. Wicks (Chairman); K. Baker; J. Cheng; C. Jewell; J. Sartorel; R. Skegg; B. Soane*

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

Also present: *3 members of the public*

176. **APOLOGIES**

Apologies for absence were received from Councillors Bragg and Nagra.

177. **DECLARATIONS OF INTEREST**

There were no declarations of interest.

178. **MINUTES OF THE PLANNING AND COMMUNITY COMMITTEE MEETING HELD ON 3 JANUARY 2023**

RESOLVED:

- ◆ That the minutes of the Planning and Community Committee meeting held on 3 January 2023 be approved and be signed by the Chairman as a true and accurate record.

179. **CURRENT PLANNING APPLICATIONS**

RESOLVED:

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

180. **PLANNING DECISIONS**

RESOLVED:

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

181. **PLANNING APPEALS**

RESOLVED:

- ◆ To note that the following informal hearing relating to an appeal against refusal of planning permission is due to be heard by 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).

182. **PRIOR APPROVAL SUBMISSION**

RESOLVED:

- ◆ To note application 230041:
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 2.40m and the height of the eaves 2.40m.

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

RESOLVED:

- ◆ To note application 223831:
Location: TPO 0003/1951, WOODLAND 3: 43 Campbell Road, Woodley, RG5 3NB.
Proposal: T2, Unknown Species – Fell and remove roots.

184. **CYCLING IN WOODLEY SUB COMMITTEE**

RESOLVED:

- ◆ To note that the meeting of the Cycling in Woodley Sub Committee, due to be held on 18 January 2023, was cancelled.

185. **WOKINGHAM BOROUGH COUNCIL GYPSY & TRAVELLER SITES**

Members noted that there were no appropriate sites within Woodley to be recommended as a Gypsy and Traveller site.

RESOLVED:

- ◆ To not respond to Wokingham Borough Council's call for potential Gypsy and Traveller sites.

186. **EARLEY STATION FOOTBRIDGE UPDATE**

RESOLVED:

- ◆ To note the response received from Chris Easton, Assistant Director – Highways and Transport – Wokingham Borough Council, regarding the potential replacement of the Earley Station Footbridge.

187. **WOKINGHAM BOROUGH COUNCIL CAR PARKING CHARGES**

Members expressed their thanks to Councillor Skegg for drafting the response, which they noted was extremely good and well balanced.

RESOLVED:

- ◆ To note the final response, sent on behalf of Woodley Town Council, with regards to Wokingham Borough Council's proposed car parking charge increases, as included in the agenda.

189. **COMMUNITY ISSUES**

Councillor Baker advised Members that the Local Government Boundary Commission has now issued a final draft proposal for the re-drawing of Borough and Parish ward boundaries in the area. It was noted that a final consultation would now be conducted regarding the proposals, with a response date of 12 April. The Committee Officer advised that the proposals would be brought to the next Planning & Community Committee meeting in February for discussion.

190. **HIGHWAYS ISSUES**

Councillor Soane highlighted a continuing issue with standing water on Colemans Moor Road, between the junction of Colemans Moor Lane and Austin Road. In the recent cold weather, this water has frozen over and has been very hazardous. Councillor Soane informed Members that he had raised the matter with Wokingham Borough Council.

Councillor Baker provided Members with an update on proposed new double yellow lines. He advised that Wokingham Borough Council were still processing amendment #5, which contains around 55 proposed new double yellow line locations, and he is aware that another 70 or so proposed locations were included in amendment #6. These will only be processed after amendment #5 has been finalised.

191. **PUBLICATIONS/INFORMATION**

RESOLVED:

- ◆ To note receipt of the following:
 - CCB e-Bulletin – January 2023

192. **FUTURE AGENDA ITEMS**

There were no future agenda items raised by Members.

193. **PUBLICITY/WEBSITE**

Members requested that the Council's response to Wokingham Borough Council's proposed car parking charge increases be publicised.

194. **ENFORCEMENT ISSUES**

RESOLVED:

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

The meeting closed at 8:31 pm

Observations on the following Planning Applications made at the Planning & Community Committee meeting held on 31 January 2023

Application No. & Address	Proposal
223354 79-81 Loddon Bridge Road, Woodley, RG5 4AR	Full application for the proposed erection of 2 no. outbuildings, one to the rear of 79 and one to the rear of 81 Loddon Bridge Road, following part demolition of existing walls. (Part retrospective).
Observations: The Planning & Community Committee have considered this application and recommended it be refused on the basis that, according to planning rules, the Committee believe that "each outbuilding must be individually and wholly within the demise of each plot" which, with a shared footing, this is not. They also recommended the application be refused on the basis that the outbuildings are too close to the rear boundary of the properties.	
223788 45 Woodwaye, Woodley, RG5 3HB	Householder application for the proposed single storey rear extension. Conversion of existing loft to include 2no. dormers and first floor rear extension following removal of chimney. Plus changes to fenestration.
Observations: No objections.	
223790 5 Beaufield Close, Woodley, RG5 3DH	Householder application for the proposed erection of a single storey front extension, single storey rear extension, and changes to fenestration.
Observations: No objections.	
223799 42 Clivedale Road, Woodley, RG5 3RD	Householder application for the proposed erection of a single storey rear extension with 3 No. roof lights and conversion of existing loft space to provide habitable accommodation, including rear facing dormer.
Observations: No objections.	
223813 40 Clivedale Road, Woodley, RG5 3RD	Householder application for the proposed erection of a single storey side extension, including ground floor internal alterations.
Observations: No objections.	
223828 56 Caldbeck Drive, Woodley, RG5 4JX	Householder application for the proposed conversion of the garage to habitable accommodation, including the raising of the flat roof, insertion of a roof window and relocation of the front door.
Observations: No objections.	

223829 14 Bakers Place, Woodley, RG5 4AX	Householder application for the proposed erection of a single storey rear extension with 2 no. roof lights.
Observations: No objections.	
223830 180 Loddon Bridge Road, Woodley, RG5 4AA	Householder application for the proposed erection of a part single storey part two storey side/rear extension, single storey side extension, plus changes to fenestration, following demolition of existing utility room, bathroom and store.
Observations: No objections.	
230042 12 Antrim Road, Woodley, RG5 3NS	Householder application for the proposed erection of a 2No storey rear extension. Single storey side extension along with single storey front to create porch and conversion of garage to create habitable accommodation following demolition of the existing garage & utility store also changes to fenestration.
Observations: The Planning & Community have considered this application and, whilst they have no objections, asked that a Planning Officer ensure the development does not lead to any unacceptable loss of light to neighbouring properties.	
230063 16 Denmark Avenue, Woodley, RG5 4RS	Householder application for the proposed erection of a single storey rear and side extension.
Observations: The Planning & Community have considered this application and, whilst they have no objections, they noted concerns raised by neighbours that the planned width of the extension may actually extend beyond the existing boundary wall to the south of the property, which is not evident in the block plan.	
230092 83 Loddon Bridge Road, Woodley, RG5 4AR	Householder application for the proposed erection of a single storey rear extension (Retrospective)
Observations: No objections.	
230106 44 Crockhamwell Road, Woodley, RG5 3LE	Householder application for the proposed erection of single storey front extension, conversion of existing garage to create habitable accommodation, plus part single part two storey side extension.
Observations: No objections.	