

Minutes of a Meeting of the Planning and Community Committee held at the Oakwood Centre on Tuesday 25 April 2023 at 7:45 pm

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

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

Also present: *Cllr A. Heap;
6 members of the public*

223. **APOLOGIES**

Apologies for absence were received from Councillors Bragg and Soane.

224. **DECLARATIONS OF INTEREST**

There were no declarations of interest made by Members.

225. **MINUTES OF THE PLANNING AND COMMUNITY COMMITTEE MEETING HELD ON 28 MARCH 2023**

RESOLVED:

- ◆ That the minutes of the Planning and Community Committee meeting held on 28 March 2023 be approved and be signed by the Chairman as a true and accurate record.

226. **CURRENT PLANNING APPLICATIONS**

RESOLVED:

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

227. **PLANNING DECISIONS**

RESOLVED:

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

228. **ADVERTISEMENT CONSENT APPLICATION**

The Committee considered the advertisement consent application for 149 Loddon Bridge Road and made no comments in relation to it.

RESOLVED:

- ◆ To note the following application for advertisement consent:

Location:	149 Loddon Bridge Road, Woodley, Wokingham, RG5 4AG
Proposal:	Application for advertisement consent for installation of replacement signs to include 1x new pictorial panel and gibbet to existing post, 2x amenity boards fitted below the pictorial, 2x welcome panels, 1x door plaque, 2x wall mounted amenity boards, 2x set of individual letters, 1x new panel to existing posts, 5x disclaimer signs, 1x CCTV sign and 1x sign written selfie wall.

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

RESOLVED:

- ◆ To note the following applications for tree works:

Application: 230867

Location: TPO 003/1951, WOODLAND 3: 144 Kingfisher Drive, Woodley, Wokingham, RG5 3LQ.

Proposal: T1, Beech – Crown lift to approx. 6m by removing some smaller primary stems and secondary growth only where possible; prune back the remaining lower and mid canopy by approx. 1.5m.

Application: 230944

Location: TPO 003/1951, WOODLAND 3: Land to the south of Nightingale Road, Woodley, Wokingham, RG5 3RZ.

Proposal: G1, Oaks - Crown reduce by up to 2.5m where required to gain 6m clearance from power lines.

G2, Mixed Group - Crown reduce by up to 3.5m where required to gain 7m clearance from power lines.

230. **HADDON DRIVE & ROWAN DRIVE – PARKING CONSULTATION**

Members noted the parking issue on Haddon Drive and Rowan Drive, caused by footballers accessing Woodford Park, was replicated on Woodlands Avenue on weekends. It was suggested that the respective leagues might be contacted and asked to encourage those attending to either walk, cycle or car share wherever practical. The Deputy Town Clerk agreed to speak to the Leisure Services Manager and ask him to contact the football leagues about parking in the area around Woodford Park.

RESOLVED:

- ◆ To note Wokingham Borough Council's consultation regarding the proposed introduction of parking restrictions on Haddon Drive and Rowan Drive.

231. **TELECOMMUNICATIONS CONSULTATION**

RESOLVED:

- ◆ To note the correspondence from Cornerstone regarding the proposed upgrade of a telecommunications mast on Headley Road East.
- ◆ To note that, as comments on the proposal were required prior to the meeting, details were circulated to Members via email and no concerns were raised.

232. **COMMUNITY ISSUES**

There were no community issues raised by Members.

233. **HIGHWAYS ISSUES**

Members commented on the recent broadband upgrade works taking place in the area, and the Chairman noted that, on his road, works had taken place where pavement plates appeared to be in use to cover road excavations when these should be covered by road plates. Members asked that this matter be brought to the attention of Wokingham Borough Council.

234. **PUBLICATIONS/INFORMATION**

RESOLVED:

- ◆ To note receipt of the following:
 - Me2 Club Newsletter – March 2023
 - CCB eBulletin – April 2023

235. **FUTURE AGENDA ITEMS**

Members asked that the issue of state of Earley Station Footbridge be included on a future agenda in the new municipal year to ensure the new Committee are aware of this.

236. **PUBLICITY/WEBSITE**

There were no publicity or website items raised by Members.

237. **ENFORCEMENT ISSUES**

RESOLVED:

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

Members noted their gratitude to all Members of the Committee, the Chairman, and officers for their hard work and support over the last four years.

The meeting closed at 8:55 pm

Woodley Town Council

Observations on the following Planning Applications made at the Planning & Community Committee meeting held on 25 April 2023

Application No. & Address	Proposal
230229 116 Colemansmoor Road, Woodley, RG5 4DN	Householder application for the proposed changes to fenestration including relocation of front door, and garage conversion to create habitable accommodation.
Observations: No objections.	
230531 124 Nightingale Road, Woodley, RG5 3LZ	Householder application for the proposed erection of a single storey rear extension and first floor side extension.
Observations: The Planning & Community Committee have considered this application and had no objections, subject to neighbours' comments being taken into account.	
230561 The White Cottage, Western Avenue, Woodley, RG5 3BN	Householder application for the proposed erection of single storey front and side extension plus 1no. dormer following demolition of existing garage.
Observations: The application was withdrawn by the applicant before the meeting.	
230720 149 Loddon Bridge Road, Woodley, RG5 4AG	Full application for the proposed erection of a new detached covered Pergola. New entrance lobby with Universal Accessible (U/A) ramp and associated car parking space. Removal of existing awning and erection of posts and festoon lighting.
Observations: No objections.	
230739 49 Caldbeck Drive, Woodley, RG5 4JX	Householder application for the proposed erection of a two storey side extension and a single storey rear extension.
Observations: No objections.	
230742 8 The Orangery, Earley, RG6 1FH	Householder application for the proposed erection of a single storey rear extension.
Observations: The Planning & Community Committee have considered this application and had no objections, subject to neighbours' comments being taken into account.	

<p>230743 Library Parade, Crockhamwell Road, Woodley,</p>	<p>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 14 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.</p>
<p>Observations: Members of the Planning & Community Committee have considered this amended application and, once again, have objections to the proposals. Their objections were as follows:</p> <ul style="list-style-type: none"> - 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 	
<p>230764 199 Loddon Bridge Road, Woodley, RG5 4BP</p>	<p>Householder application for the erection of a detached timber outbuilding following demolition of the existing garage. (Retrospective)</p>
<p>Observations: The Planning & Community Committee have considered this application and, whilst they had no objections, they did note a concern regarding the height of the outbuilding and the impact on the neighbours at no. 12 Vincent Close.</p>	
<p>230765 7 Mannock Way, Woodley, RG5 4XW</p>	<p>Full application for the proposed change of use of amenity land to residential garden including erection of new boundary wall, plus the erection of a single storey rear extension, insertion of rooflights to facilitate conversion of the loft to habitable accommodation and changes to fenestration.</p>
<p>Observations: The Planning & Community Committee have considered this amended planning application and once again wish to object to it on the following grounds:</p> <ul style="list-style-type: none"> - Unacceptable loss of amenity land - Out of character with the street scene; specifically, fencing and the proposed additional parking spaces are out of character with the open nature of the street scene - High fence on a bend would reduce sight lines and impact highway visibility 	
<p>230792 2 Shackleton Way, Woodley, RG5 4UT</p>	<p>Householder application for the proposed erection of a single storey side extension and a single storey front/side extension following demolition of the existing front canopy roof, bay window, garage and side extension.</p>
<p>Observations: No objections.</p>	
<p>230797 44 Nightingale Road, Woodley, RG5 3LU</p>	<p>(Part Retrospective) Householder application for the proposed erection of a detached rear single storey outbuilding.</p>
<p>Observations: No objections.</p>	
<p>230813 86 Crockhamwell Road, Woodley, RG5 3JZ</p>	<p>Householder application for the proposed replacement of existing garage and front porch flat roof with pitched roof.</p>

Observations: No objections.	
230818 Mill Close, Sandford Lane, Woodley, RG5 4SY	Householder application for the proposed erection of a single storey front and part single part two storey side extension, following demolition of the existing garage.
Observations: No objections.	
230836 62 Malone Road, Woodley, RG5 3NJ	Householder application for the proposed erection of single storey front extension to incorporate porch, conversion of existing garage to create habitable accommodation, single storey rear extension plus changes to fenestration following demolition of existing conservatory. Existing flat roof to be replaced by new fibreglass roof.
Observations: No objections.	
230849 30 Fitzroy Crescent, Woodley, RG5 4EU	Householder application for the proposed erection of a single-storey rear extension with roof lantern and single-storey front extension following demolition of existing kitchen and porch.
Observations: The Planning & Community Committee have considered this application and had no objections, subject to neighbours' comments being taken into account.	
230861 Tennis Courts, Land off Silver Fox Crescent, Woodley	Full planning application for the proposed erection of 1 no. self- build four bedroom detached dwelling with detached garage and parking.
Observations: The Planning & Community Committee have considered this application and, whilst they had no objections, they did note a concern regarding the limited amount of space on the highway for vehicles entering and exiting the development.	
230874 Tennis Courts, Land off Silver Fox Crescent, Woodley	Full planning application for the proposed erection of 1 no. self- build four bedroom detached dwelling with detached garage and parking.
Observations: The Planning & Community Committee have considered this application and, whilst they had no objections, they did note a concern regarding the limited amount of space on the highway for vehicles entering and exiting the development.	
230875 Tennis Courts, Land off Silver Fox Crescent, Woodley	Full planning application for the proposed erection of 1 no. self- build four bedroom detached dwelling with detached garage and parking.
Observations: The Planning & Community Committee have considered this application and, whilst they had no objections, they did note a concern regarding the limited amount of space on the highway for vehicles entering and exiting the development.	