

Minutes of a Meeting of the Planning and Community Committee held at the Oakwood Centre on Tuesday 20 June 2023 at 7:45 pm

Present: *Councillors: B. Soane (Chairman); J. Cheng; L. Guttridge; R. Horskins; V. Lewis; J. Sartorel; P. Singh; J. Taylor;*

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

Also present: *Councillor D. Bragg (Virtual Attendance)
1 member of the public*

18. **APOLOGIES**

Apologies for absence were received from Councillor Jewell. Councillor Bragg advised he would be attending the meeting virtually.

19. **DECLARATIONS OF INTEREST**

There were no declarations of interest made by Members.

20. **MINUTES OF THE PLANNING AND COMMUNITY COMMITTEE MEETING HELD ON 23 MAY 2023**

RESOLVED:

- ◆ That the minutes of the Planning and Community Committee meeting held on 23 May 2023 be approved and be signed by the Chairman as a true and accurate record.

21. **CURRENT PLANNING APPLICATIONS**

RESOLVED:

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

22. **PLANNING DECISIONS**

RESOLVED:

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

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

RESOLVED:

- ◆ To note the following applications for tree works:

Application: 231342
Location: TPO 003/1951 W3: 26 Quentin Road, Woodley, Wokingham, RG5 3NE.
Proposal: T1, Bay - Fell.

Application: 231399
Location: TPO 25/1971, AREA 1: 107 Western Avenue, Woodley, Wokingham, RG5 3BL.
Proposal: T1, Cherry – Fell to leave stump.

24. **VARIATION OF PREMISES LICENCE: GOOD COMPANIONS PH**

Members considered the application for a variation of premises licence for Good Companions, received from Wokingham Borough Council, and had no concerns.

RESOLVED:

- ◆ To note the variation of premises licence application received for Good Companions, 149 Loddon Bridge Road, as provided in the agenda.
- ◆ To submit no objections to Wokingham Borough Council in relation to the application.

25. **BUDGETARY CONTROL**

RESOLVED:

- ◆ To note Report No. SR 9/23.

26. **CYCLING IN WOODLEY SUB COMMITTEE**

Councillor Horskins advised Members that he had previously been Chairman of the Cycling in Woodley Sub Committee. Members noted that, at the last meeting of the sub committee, Councillor Horskins had asked Members to consider and report back to him on an particular item each but that no one had reported back to him. He highlighted that the last two meetings of the committee had been cancelled due to lack of items to consider and unavailability of officers.

Councillor Horskins proposed that the sub committee be disbanded, and that the matter of cycling be brought directly back under the Planning and Community Committee, to be considered in a regular, quarterly agenda item, which more generally covers any transportation matters in the area.

Members noted the existing terms of reference for the sub committee, which the Committee Officer read out. It was noted that the terms of reference included the creation of a cycling strategy but that, since the formation of the sub committee in 2020, this had not been achieved. Members discussed whether a specific cycling strategy was needed in the area and consensus was that it was not.

Councillor Horskins proposed, seconded by Councillor Taylor, and following a vote it was:

RESOLVED:

- ◆ To disband the Cycling in Woodley Sub Committee, and to add a regular, quarterly agenda item covering transportation matters more generally.

Voting: For: 7 Against: 0 Abstain: 1 No Vote: 0

27. **WOKINGHAM BOROUGH COUNCIL CAR PARK CHARGE INCREASE**

Members discussed the matter of Wokingham Borough Council car park charge increases. It was noted that the increase, due to come into force in Woodley from 22 June 2023, had now been delayed until 3 July following technical issues.

Members considered a report, written by Councillor Kennedy, which highlighted concerns that Wokingham Borough Council intends to use surplus funds raised via this increase to reduce the tax burden. Councillor Kennedy indicated in the report that he felt this would not be a permitted use of surplus funds in line with the Road Traffic Regulation Act 1984. Members also noted a reponse from the Assistant Director of Highways at Wokingham Borough Council which confirmed that Wokingham Borough Council and its highways service were following section 55 of the Act, and advised that the proposed charges were being introduced to support deficits in the parking service.

Members acknowledged gratitude to Councillor Kennedy for the time taken to prepare his report, however they were not keen to follow his proposed approach of putting Wokingham Borough Council on formal notice that, should the charges be implemented, the Town Council would immediately seek a judicial review of the decision and request an interim injunction. It was noted that a judicial review was likely to be an expensive process.

Members felt further questions needed to be asked of Wokingham Borough Council for clarity on this matter; namely that the Borough Council confirm exactly what they are permitted to use surplus funds, raised via parking charges, for under the Act, and also to provide additional details as to what the exact deficits in the parking service are.

RESOLVED:

- ◆ To write to Wokingham Borough Council to seek confirmation of what they are permitted to spend surplus funds raised by car park charges on, in line with section 55 of the Road Traffic Regulation Act 1984, and to confirm and provide details of the specific deficit which the Borough Council intends to cover by increasing parking charges.

28. **COMMUNITY SPEEDWATCH**

Councillor Bragg advised Members that he had no update to provide on the Council's Community Speedwatch group activities.

29. **COMMUNITY ISSUES**

There were no community issues raised by Members.

30. **HIGHWAYS ISSUES**

There were no highways issues raised by Members.

31. **PUBLICATIONS/INFORMATION**

RESOLVED:

- ◆ To note receipt of the following:
 - Me2 Club Newsletter – May 2023
 - Connecting Communities in Berkshire – June 2023

32. **FUTURE AGENDA ITEMS**

To include a regular, quarterly general transportation matters item on the agenda, starting in September 2023.

33. **PUBLICITY/WEBSITE**

No publicity and website items were raised by Members.

34. **ENFORCEMENT ISSUES**

RESOLVED:

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

The meeting closed at 8:45 pm

Woodley Town Council

Observations on the following Planning Applications made at the Planning & Community Committee meeting held on 20 June 2023

Application No. & Address	Proposal
231039 18 Selcourt Close, Woodley, RG5 3AS	Householder application for the proposed conversion of the garage to habitable accommodation with an associated change to fenestration. (Part retrospective)
Observations: No objections.	
231044 52 Norton Road, Woodley, RG5 4AJ	Householder application for the proposed erection of a single storey front extension.
Observations: No objections.	
231135 Bridges Resource Centre, 109 Colemansmoor Road, RG5 4DA	Full application for the proposed installation of an external, two-storey fire escape staircase to the side elevation of the existing property, associated works and replacement timber fencing and side gate.
Observations: No objections.	
231153 67 Vauxhall Drive, Woodley, RG5 4EB	Householder application for the proposed erection of a single storey rear extension, and changes to fenestration.
Observations: No objections.	
231154 49 Quentin Road, Woodley, RG5 3NE	Householder application for the proposed erection of a part two storey part first floor side extension, and single storey rear extension.
Observations: No objections.	
231195 83 Woodlands Avenue, Woodley, RG5 3HG	Householder application for the proposed erection of a single storey rear extension plus changes to fenestration.
Observations: No objections.	
231214 38 Selsdon Avenue, Woodley, RG5 4PG	Householder application for the proposed erection of single storey front extension, two storey side extension, single storey rear extension plus changes to fenestration.
Observations: The Planning & Community Committee have considered this application and had no objections, assuming there will be a gap of 1m between the proposed extension and the property at no. 40, which the committee felt was not clearly evident in the block plan.	
231239 8 Eynsham Close, Woodley, RG5 4LF	Householder application for the proposed single storey rear extension.
Observations: No objections.	

231245 8 Eynsham Close, Woodley, RG5 4LF	Householder application for the proposed conversion of the garage to habitable accommodation with an associated change to fenestration.
Observations: No objections.	
231263 2 Shackleton Way, Woodley, RG5 4UT	Householder application for the proposed erection of a single storey front and part single part two storey side extension plus a single storey side extension, following demolition of the existing front canopy roof, bay window, garage and side extension.
Observations: No objections.	
231267 31 Knowle Road, Woodley, RG5 3QE	Householder application for proposed erection of a single storey rear/side extension and dropped kerb following demolition of existing storage room.
Observations: No objections.	
231277 9 Redwood Avenue, Woodley, RG5 4DS	Householder application for the proposed erection of a single storey front extension and addition of a pitched roof over the existing front porch, plus changes to fenestration.
Observations: No objections.	
231292 41 South Lake Crescent, Woodley, RG5 3QJ	Householder application for the proposed erection of a single storey front extension to form a porch and a part single part two storey side and rear extension following demolition of the existing single storey side extension, plus modification of the rear roof form and changes to fenestration.
Observations: No objections.	
231340 9 Dunbar Drive, Woodley, RG5 4HA	Householder application for the proposed conversion of the garage to habitable accommodation plus changes to fenestration.
Observations: No objections.	
231359 148 Reading Road, Woodley, RG5 3AA	Householder application for the proposed conversion of the loft, including a hip to gable extension, rear facing dormer and front facing Velux roof light, re-roofing of existing rear extension and changes to fenestration.
Observations: No objections.	
231397 12 Vauxhall Drive, Woodley, RG5 4DU	Householder application for the proposed erection of first floor side and rear extensions with 1 no. Juliet balcony, plus changes to fenestration.
Observations: No objections.	