

Minutes of a Meeting of the Planning and Community Committee held at the Oakwood Centre on Tuesday 17 October 2023 at 7:45 pm

Present: *Councillors: B. Soane (Chairman); L. Guttridge; C. Jewell; V. Lewis; J. Sartortel; P. Singh; J. Taylor;*

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

Also present: *Cllr D. Bragg (Virtual Attendance)
9 members of the public*

87. **APOLOGIES**

Apologies for absence were received from Councillors Bragg, Cheng and Horskins. Councillor Bragg indicated he would attend the meeting virtually.

88. **DECLARATIONS OF INTEREST**

Councillor Taylor advised that, as application 232483 related to a property adjacent to a friends house, she would not take part in the discussion regarding this application.

89. **MINUTES OF THE PLANNING AND COMMUNITY COMMITTEE MEETING HELD ON 19 SEPTEMBER 2023**

Members requested the addition of a Matters Arising document, collating actions from meetings, as a way of keeping track of tasks and follow ups. Officers agreed to action this.

RESOLVED:

- ◆ That the minutes of the Planning and Community Committee meeting held on 19 September 2023 be approved and be signed by the Chairman as a true and accurate record.

90. **CURRENT PLANNING APPLICATIONS**

RESOLVED:

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

91. **PLANNING DECISIONS**

RESOLVED:

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

92. **PLANNING APPEALS**

RESOLVED:

- ◆ To note the following appeal against refusal of planning permission has been lodged with the Planning Inspectorate:

Application: 231154

Location: 49 Quentin Road, Woodley, Wokingham, RG5 3NE

Proposal: Householder application for the proposed erection of a part two storey part first floor side extension, and single storey rear extension.

(Woodley Town Council had no objections to the proposal.)

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

RESOLVED:

- ◆ To note the following applications for tree works:

Application: 232328
Location: SECTION 211 NOTIFICATION FOR WORKS IN A CONSERVATION AREA: St. John The Evangelist, Church Road, Woodley, RG5 4QN.
Proposal: T009, Pedunculate Oak - Fell to approx. 3m high stump retaining areas of decaying lower trunk for habitat value. T010, Purple Cherry Plum - Reduce height to approx. 5m in height and lateral spread to 3m radius; remove deadwood.
T017 Pedunculate Oak - Reduce height to approx. 0-12m in height and lateral spread to 4-5m radius. G022, Common Ash x4 - Sever ivy and inspect base and lower trunks; one of the ash is in decline, if base is satisfactory, reduce canopy by 2-3m back to healthy wood. T008, Pedunculate Oak - Selectively reduce elongated branches over neighbouring property by approx. 3m back to nearest suitable reduction points. T015, European Lime - Remove deadwood from crown; inspect previous topping point at 8-9 for evidence of decay; reduce canopy by 2m on church side. T016, European Lime - Remove deadwood from crown; inspect previous topping point at 8-9 for evidence of decay; cut back to create 2.5m canopy clearance to church. G028, Leyland Cypress x30 - Crown lift and cut back to clear offsite outbuilding by 2m; remove two low branches from one specimen - branches marked with paint. T029, Leyland Cypress - Remove two lower branches. T001, European Lime - Remove deadwood from crown; inspect cable bracing. T019, Laurel Cherry - Fell decayed stem to high stump. T025, Pedunculate Oak - Remove deadwood. T033, English Yew - Remove deadwood over churchyard. T035, English Yew - Selectively reduce canopy in north side by 1.5m to create reasonable clearance to the church. T036, European Lime - Remove deadwood from crown; remove lower branch over church path; reduce elongated branches on northern half of tree by 2m to clear canopy of yew and reduce exposure in high winds; inspect cable bracing if present. T037, European Lime - Inspect cable bracing if present. T038 European Lime - Remove deadwood from crown; inspect cable bracing. T027, Small Ash - Fell to ground level. T031, English Yew - Remove large deadwood over 1m in length and 30mm in diameter.

Application: 232329
Location: TPO 3/1951 WOODLAND 3: 11 Portrush Close, Woodley, Wokingham, RG5 3PB.
Proposal: T1, Silver Birch – Crown reduction by 3m.

Application: 232444
Location: TPO 109/1976: 1 Perth Close, Woodley, Wokingham, RG5 4TU.
Proposal: T1, Oak - Reduce back to previous template the eastern aspect, tapering into height, and the north and southern aspects, the extent of the reduction is to not exceed 1.5m to suitable growth points. Ensure statutory clearance of the highway is maintained by up to 5m targeting secondary growth points only.

T2, Oak – Remove moderate deadwood, ensure adequate clearance of 5m over highway.

T3, Oak - Reduce overextended laterals on the northern, eastern, and southern aspects by up to 1.5m, lift crown to 4m targeting secondary growth points, ensure adequate clearance of 5m over highway.

Application:	232482
Location:	TPO 3/1951 WOODLAND 3: 2 Lynton Close, Woodley, Wokingham, RG5 3SF.
Proposal:	T1, Silver Birch – Crown lift to approx. 5m above ground level and all-around crown reduction to appropriate pruning points, removing 2-3m in height, approximately 1.5m off North, West and South side and approximately 2.5m off East (neighbouring) side.
Application:	232489
Location:	TPO 3/1951 WOODLAND 3: 3 Burgess Close, Woodley, Wokingham, RG5 3LJ.
Proposal:	T1, Sycamore – Crown reduction by 1.5-2m in height, leaving final height no more than 14.5m, and by 0.5-1m in spread; remove all deadwood greater than 50mm in diameter.

94. **TRANSPORTATION & HIGHWAYS**

94.1 **Cycling in Woodley**

Members discussed whether to adopt the Strategy for Cycling, set out in the agenda.

It was suggested that it might be prudent to await further information on Wokingham Borough Council's cycling strategy, as the fund holders, before approving a Town Council strategy. However, it was commented that the Town Council's strategy was unlikely to include anything entirely contrary to anything agreed by Wokingham Borough Council, and that the Town Council should lead on representing local views on the matter. It was also noted that Wokingham's Local Cycling and Walking Infrastructure Plan (LCWIP) had been in the planning process for two to three years already but, after initial consultation, there had been a lack of any further discussions between Wokingham and the Town Council in the past two years.

Following further discussion it was proposed by Councillor Taylor, seconded by Councillor Jewell, and following a vote it was:

RESOLVED:

- ◆ To adopt the following statement as the Council's Strategy for Cycling:

"The Town Council's strategy is to increase the number of cycling journeys in Woodley, both to support our commitment to climate change, and to promote health and wellbeing in the town.

We will do this by a programme of communication, collaboration and education in the local community aimed at improving conditions for cyclists, facilitating access to cycles, and encouraging more people to get on bikes.

And we'll provide a forum for experienced, new, and Woodley cyclists to have their say on what's needed to improve cycling in Woodley.

- ◆ To consider the actions which need to be undertaken to achieve the Strategy for Cycling at the next Planning & Community Committee meeting, and to consider setting up a sub committee tasked with undertaking those actions.

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

94.2 **Community Speedwatch**

Members noted the update on the Council's Community Speedwatch activities, which confirmed that the Council's Speedwatch equipment was now working, with equipment labelled and ready for collection by the Town Council's Speedwatch coordinator.

It was also noted that a draft Community Speedwatch webpage and online Speedwatch Site Nomination Form had been developed, and were ready to be published once the Speedwatch Coordinator confirms the group is ready to go live.

94.3 **Highways Issues**

Members noted there had been complaints made by residents about parents of children at Rivermead Primary School parking on double yellow lines in Addington Gardens at school drop off / pick up times. Councillor Soane advised he was intending on raising this at the Wokingham Borough Council meeting on Thursday 19 October.

95. **WBC STREET CLEANING & GROUNDS MAINTENANCE CONSULTATION**

Members considered Wokingham Borough Council's street cleaning and grounds maintenance consultation.

Members were not in favour of the suggestion from Wokingham Borough Council that Town and Parish Council's might contribute £80k to maintain the existing level of litter bins, but it was noted this the email from Wokingham was not a formal request to consider this, and merely a suggestion. Members also noted that they would need to see the output of Wokingham's consultation on the matter before being able to consider this.

Councillor Soane advised that the position on this matter had changed at Wokingham, and so recommended the Committee wait to understand how the proposals might change before considering a response.

96. **FINCHAMPSTEAD NEIGHBOURHOOD PLAN**

RESOLVED:

- ◆ To note that Wokingham Borough Council formally adopted the Finchampstead Neighbourhood Plan on 21 September 2023.

97. **COMMUNITY ISSUES**

There were no community issues raised by Members.

98. **PUBLICATIONS/INFORMATION**

RESOLVED:

- ◆ To note receipt of the following:
 - Me2 Club Newsletter – September 2023
 - Connecting Communities in Berkshire eBulletin – October 2023

99. **FUTURE AGENDA ITEMS**

It was noted that Wokingham Borough Council had indicated they would be consulting on their final proposal for the Local Plan in late Autumn. Members requested more information on the process to date.

100. **PUBLICITY/WEBSITE**

It was suggested that the Council should publicise the Great British Insulation Scheme, which had been publicised in the recent Berkshire Association of Local Councils newsletter.

101. **ENFORCEMENT ISSUES**

RESOLVED:

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

The meeting closed at 9:29 pm

Observations on the following Planning Applications made at the Planning & Community Committee meeting held on 17 October 2023

Application No. & Address	Proposal
<p>231793 246 Kingfisher Drive, Woodley, RG5 3LH</p>	<p>Full application for the erection of a hydraulic car ramp at the rear of 246 Kingfisher Drive. (Retrospective)</p>
<p>Observations: The Planning & Community Committee have considered this application, including the representations presented on the WBC planning portal via residents, and from the applicant.</p> <p>The Committee have been advised by the applicant that the ramp is being used for him to renovate an old vehicle as a hobby. In light of this, the Committee had no objections to the application, on the grounds that the ramp is purely for domestic use and is not to be used as part of a commercial operation.</p>	
<p>231828 24 Rothwell Gardens, Woodley, RG5 4TJ</p>	<p>Householder application for the proposed erection of a single storey front extension with a canopy roof and a first floor side and two storey rear extension with 1 no. Juliet balcony following demolition of the existing rear conservatory, the existing garage and side/rear extension, plus changes to fenestration.</p> <p>We have received revised/additional plans for the above application. The revised details show: Revised plans moving the Juliet balcony to the southwest side elevation and to add a fixed shut and obscure glazed window to rear elevation.</p>
<p>Observations: The Planning & Community Committee have reviewed these revised plans.</p> <p>Whilst the Committee were satisfied that steps had been taken to resolve their original concern regarding overlooking caused by the previously proposed position of the Juliet balcony, the Committee still wished to object on the grounds that the distance between the property and 7 Tippings Lane will be reduced to below the minimum 22m distance specific in the Borough's Design Guide.</p>	
<p>231977 4 Coppice Road, Woodley, RG5 3QX</p>	<p>Application to vary conditions 2 and 5 of planning consent 222632 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. Condition 2 refers to approved details and condition 5 refers to Restriction of Permitted Development Rights, and the variation is to allow the changes to fenestration (part retrospective).</p>

Observations:

The Planning & Community Committee have considered both application 231977 and 231979 together as they believe them to be intrinsically linked.

A number of residents attended the meeting to express their objections to these applications. The Committee wish to object to the proposal on the following grounds:

- The proposal have not been built in accordance with the approved plans (222632)
- The proposal is overbearing (height / massing)) on neighbouring properties
- The size of the property is out of character with the street scene
- There is a lack of suitable onsite / off street parking for a property of this size

The Committee also noted, from residents' comments, that the ground floor is believed to have been split into two bedrooms - not shown on the submitted plans. Were this to be the case, and there were 9 bedrooms, this would further exacerbate the lack of parking.

The Committee were also informed the property was being used as an HMO. If this is the case, the Committee were concerned that appropriate planning permission had not been granted for this, and the required building regulations for HMOs may not be being followed.

A request will be made to the relevant Borough Councillor to list this application, and concerns will be raised with WBC regarding the potential that the property is currently being used as an HMO, to ensure the safety of residents if it is.

231979

4 Coppice Road,
Woodley,
Wokingham, RG5
3QX

Householder application for the proposed engineering works to rear of the dwelling to create a lower patio and yard with a boiler housing, pergola cover, and steps with retaining wall to support upper garden level. (Part retrospective)

Observations:

The Planning & Community Committee have considered both application 231977 and 231979 together as they believe them to be intrinsically linked.

A number of residents attended the meeting to express their objections to these applications. The Committee wish to object to the proposal on the following grounds:

- The proposal have not been built in accordance with the approved plans (222632)
- The proposal is overbearing (height / massing)) on neighbouring properties
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The Committee were also informed the property was being used as an HMO. If this is the case, the Committee were concerned that appropriate planning permission had not been granted for this, and the required building regulations for HMOs may not be being followed.

A request will be made to the relevant Borough Councillor to list this application, and concerns will be raised with WBC regarding the potential that the property is currently being used as an HMO, to ensure the safety of residents if it is.

232223

35 Vauxhall Drive,
Woodley, RG5 4EB

Householder application for the proposed erection of single storey rear extension, plus ramp at front entrance for disabled access, 1no. rooflight, and raising of rear patio.

Observations:

No objections.

232235 84 Redwood Avenue, Woodley, RG5 4DR	Householder application for the proposed erection of single storey front extension.
Observations: No objections.	
232296 1 Crediton Close, Woodley, RG5 4DQ	Householder application for the proposed relocation of existing fence.
Observations: No objections.	
232313 138 Antrim Road, Woodley, RG5 3NZ	Householder application for the proposed erection of a single storey rear extension.
Observations: No objections.	
232343 134 Butts Hill Road, Woodley, RG5 4NR	Householder application for the proposed erection of single storey front, side, and rear extensions.
Observations: No objections.	
232388 2 Woodley Green, Woodley, RG5 4QP	Householder application for the proposed erection of part single part two storey rear and side extensions, plus single storey front extension, following the demolition of existing garage.
Observations: No objections.	
232454 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 wish to submit objections on the grounds that the extension will be unneighbourly by virtue of the fact it will be overbearing (height) and will lead to loss of light to the rear of the neighbouring property, due to the narrowness of the site.	
232483 26 Duffield Road, Woodley, RG5 4RN	Householder application for the proposed single storey front side extension plus changes to fenestration.
Observations: No objections.	