

**Minutes of a Meeting of the Planning and Community Committee held remotely
on Tuesday 23 March 2021 at 7:45 pm**

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

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

Also present: 4 members of the public

Before opening the meeting, to mark the anniversary of the UK's first COVID-19 lockdown, the Chairman asked for a minute's silence in memory of all those who have sadly died from the disease during the pandemic.

178. **APOLOGIES**

Apologies for absence were received from Councillors K. Gilder, D. Mills, S. Rahmouni and J. Sartorel.

179. **DECLARATIONS OF INTEREST**

There were no declarations of interest made by Members.

180. **MINUTES OF THE PLANNING AND COMMUNITY COMMITTEE MEETING HELD ON
23 FEBRUARY 2021**

RESOLVED:

- ◆ That the minutes of the Planning and Community Committee meeting held on 23 February 2021 be approved and be signed by the Chairman as a true and accurate record.

181. **CURRENT PLANNING APPLICATIONS**

RESOLVED:

- ◆ To forward comments to the planning authority as detailed in **Appendix A**.
- ◆ To write to the planning authority to recommend the addition of Land at Lysander Close to the list of Local Green Spaces for inclusion in the new Local Plan.

The Committee thanked Councillor Hicks and Councillor Jewell for their preparatory work relating to the large number of applications received this month.

182. **PLANNING DECISIONS**

RESOLVED:

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

183. **PLANNING APPEALS**

RESOLVED:

- ◆ To note the following appeal decision:
Application: 201113

Location: 123 Loddon Bridge Road, Woodley, RG5 4AG
Proposal: Householder application for the proposed erection of boundary wall to front/side and new side access.
Details: Appeal against refusal of planning permission.
Decision: The appeal was dismissed.

184. **NEIGHBOUR CONSULTATION SCHEME**

RESOLVED:

- ◆ To note application 210559:
Location: 39 Western Avenue, Woodley, RG5 3BJ
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 5.97m, for which the maximum height would be 3.70m and the height of the eaves 2.91m.

185. **PRIOR APPROVAL SUBMISSION**

RESOLVED:

- ◆ To note application 210719:
Location: 61 - 63 Crockhamwell Road, Woodley
Proposal: Prior approval submission for proposed conversion of the first and second floors of the office building (Use Class E(i)) to 4 no. residential units (Use Class C3).

186. **TELECOMMUNICATIONS NOTIFICATION**

Members considered planning application 210668, relating to the prior approval submission for the installation of a 20m high telecommunications mast and ancillary equipment on land to the North East of Vauxhall Drive, namely Vauxhall Park.

Members noted there had been in excess of 200 responses to this planning application, the vast majority of which objected to the proposals. Three members of the public attended the virtual meeting to voice their objections. Members noted these objections related to the siting of the mast in Vauxhall park, and not the general need to erect a telecommunications mast in the area which they acknowledged to be a necessity to allow 5G rollout.

Members also noted the Town Council had previously responded to Wokingham Borough Council's draft Local Plan consultation recommending Vauxhall Park, amongst other green spaces, be designated as a Local Green Space in the Local Plan update (Planning and Community Meeting 14 July 2020 - minute 48).

Members agreed with the objections cited by residents, both at the meeting and in comments submitted to the planning authority, and fully supported the view locating the mast in Vauxhall Park was not appropriate.

RESOLVED:

- ◆ To write to the planning authority to recommend refusal of this planning application on the grounds that the proposal will:
 - Lead to the reduction of available green space for recreation and enjoyment;
 - Impact on local biodiversity and wildlife;
 - Compromise the safety of park users during construction;
 - Dominate the local skyline and nearby dwarf trees and houses;
 - Have a negative impact on a vital local amenity for residents;
 - Be contrary to the Town Council's recommendation to designate Vauxhall Park as a Local Green Space as part of Wokingham Borough Council's Local Plan Update.

187. **ADVERTISEMENT CONSENT NOTIFICATION**

RESOLVED:

- ◆ To note application 210471:
Location: The Waterside, Fairwater Drive, Woodley, RG5 3EZ
Proposal: Application for advertisement consent for 2no. externally illumined fascia signs, 3no. non illumined fascia signs, 1no. externally illuminated projecting sign, 2no. non illumined projecting sign, 9no. non illumined hoarding signs, 3no. internally illuminated New Gold Lanterns With New Wrought Iron Brackets, 1no. internally illuminated New Brass Lantern With New Wrought Iron Bracket, 10no. internally illuminated New 30w Led Floodlights, 2no. internally illuminated New 30w Led Floodlights.

188. **TREE PRESERVATION ORDERS**

a) Applications for works to trees

RESOLVED:

- ◆ To note application 210628
Location: TPO 0003/1951, W3: 69 Woodlands Avenue, Woodley, RG5 3HF.
Proposal: To fell to stump seven Beech trees.

189. **b) TPO Confirmations**

RESOLVED:

- ◆ To note that Wokingham Borough Council had confirmed the following Tree Preservation Order:

TPO 1752/2020 - Relating to trees on the land north west of Redwood Lake, Woodley, RG5. This TPO was confirmed without modifications.

190. **GOVERNMENT CONSULTATION ON THE NATIONAL PLANNING POLICY FRAMEWORK AND NATIONAL MODEL DESIGN CODE**

Members considered the Ministry of Housing, Communities and Local Government's consultation on draft revisions to the National Planning Policy Framework and the draft National Model Design Code.

RESOLVED:

- ◆ To respond to the consultation with the comments detailed in **Appendix B**.

191. **RUSCOMBE NEIGHBOURHOOD PLAN CONSULTATION**

Members considered the draft Ruscombe Neighbourhood Plan.

RESOLVED:

- ◆ To send a "no comment" response to the consultation on the draft Ruscombe Neighbourhood Plan.

192. **CENTRAL AND EASTERN BERKSHIRE AUTHORITIES – JOINT MINERALS AND WASTE PLAN**

RESOLVED:

- ◆ To note correspondence received from Hampshire Services regarding the Central and Eastern Berkshire Authorities Join Minerals and Waste Plan Regulation 22 Notice of Submission of Documents to the Secretary of State.

193. **WOKINGHAM BOROUGH COUNCIL ACTIVE TRAVEL FUND – YOUR VIEWS ON NEW CYCLING FACILITIES**

Members considered the consultation from Wokingham Borough Council regarding the Wokingham Borough Active Travel Fund.

RESOLVED:

- ◆ To respond to the consultation as follows:
 - To support the proposal to provide segregated cycle facilities between the junction of Woodlands Avenue/Lytham Road (Woodley) and the junction of Woodlands Avenue/Church Road (B3350);
 - To support the proposal to extend the scheme in line with Option 1 - to provide segregated cycle facilities on Church Road connecting with the junction at Anderson Avenue, then to provide segregated cycle facilities on Anderson Avenue connecting with the junction at Culver Lane for a connection with Reading via Palmer Park Avenue.

194. **WOKINGHAM BOROUGH COUNCIL – LOCAL CYCLING AND WALKING INFRASTRUCTURE PLAN**

Members considered the correspondence received from Wokingham Borough Council, seeking feedback in relation to the Local Cycling and Walking Infrastructure Plan.

RESOLVED:

- ◆ To circulate the correspondence to all Town Councillors and encourage individual feedback where it is deemed appropriate.
- ◆ To publicise the request for comments to residents using Woodley Town Council's website and social media.

195. **ANNUAL GRANTS 2021/22**

RESOLVED:

- ◆ To note the expressions of thanks received from:
 - ARC
 - The Link Visiting Scheme
 - Citizens Advice Bureau – Woodley
 - Readibus

196. **FUTURE AGENDA ITEMS**

RESOLVED:

- ◆ To request the attendance at a future Planning and Community Committee meeting from a representative of the planning authority, with the aim of receiving guidance on the prior approval application process relating to submissions by Telecommunications companies for the erection of masts within the area.

197. **PUBLICITY/WEBSITE**

RESOLVED:

- ◆ To publicise the request for comments to residents using Woodley Town Council's website and social media (as highlighted in minute 194 above).
- ◆ To publicise the decision of the Committee to object to planning application 210668 (as highlighted in minute 186 above).

198. **ENFORCEMENT ISSUES**

RESOLVED:

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

The meeting closed at 9:49 pm

23 March 2021

Woodley Town Council

Observations on the following Planning Applications

Application No. & Address	Proposal
203304 Land at Lysander Close, Woodley, RG5 4ND	Full application for the proposed erection of a two storey building to provide 6 no. flats (2 x 2 bed and 4 x 1 bed) with associated amenity space and parking, plus provision of public open space.
<p>Observations:</p> <p>The Committee noted the high number of comments received objecting to this proposal on the Wokingham Borough Council website.</p> <p>The Committee considered the proposal and recommended the application be refused on the following grounds:</p> <ul style="list-style-type: none"> - Loss of amenity/green open space. The loss of open/green space is against official guidelines as "Good quality greenspace has the potential to deliver substantial benefits for public health and for wider local priorities at a relatively low cost." (Improving access to greenspace: A new review for 2020. Public Health England, p. 11). The open space is used by both residents and workers for the nearby commercial/retail units. - Loss of mature trees and hedgerows Trees are an important part of an urban area's green infrastructure as well as contributing to carbon capture and providing a habitat for wildlife. Any loss would be contrary to Wokingham Borough's Climate Emergency Action Plan and would not be in line with the National Planning Policy Framework. - Contrary to original development plan No. 23971 The plan that assigned this area as public open space and, as such has been maintained by the local authority for over 30 years. The site is not within Wokingham Borough Council's identified Strategic Development Sites or allocated sites - Overlooking and loss of privacy There will be a loss of privacy for residents in Lysander Close (particularly No. 71) and Hartigan Place. This is exacerbated by the proposed balconies at first floor level. - Out of keeping with the design of houses in Lysander Close The proposed development protrudes to the rear of the line of houses in Lysander Close. The size of the 2-bed flats do not meet the nationally-described space standard of 50 sq m. <p>This Council urges Wokingham Borough Council to designate this area as a Local Green Space in accord with The National Planning Policy Framework's guidelines that support the designation of Local Green Space: "the designation of land as a Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them." (National Planning Policy Framework (2019), Ministry of Housing, Communities and Local Government, Paragraph 99, p. 29)</p>	

210311 51 Antrim Road, Woodley, RG5 3NT	Householder application for the proposed erection of a two storey rear and side extension to create habitable accommodation with the addition of two solar panels, following the demolition of existing garage, the erection of a single storey front extension to form a lobby, plus changes to fenestration.
Observations: The Committee had no objections to the application on the condition the proposed plans do not breach the 45-degree rule.	
210421 2 Penrose Avenue, Woodley, RG5 3PA	Application to vary condition 2 of planning consent 201384 for the proposed erection of 2 no. semi-detached dwellings (one 3 bed and one 2 bed) with associated parking and gardens, and extended parking area to the front of the existing dwelling. Condition 2 refers to approved details and the variation is to allow alterations to the proposed floor area of plot 1.
Observations: No objections.	
210433 5 South Lake Crescent, Woodley, RG5 3QW	Full application for the proposed erection of 1no. three bedroom dwelling.
Observations: The Committee had no objections to the application, subject to the Planning Officer being satisfied the proposed on-site parking provision does not impact negatively on the highway.	
210473 144 Fairwater Drive, Woodley, RG5 3JF	Householder application for the proposed erection of a part single part two storey side extension, extension of existing rear dormer plus changes to fenestration and internal alterations.
Observations: Decision made on 22 March 2021 (Approved)	
210483 40 Drovers Way, Woodley, RG5 3PN	Householder application for the proposed erection of a single storey side extension to existing dwelling following demolition of existing side extension.
Observations: No objections.	
210494 1 Fir Tree Road, Woodley, RG5 4FJ	Householder application for the proposed erection of two outbuildings to the rear of existing dwelling to form a garden room and jacuzzi room.
Observations: The Committee had no objections to the application subject to the condition that the view to the rear of the garden room, as seen from no.16, be ameliorated.	
210496 36 Vauxhall Drive, Woodley, RG5 4DU	Householder application for the erection of a single storey rear extension to dwelling, with the insertion of 1 no. rooflight.
Observations: No objections.	

210507 23 Stanton Close, Earley, RG6 7DX	ADJOINING PARISH CONSULTATION Householder application for the proposed erection of a part single part two storey side/rear extension with the insertion of 1 no. rooflight following demolition of existing garage, the erection of a single storey front extension to form a porch, plus changes to fenestration.
Observations: No comment	
210527 2 Oban Gardens, Woodley, RG5 3RG	Householder application for the proposed erection of a part single part two storey front/side extension following demolition of existing garage, the erection of a porch roof, the insertion of 3 no. rooflights plus changes to fenestration.
Observations: The Committee recommended that this application be refused on the following grounds: - The proposed extension is overbearing and will create a massing effect, particularly in relation to the bungalow located adjacent to the property.	
210556 126 Antrim Road, Woodley, RG5 3NY	Householder application for proposed erection of a single storey side extension including the insertion of 2no. roof lights.
Observations: No objections.	
210596 40 Nightingale Road, Woodley, RG5 3LU	Householder application for the erection of a single storey front extension to form a porch, a single storey rear extension to create habitable space with the insertion of 1 no. rooflight, the erection of an outbuilding to create a workshop, W.C. and utility room, following demolition of existing garage, plus changes to fenestration.
Observations: No objections.	
210607 12 South Lake Crescent, Woodley, RG5 3QW	Householder application for the proposed erection of a single storey rear extension with the insertion of 1 no. rooflight following demolition of existing conservatory, the erection of a first floor side extension to create habitable accommodation, associated roof alterations, alterations to porch canopy roof to form a hipped roof, plus changes to fenestration.
Observations: The Committee recommended that this application be refused on the following grounds: - The proposal provides insufficient on-site / off road parking provision	
210613 22 Rickman Close, Woodley, RG5 3LL	Householder application for proposed erection of a single storey rear extension including the insertion of 2no. rooflights and replacement of existing flat roof to a pitched roof at the front elevation.
Observations: No objections.	
210622 34 Fitzroy Crescent, Woodley, RG5 4EU	Householder application for the proposed erection of a single storey front extension to form porch with 2no.rooflights
Observations: No objections.	

210624 22 Kingfisher Drive, Woodley, RG5 3LG	Householder application for the proposed erection of a single storey front extension, part single storey part two storey side extension, single storey rear extension including the insertion of 3no. roof lights, plus alterations to existing drive, following demolition of existing garage and conservatory.
Observations: The Committee recommended that this application be refused on the following grounds: <ul style="list-style-type: none"> - The proposal provides insufficient on-site / off road parking provision - The proposal will have a cumulative negative impact on existing on-street parking 	
210625 24 Sandford Drive, Woodley, RG5 4RR	Householder application for the proposed erection of first floor side extension with front dormer
Observations: No objections.	
210627 22 Duffield Road, Woodley, RG5 4RN	Householder application for the proposed part single storey, part two storey front and rear extensions to existing dwelling.
Observations: No objections.	
210628 69 Woodlands Avenue, Woodley, RG5 3HF	<u>TPO Consultation (Requested exceptionally by WBC Tree Officer)</u> Application for works to protected tree(s) TPO 0003/1951, W3 T1 / T2 / T3 / T4 / T5 / T6 / T7 - Beech Trees – Fell to stumps
Observations: The Committee considered the proposal and believed there was no justification for the removal of these trees, so recommended the application be refused. However, the Committee acknowledged that TPO decisions were usually the remit of the Wokingham Borough Council Tree Officer and would accept their decision on the matter.	
210636 109 Butts Hill Road, Woodley, RG5 4NT	Householder application for proposed erection of a single storey side /rear extension including the insertion of 3no. roof lights.
Observations: No objections.	
210647 32 Walmer Road, Woodley, RG5 4PN	Householder application for the proposed two storey side/rear extension with 2no. rooflights following demolition of existing garage and conservatory to form habitable accommodation plus proposed front extension to form porch following changes to existing fenestration and internal alterations.
Observations: No objections.	
210660 76 Donaldson Way, Woodley, RG5 4XL	Householder application for the proposed erection of a two storey side extension and car port.
Observations: No objections.	

210688 1 Copse Mead, Woodley, RG5 4RP	Householder application for the proposed erection of a single storey front extension, first floor front/ side extension with 2no. front dormers and 3no. roof lights, plus two storey rear extension, single storey rear extension and changes to fenestration.
Observations: No objections.	
210701 16 Uppingham Drive, Woodley, RG5 4TH	Full application for the proposed subdivision of the site and erection of a 3 no. bedroom detached dwelling with associated access and parking, following demolition of existing conservatory.
Observations: The Committee had no objections to this application on the condition that the proposal does not negatively impact the public footpath to the side of the property, ensuring it remains sufficiently clear and well lit.	
210712 194 Colemans Moor Road, Woodley, RG5 4DP	Householder application for proposed conversion of existing garage to create habitable accommodation, erection of a single storey rear extension including the insertion of 2no. roof lights, plus changes to fenestration.
Observations: No objections.	
210721 45 Hawker Way, Woodley, RG5 4PF	Householder application for proposed erection of a part first floor part two storey side extension, plus changes to fenestration.
Observations: No objections.	
210734 13 Renault Road, Woodley, RG5 4EY	Householder application for the proposed erection of a part single storey part two storey front, side and rear extension with 2no. roof lights, following demolition of existing garage, plus loft conversion to create habitable accommodation and changes to fenestration.
Observations: The Committee recommended that this application be refused on the following grounds: <ul style="list-style-type: none"> - The proposal is out of keeping with neighbouring properties - The proposal is put of character with the street scene 	
210737 33 Lismore Close, Woodley, RG5 3RT	Householder application for the proposed erection of a two storey side extension with the insertion of 2 no. rooflights following demolition of the existing garage and a single storey rear extension.
Observations: No objections.	
210745 19 Millbank Crescent, Woodley, RG5 4EP	Householder application for proposed erection of a single storey front extension to form a porch and a single storey rear extension including the insertion of 2no. roof lights following the demolition of existing conservatory.
Observations: No objections.	

210747 23 Elmwood Close, Woodley, RG5 3AL	Householder application for proposed conversion of garage and single storey rear extension to include 2No rooflights following demolition of the existing conservatory.
Observations: No objections.	
210766 37 Copse Mead, Woodley, RG5 4RP	Householder application for the proposed erection of a single storey rear extension to form an orangery with the insertion of 1 no. rooflight, following demolition of existing conservatory, plus changes to fenestration.
Observations: No objections.	
210810 12 Caldbeck Drive, Woodley, RG5 4LA	Householder application for the proposed two storey side/rear extension with 2no. rooflights following demolition of existing garage and conservatory to form habitable accommodation plus proposed front extension to form porch following changes to existing fenestration and internal alterations.
Observations: No objections.	
210811 20 Burgess Close, Woodley, RG5 3LJ	Householder application for the proposed single storey rear extension with 1no. rooflight to existing dwelling following demolition of existing conservatory and changes to fenestration
Observations: No objections.	
210813 245 Loddon Bridge Road, Woodley, RG5 4BL	Householder application for the proposed erection of a single storey front, side and rear extension and first floor side extension to existing dwelling with internal alterations and changes to fenestration
Observations: No objections.	
210842 39 School Drive, Woodley, RG5 3PZ	Householder application for the proposed erection of a single storey side extension.
Observations: No objections.	
210860 16 Duffield Road, Woodley, RG5 4RN	Householder application for proposed single storey rear extension to include 3No roof lights and changes to fenestration.
Observations: No objections.	
210878 20 Buckden Close, Woodley, RG5 4HB	Householder application for the proposed erection of a single storey rear extension with 1no. rooflight with changes to existing fenestration and internal alterations
Observations: No objections.	

210890 14 Tippings Lane, Woodley, RG5 4RX	Householder application for the proposed conversion of existing garage to create habitable accommodation, plus the erection of a single storey rear extension.
Observations: No objections.	
210904 39 Woodlands Avenue, Woodley, RG5 3HN	Householder application for proposed erection of a single storey rear extension to form a conservatory.
Observations: No objections.	

NATIONAL PLANNING POLICY FRAMEWORK CONSULTATION

At their meeting of 23 March 2021, Woodley Town Council's Planning and Community Committee considered the Ministry of Housing, Communities and Local Government's consultation on draft revisions to the National Planning Policy Framework and the draft National Model Design Code, and wished to submit the following comments:

- PAGE 27 ITEM 8.92 C)

"...enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling."

COMMENT: After "cycling" add: "promoting and supporting active travel."

- PAGE 28 ITEM 8.98 B)

"...the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or ..."

COMMENT: After "quantity and quality" add: "and environmental value"

- PAGE 29 ITEM 8.100

"The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated and be capable of enduring beyond the end of the plan period."

COMMENT: The opportunity to designate (and so protect) an LGS may be at risk because of the length of time between Local Plan revisions

- PAGE 30 ITEM 9.105 D)

"...provide for high quality, well-designed walking and cycling networks and with supporting facilities such as secure cycle parking (drawing on Local Cycling and Walking Infrastructure Plans);"

COMMENT: After "Infrastructure Plans)" add: "such as cycleways, secure cycle parking and clear signage."