

Minutes of a Meeting of the Planning and Community Committee held at the Oakwood Centre on Tuesday 3 December 2019 at 7:45 pm

Present: *Councillors: J. Cheng (Chairman); K. Baker; D. Bragg; M. Doyle; M. Forrer; C. Jewell; J. MacNaught; S. Rahmouni; R. Skegg; P. Wicks*

Officers present: *L. Matthews, Committee Officer*

Also present: *7 members of public*

128. **APOLOGIES**

Apologies for absence were received from Councillors D. Mills and M. Nagra.

129. **DECLARATIONS OF INTEREST**

Councillor R. Skegg – Personal interest: Agenda item 4, planning application 192981: 101 Howth Drive, as the resident living next to this property, and who was present at the meeting to voice concerns, is a friend.

Councillor Skegg left the room and was not present for the discussion or decision for this application.

130. **MINUTES OF THE PLANNING AND COMMUNITY COMMITTEE MEETING HELD ON 5 NOVEMBER 2019**

RESOLVED:

- ◆ That the minutes of the Planning and Community Committee meeting held on 5 November 2019 be approved and signed by the Chairman as a true and accurate record.

131. **CURRENT PLANNING APPLICATIONS**

RESOLVED:

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

132. **PLANNING DECISIONS**

RESOLVED:

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

133. **NEIGHBOUR CONSULTATION SCHEME**

RESOLVED:

- ◆ To note application 192889
 - Location: 15 Manners Road, Woodley, RG5 3EA.
 - Proposal: Application for prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.5m, for which the maximum height would be 3.6m and the height of the eaves 2.8m.

134. **HIGHWAYS**
Members noted the correspondence received from Wokingham Borough Council regarding the postponement of the planned micro asphalt surface treatment works scheduled for roads in Woodley, Wokingham and Earley.
135. **COMMUNITY SPEEDWATCH UPDATE**
There were no updates on matters relating to Community Speedwatch to report to the meeting.
136. **CYCLING IN WOODLEY WORKING PARTY**
Councillor Jewell informed Members that the next meeting of the Cycling in Woodley Working Party would be held on 5 December 2019.
137. **TRAINING FOR COUNCILLORS ON PLANNING MATTERS**
Members noted that Councillors Bragg, Doyle, Skegg and Wicks had attended the training session on planning matters given by Wokingham Borough Council on 27 November 2019. Councillor MacNaught had been unable to attend due to illness. Councillor Bragg reported that all had enjoyed the presentation and had found it very informative; however, it was felt that more could have been gained from the session if printed copies of the PowerPoint presentation had been available. The Committee Officer informed Members that a copy of the PowerPoint presentation had been emailed to the Town Clerk following the training session and she agreed to circulate this to all members of the Committee. The Committee Officer also agreed to send feedback to Wokingham Borough Council stating that printed handouts would have been useful during the training session and that a focus on smaller planning applications, rather than large developments, would also be useful for town and parish councillors.
138. **WOKINGHAM BOROUGH COUNCIL: COUNTRYSIDE WATCH**
Members noted that, following the last meeting, an email had been sent to all Councillors requesting examples of areas where fly-tipping was occurring in Woodley. The full list of fly-tipping hotspots was then sent to Wokingham Borough Council, as had been requested.
- The full list of fly-tipping hotspots suggested by Members was as follows:
- The area around the bin at the footpath end of Nightingale Road
 - Along the footpath at the end of Nightingale Road
 - In the vicinity of Tesco Express in Hurricane Way
 - Around the Highwood area
 - Bideford Close – adjacent to 78-94 Hazel Drive
 - The car park next to the Southlake supermarket
 - The entrance near to the children’s play area off Kingfisher Drive
 - The garage area off Rickman Close
- The Communications Manager had publicised the Countryside Watch initiative on social media and members of the public were notifying officers of additional fly-tipping hotspots, which would be forwarded to Wokingham Borough Council. Councillor MacNaught asked for the car parking area in Lytham Road, behind Dominos Pizza, to be added to the list.
139. **APPLICATION TO RENEW STREET TRADING CONSENT**
The following application to renew Street Trading Consent had been notified to Committee members ahead of the meeting, and comments requested, as a response was required by the Environmental Health & Licensing Service by 18 November 2019.

Application No: ST26
 Applicant: Mr Jan Ratip – Mo’s Kebabs
 Trading Site: Woodlands Avenue, Woodley (opposite university site)

Trading Times: Sunday to Thursday: 0700 to 0100 hours
Friday and Saturday: 0700 to 0300 hours)
(One hour shutdown at 3pm to prepare for evening food)

RESOLVED:

- ◆ To note that a response had subsequently been sent to the West Berkshire and Wokingham Environmental Health and Licensing Service stating that the Town Council had no objections to the renewal of the Street Trading Consent.

140. **PROPOSED UPGRADE OF THE EXISTING BASE STATION AT THE BULMERSHE SCHOOL**

Members noted correspondence that had been received from GallifordTry Planning Consultants regarding the proposed upgrade of the existing base station at The Bulmershe School. This consultation had been notified to Committee members ahead of the meeting, and comments requested, as a response was required by GallifordTry by 20 November 2019.

RESOLVED:

- ◆ To note that a response had subsequently been sent to GallifordTry stating that the Town Council had no objections to the proposed upgrade of the existing base station at The Bulmershe School.

141. **WOODLEY AND NORTH EARLEY COMMUNITY FORUM**

Members noted the report of the Woodley and North Earley Community Forum meeting held on 20 November 2019.

142. **PUBLICATIONS/INFORMATION**

RESOLVED:

- ◆ To note receipt of the following:
 - *Connecting Communities in Berkshire E-Bulletin – November 2019*
 - *Involve Newsletter – 15 November 2019*
 - *Involve Newsletter – 29 November 2019*
 - *Swan Lifeline Newsletter – Autumn 2019*
 - *Me2 Club Newsletter – November 2019*

143. **FUTURE AGENDA ITEMS**

There were no suggestions for future agenda items.

144. **PUBLICITY/WEBSITE**

There were no suggestions for items to be publicised.

145. **ENFORCEMENT ISSUES**

The Chairman informed Members that no enforcement notifications had been received since the last meeting.

The meeting closed at 9:05 pm

Woodley Town Council

Page 1

Date :- 04/12/2019

Observations on the following Planning Applications

<u>Application No</u>	<u>Date Recd</u>	<u>Applicant Name</u>	<u>Location</u>
Approved on the following applications;			
191890	22/11/2019	Mr Steve Feasey	26 Western Avenue Western Avenue Woodley RG5 3BH
Proposal : Householder application for the proposed loft conversion to create habitable accommodation including erection of 1 No. dormer to side, insertion of 2 No. rooflights, following the demolition of existing chimney stack to existing dwelling, plus changes to fenestration.			
Observations : The Committee had no objections to the proposal, but had some concerns about possible overlooking of the neighbouring property.			
192826	05/11/2019	C/o Agent	Headley Road East Headley Road East Woodley RG5 4SN
Proposal : Full application for the demolition of existing buildings (retrospectively) and redevelopment of the site to form 5 industrial units for uses within Use Classes B1 (b and c), B2 and B8 with ancillary B1a; and erection of a building to be used as a builders' merchant (Sui Generis) for the display, sale, storage of building, timber and plumbing supplies, plant and tool hire including outside display and storage racks, with associated access, car parking and landscaping.			
Observations : No objections.			
192943	14/11/2019	Mrs Lisa Anthony	86 Bruce Road Bruce Road Woodley RG5 3DZ
Proposal : Householder application for the proposed erection of a single storey rear extension plus internal alterations, following the demolition of existing conservatory and rear extension.			
Observations : No objections.			
192981	18/11/2019	Khan	101 Howth Drive Howth Drive Woodley RG5 3DJ
Proposal : Householder application for proposed erection of a single storey rear extension to existing dwelling, plus new paving to front elevation.			
Observations : One resident was present at the meeting to voice concerns and one letter of concern had been received. The neighbour did not object to the proposal, but was concerned about the possible effect on his conservatory. The Committee advised that this was not a planning matter, but should be the subject of a party wall agreement.			
The Committee considered the proposal and had no objections to the application.			
193018	22/11/2019	Ms Lauri	69 Colemans Moor Road Colemans Moor Road Woodley RG5 4DG
Proposal : Householder application for the proposed erection of an ancillary single storey timber residential outbuilding following demolition of existing outbuildings.			

Date :- 04/12/2019

Observations on the following Planning Applications

<u>Application No</u>	<u>Date Recd</u>	<u>Applicant Name</u>	<u>Location</u>
Observations : The Committee had no objections to the proposal, but requested that there be a condition imposed stating that the proposed annex shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling.			
193085	26/11/2019	Mr & Mrs King	3 Portrush Close Portrush Close Woodley RG5 3PB
Proposal : Householder applicatin for the proposed erection of first floor side extension above existing garage, to add pitched roof to existing garage and porch. Also erection of single storey rear extension with 3 No. rooflights. Also changes to fenestration.			
Observations : No objections.			
193139	28/11/2019	Mr R Ford	60 Headley Road Headley Road Woodley RG5 4JE
Proposal : Full application for the proposed subdivision of part of a ground floor unit relating to the existing commercial building and change of use to provide accommodation for a dog grooming service (Use Class Sui Generis).			
Observations : No objections.			

Date :- 04/12/2019

Observations on the following Planning Applications

<u>Application No</u>	<u>Date Recd</u>	<u>Applicant Name</u>	<u>Location</u>
-----------------------	------------------	-----------------------	-----------------

Refused on the following applications;**192820**

05/11/2019

Mr Nick Mustoe

57 Beechwood Avenue
Beechwood Avenue
Woodley
RG5 3DF

Proposal : Householder application for the erection of single storey front extension and a single storey rear/side extension including changes to fenestration following demolition of the existing garage and erection of a wooden cycle store to rear.

Observations : Four residents were present at the meeting to voice their concerns and one letter of concern had been received.

After listening to the residents' concerns, the Committee considered the proposal and recommended that the application be refused on the following grounds:

- Overdevelopment of the site, as the proposed extension nearly doubles the area of the existing dwelling.
- Massing effect.
- Unneighbourly.
- Out of character with the street scene.

If the planning authority is minded to approve this application, the Committee asked that the permitted development rights for the loft be removed.

193025

14/11/2019

Mr & Mrs Collett

21 Anthian Close
Anthian Close
Woodley
RG5 4XA

Proposal : Householder application for the proposed first floor side extension and garage conversion, internal alterations and changes to fenestration.

Observations : The Committee recommended that this application be refused on the following grounds:

- Loss of amenity space.
- Loss of green space by creating hardstanding.
- Visual impact.