

Minutes of a Meeting of the Planning and Community Committee held at the Oakwood Centre on Tuesday 8 October 2019 at 7:45 pm

Present: *Councillors: J. Cheng (Chairman); K. Baker; D. Bragg; M. Doyle; M. Forrer; C. Jewell; J. MacNaught; D. Mills; M. Nagra*

Officer present: *L. Matthews, Committee Officer*

Also present: *11 members of public*

90. **APOLOGIES**

Apologies for absence were received from Councillors S. Rahmouni, R. Skegg and P. Wicks.

91. **DECLARATIONS OF INTEREST**

There were no declarations of interest made by Members.

92. **MINUTES OF THE PLANNING AND COMMUNITY COMMITTEE MEETING HELD ON 10 SEPTEMBER 2019**

RESOLVED:

- ◆ That the minutes of the Planning and Community Committee meeting held on 10 September 2019 be approved and signed by the Chairman as a true and accurate record.

93. **CURRENT PLANNING APPLICATIONS**

RESOLVED:

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

94. **PLANNING DECISIONS**

RESOLVED:

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

95. **PLANNING APPEALS**

RESOLVED:

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

Application: 191006
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.

- ◆ To note the following appeal decision:

Application: 190056
Location: 268 Kingfisher Drive, Woodley, RG5 3LH.

Proposal: Proposed two storey side extension with front and rear dormers, front porch plus internal alterations.
Details: Appeal against refusal of planning permission.
Decision: The appeal was dismissed.

- ◆ To note the following appeal decision:

Application: 182335
Location: 105 Colemans Moor Road, Woodley, RG5 4DA.
Proposal: Proposed demolition of existing bungalow and construction of 4 x 2 bed flats and 2 x 1 bed flats with 6 No. parking spaces and associated external works.
Details: Appeal against refusal of planning permission.
Decision: The appeal was allowed.

96. **STREET NAMING**

Members noted that notification had been received from Wokingham Borough Council that the new road to be constructed at the former Pitts Works site, 101 Colemans Moor Road, Woodley, would be named Loddon Gardens.

97. **COMMUNITY SPEEDWATCH UPDATE**

Councillor Baker reported that a meeting between members of the Woodley Speedwatch team and PC Radu, the Thames Valley Police (TVP) Neighbourhood Supervisor for Community Speedwatch, had taken place the previous week. The meeting had been very constructive and the issues regarding communication between the Town Council and TVP and the data required by TVP had been clarified. PC Radu had stressed that TVP would not sanction any data that had been obtained covertly. The aim of TVP was to reduce the speed at which vehicles were travelling, rather than to collect a large number of fines, and this could best be achieved by making the Speedwatch volunteers visible to motorists.

Councillor Baker informed Members that, now that contact had been established with TYP, the aim was to relaunch the Woodley Speedwatch scheme in the coming months.

98. **CYCLING IN WOODLEY WORKING PARTY**

a) After being duly nominated, it was

RESOLVED:

- ◆ To appoint Councillors MacNaught and Bragg to the Cycling in Woodley Working Party.

b) Councillor Jewell reported that the first meeting of the Cycling in Woodley Working Party would take place on Wednesday 23 October at 6:00pm.

99. **WOKINGHAM BOROUGH COUNCIL: LOCAL TRANSPORT PLAN 4 (LTP4)**

At the Planning and Community Committee meeting held on 10 September 2019 (minute number 83), it was resolved that Members would send their comments on LTP3 and suggestions for LTP4 to Councillor Doyle to be combined with the draft responses tabled by Councillor Doyle at that meeting.

Members noted that the Committee had subsequently been unable to reach a consensus of opinion on responses to the questions posed by the LTP4 team. Therefore a "no comment" response had been submitted on behalf of the Town Council and all the individual responses sent to the Committee Officer by Members were forwarded to Wokingham Borough Council. A request had also been made for the LTP4 team to meet with the Committee and that meeting had taken place immediately prior to this evening's Committee meeting.

100. **APPLICATION FOR A MINOR VARIATION OF PREMISES LICENCE UNDER THE LICENSING ACT 2003: GOOD COMPANIONS, 149 LODDON BRIDGE ROAD**
Members noted correspondence received from Wokingham Borough Council regarding a minor variation of the premises licence for Good Companions, 149 Loddon Bridge Road, Woodley. The views of Members had been sought prior to the meeting as responses were required by 26 September 2019 and a “no comment” response was subsequently submitted.
101. **TRAINING ON PLANNING MATTERS**
Following a request for training on planning matters to be given to Committee members, Wokingham Borough Council had advised that training sessions for town and parish councillors would be held at Shute End later in the year. The Committee Officer informed Members that correspondence had been received from Wokingham Borough Council that day inviting the Town Council to send two councillors to a training session on 27 November 2019, at 6:00pm.
- RESOLVED:**
- ◆ That, as some members of the Committee were not present at the meeting, information about the training session on 27 November would be circulated to all Committee members and volunteers sought to attend.
102. **WOKINGHAM BOROUGH COUNCIL: HIGHWAY DESIGN GUIDE FOR DEVELOPERS IN WOKINGHAM**
Members noted correspondence from Wokingham Borough Council regarding the publication of the new Highway Design Guide.
103. **PUBLICATIONS/INFORMATION**
- RESOLVED:**
- ◆ To note receipt of the following:
 - *Connecting Communities in Berkshire E-Bulletin – September 2019*
 - *Woodley Town Centre Newsletter – October 2019*
104. **FUTURE AGENDA ITEMS**
There were no suggestions for future agenda items.
105. **PUBLICITY/WEBSITE**
There were no suggestions for items to be publicised.
106. **ENFORCEMENT ISSUES**
The Chairman informed the meeting of five ongoing enforcement matters and two enforcement investigation closure notices.

The meeting closed at 9:40 pm

Woodley Town Council

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Date :- 09/10/2019

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; | | | |
| 192261 | 25/09/2019 | Hearten UK Ltd | 25 Rivermead Road Rivermead Road Woodley RG5 4DH |
| <p>Proposal : Full application for the proposed change of use of the property from House in Multiple Occupation (HMO - Use Class C4) to residential institution (Use Class C2).</p> <p>Observations : Six residents were present at the meeting to voice concerns about this application and one letter of concern had been received.</p> <p>The Committee considered the application and did not object to the proposal, but had the following concerns:</p> <ul style="list-style-type: none"> - Parking provision. - Adequate supervision must be provided for the residents, who will be vulnerable adults needing care and support. | | | |
| 192283 | 11/09/2019 | Mr Hopkins | 3 Triumph Close Triumph Close Woodley RG5 4AQ |
| <p>Proposal : Householder application for proposed erection of a single storey rear extension and first floor front dormer enlargement.</p> <p>Observations : No objections.</p> | | | |
| 192307 | 24/09/2019 | T Donald & L Alder | 10 Mollison Close Mollison Close Woodley RG5 4XG |
| <p>Proposal : Householder application for the erection of a proposed single storey rear extension to dwellinghouse.</p> <p>Observations : No objections.</p> | | | |
| 192347 | 16/09/2019 | Mrs Twine | 6 Duncan Road Duncan Road Woodley RG5 4HR |
| <p>Proposal : Householder application for the erection of a proposed single storey side extension to dwellinghouse.</p> <p>Observations : No objections.</p> | | | |
| 192356 | 16/09/2019 | Mr Sabar | 128 Reading Road Reading Road Woodley RG5 3AD |
| <p>Proposal : Householder application for the proposed erection of a single storey front extension to form a porch and a loft conversion with rear dormer, plus insertion of 2 No. rooflights to front elevation. (Retrospective)</p> <p>Observations : The applicant was present at the meeting to answer the Committee's questions.</p> <p>The Committee considered the application and agreed to make no comment on the proposal.</p> | | | |

Date :- 09/10/2019

Observations on the following Planning Applications

| <u>Application No</u> | <u>Date Recd</u> | <u>Applicant Name</u> | <u>Location</u> |
|--|------------------|-----------------------|---|
| 192358 | 03/10/2019 | Unknown | 15 Triumph Close Triumph Close Woodley RG5 4AQ |
| Proposal : Householder application for the erection of a proposed sunroom to the side elevation following removal of existing conservatory. | | | |
| Observations : No objections. | | | |
| 192374 | 19/09/2019 | Mr Gilardoni | The Good Companions 149 Loddon Bridge Road Woodley RG5 4AG |
| Proposal : Full planning application for the proposed new disabled access ramp/handrails to front elevation, 3m high timber post with festoon light to rear garden plus 1m high pallisade fence to rear garden and children's play area. | | | |
| Observations : The Committee had no objections to the proposal, but asked that the light spill towards Letts Green from the festoon lights be restricted, so that the lights are not intrusive. | | | |
| 192381 | 18/09/2019 | Ms Lampey | 19 Beechwood Avenue Beechwood Avenue Woodley RG5 3DE |
| Proposal : Householder application for the erection of proposed two storey side and single storey front and rear extensions. | | | |
| Observations : One letter of concern had been received for this application. | | | |
| The Committee considered the proposal and had no objections to the application. | | | |
| 192395 | 18/09/2019 | Mr Craker | Pitts Works Colemans Moor Road Woodley RG5 4DA |
| Proposal : Application to vary condition number 11 of planning consent 180988 for the proposed erection of 17 dwellings together with associated vehicular accesses, car parking and landscaping following demolition of the existing dwelling and outbuildings once associated with a former scrapyards use. Condition 11 refers to the provision of a Construction Environmental Management Plan. | | | |
| Observations : No objections. | | | |
| 192405 | 25/09/2019 | Mr & Mrs Taelman | 130 Loddon Bridge Road Loddon Bridge Road Woodley RG5 4AW |
| Proposal : Householder application for the proposed two storey rear extension including insertion of 4 No. rooflights to rear, proposed lower ground extension to form basement, internal alterations and changes to fenestration to existing dwelling. | | | |
| Observations : No objections. | | | |

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| <u>Application No</u> | <u>Date Recd</u> | <u>Applicant Name</u> | <u>Location</u> |
|-----------------------|------------------|-----------------------------|--|
| 192424 | 18/09/2019 | Mr Venkateshwar Reddy Patel | 2 Hurricane Way Hurricane Way Woodley RG5 4UX |

Proposal : Householder application for the erection of a proposed part side extension and a front porch extension.

Observations : No objections.

| | | | |
|---------------|------------|--------------------|---|
| 192507 | 26/09/2019 | Mr & Mrs Humphreys | 14 Stonehaven Drive Stonehaven Drive Woodley RG5 4DE |
|---------------|------------|--------------------|---|

Proposal : Householder application for the proposed first floor side extension plus internal alterations to ground floor side to existing dwelling.

Observations : No objections.

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|-----------------------|------------------|-----------------------|-----------------|
|-----------------------|------------------|-----------------------|-----------------|

Refused on the following applications;**192351**

18/09/2019

Mr & Mrs Froud

7 Selsdon Avenue
Selsdon Avenue
Woodley
RG5 4PQ

Proposal : Householder application for the proposed erection of a single storey rear extension to dwellinghouse, part conversion of the existing garage to create habitable accommodation and conversion of loft space to create habitable accommodation including erection of side dormer and raising the roof by 600mm.

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

- Out of keeping with the street scene.
- Overbearing.
- Massing effect
- The side dormer is too large.

192408

18/09/2019

Ms Treverton

37 Crockhamwell Road
Crockhamwell Road
Woodley
RG5 3LE

Proposal : Householder application for the proposed single storey detached rear outbuilding and 1.8 metre fencing with 0.6m trellis to side of existing dwelling. (Part retrospective)

Observations : Two residents were present at the meeting to voice concerns about this application.

The Committee considered the proposal and recommended that the application be refused on the following grounds:

- The building and the high fencing are unsightly and oppressive for the neighbour at 11 Drovers Way.