

**Minutes of a Meeting of the Planning and Community Committee held remotely
on Tuesday 8 September 2020 at 7:45 pm**

Present: *Councillors: J. Cheng (Chairman); K. Baker; D. Bragg; K. Gilder; C. Jewell;
J. MacNaught; D. Mills*

Officers present: *L. Matthews, Committee Officer; K. Murray, Deputy Town Clerk*

Also present: *1 member of public*

72. **APOLOGIES**

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

73. **DECLARATIONS OF INTEREST**

Councillor D. Mills – Personal interest: Agenda item 4, planning application 202152: 75 Fairwater Drive, and planning application 202151: 77 Fairwater Drive, as the owner of 75 Fairwater Drive is personally known to him.

Councillor Mills took no part in the discussion or decision on planning application 202152 or planning application 202151.

Councillor K. Baker - Prejudicial interest: Agenda item 10: Planning Application 200996 - Addington School, as he is a governor of Addington School.

Councillor Baker took no part in the discussion or the decision on agenda item 10.

74. **MINUTES OF THE PLANNING AND COMMUNITY COMMITTEE MEETING HELD ON
11 AUGUST 2020**

RESOLVED:

- ◆ That the minutes of the Planning and Community Committee meeting held on 11 August 2020 be approved and be signed by the Chairman as a true and accurate record.

75. **CURRENT PLANNING APPLICATIONS**

RESOLVED:

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

76. **PLANNING DECISIONS**

RESOLVED:

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

77. **EXISTING LAWFUL DEVELOPMENT CERTIFICATE NOTIFICATION**

RESOLVED:

- ◆ To note application 201893
Location: Bungalow at 72b Headley Road, Woodley, RG5 4JE.
Proposal: Application for a certificate of existing lawful development for an existing dwelling for Domestic Residential use (Use Class C3).

78. **TREE PRESERVATION ORDERS**

RESOLVED:

- ◆ To note application 201821
Location: TPO 3/1951, Woodland 3: 68 Antrim Road, Woodley.
Proposal: To selectively prune three trees.
- ◆ To note application 201886
Location: TPO 3/1951, Woodland 3: 48 Fairwater Drive, Woodley.
Proposal: To selectively prune one Sycamore tree.
- ◆ To note application 201995
Location: TPO 832/1996, G2: 10 Highcliffe Close, Woodley.
Proposal: To selectively prune one Horse Chestnut.
- ◆ To note application 202001
Location: TPO 256/1984, Area 1: 24 Mannock Way, Woodley.
Proposal: To selectively prune one Oak tree.
To fell one Ash tree which is obscuring a street light.
- ◆ To note application 202198
Location: TPO 1732/2020: 27 Hudson Road, Woodley.
Proposal: To selectively prune one Oak tree.
- ◆ To note that Wokingham Borough Council had made the following Tree Preservation Order:
TPO 1745/2020 – relating to a birch tree and a tulip tree on the rear boundary of 263 and 265 Loddon Bridge Road, Woodley.
This order took effect, on a provisional basis, on 25 August 2020 and would continue in force for 6 months or until the order was confirmed by Wokingham Borough Council.
- ◆ To note that Wokingham Borough Council had made the following Tree Preservation Order:
TPO 1747/2020 – relating to trees on the rear boundary of 25 Tiggall Close, Earley, and the railway embankment.
This order took effect, on a provisional basis, on 28 August 2020 and would continue in force for 6 months or until the order was confirmed by Wokingham Borough Council.

79. **READING BOROUGH COUNCIL: TRANSPORT STRATEGY CONSULTATION**

As resolved at the Planning and Community Committee meeting held on 11 August 2020 (minute number 66), a response to the Reading Borough Council Transport Strategy consultation was agreed by email correspondence between Committee members. Members noted the agreed response, which had been provided in the agenda.

80. **PLANNING APPLICATION 200951: SONNING GOLF CLUB, DUFFIELD ROAD**

As resolved at the Planning and Community Committee meeting held on 11 August 2020 (minute number 59), correspondence was sent to Wokingham Borough Council asking why

the Town Council had not been consulted on planning application 200951 as an adjoining parish. Members noted the response from Wokingham Borough Council, which had been provided in the agenda.

RESOLVED:

- ◆ To write again to Wokingham Borough Council asking that neighbouring parishes be consulted with regard to the effect a proposed development would have on the adjoining parish, and not just by considering whether the site boundary adjoins the parish boundary.

81. **PLANNING APPLICATION 200996: ADDINGTON SCHOOL, WOODLANDS AVENUE**

At the Extraordinary Council Meeting held on 25 August 2020 (minute number 25.5), a question was asked regarding whether the impact of the proposal on the SULV had been considered when planning application 200996 was determined by Wokingham Borough Council. Members considered whether any further action was required regarding this planning application.

RESOLVED:

- ◆ To take no further action regarding the impact of the proposal on the SULV.
- ◆ To write to Wokingham Borough Council asking what steps are being taken to protect cyclists and pedestrians on the cycleway and pathway along Woodlands Avenue adjacent to Addington School.

Voting: For: 4 Against: 2

As noted in minute number 73: Declarations of interest, Councillor Baker did not take part in the discussion or vote on this item.

82. **TERMS OF REFERENCE OF WORKING PARTIES AND SUB COMMITTEES**

Members considered the terms of reference of the Cycling in Woodley Working Party.

RESOLVED:

- ◆ To approve the terms of reference of the Cycling in Woodley Working Party.

83. **PROPOSED CHANGES TO THE PLANNING SYSTEM**

Members noted the press release from Wokingham Borough Council regarding the Government's proposed changes to the planning system.

RESOLVED:

- ◆ To support Wokingham Borough Council's attempt to reduce the number of homes that would need to be built in Wokingham Borough under the Government's proposed changes to the planning system.

84. **PUBLICATIONS/INFORMATION**

RESOLVED:

- ◆ To note receipt of the following:
 - *Connecting Communities in Berkshire E-Bulletin – August 2020*
 - *Me2 Club Newsletter – August 2020*

85. **FUTURE AGENDA ITEMS**

There were no suggestions for future agenda items.

86. **PUBLICITY/WEBSITE**

There were no suggestions for items to be publicised.

87. **ENFORCEMENT ISSUES**

RESOLVED:

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

The meeting closed at 8:30 pm

8 September 2020

Woodley Town Council

Observations on the following Planning Applications

Application No. & Address	Proposal
201804 70 Colemans Moor Lane, Woodley, RG5 4BT	Householder application for the proposed single storey side/rear extension to existing dwelling, plus part retrospective conversion of existing garage to create habitable accommodation.
Observations: The Committee had no objections to the proposed extension, but asked that a condition be imposed to ensure the protection of retained trees by the use of non-invasive foundations and the use of protective fencing and ground protection to prevent the roots being affected by soil compaction, as recommended in the Arboricultural Report.	
201876 17 Lytham Road, Woodley, RG5 3BT	Householder application for proposed erection of single storey rear extension to form a conservatory.
Observations: No objections.	
201894 4 Maxwell Close, Woodley, RG5 4LS	Householder application for the proposed part single storey, part two storey side extension to dwelling and single storey front extension to form porch.
Observations: No objections.	
201929 1 Tamarisk Gardens, Woodley, RG5 3BW	Householder application for the proposed erection of a single storey side extension with 1 No. rooflight.
Observations: No objections.	
201972 Sonning Cutting Filling Station, 709 London Road, Woodley, RG6 1BG	Full application for the installation of 2 No. electric vehicle charging bays plus associated works including installation of new service bay, power infrastructure, fencing and 2 No. floodlights. (Retrospective)
Observations: No objections.	
201974 7 Tiverton Close, Woodley, RG5 3BE	Householder application for the proposed conversion of existing garage to create habitable accommodation.
Observations: The Committee had no objections to the proposal, but were concerned that it might not be possible to access the three proposed parking spaces shown on the plans.	

202031 35 Harvard Close, Woodley, RG5 4UJ	Householder application for the proposed erection of a single storey side/rear extension including the insertion of 1 No. rooflight.
Observations: No objections.	
202050 312 Kingfisher Drive, Woodley, RG5 3LH	Householder application for the proposed erection of a two storey side extension following demolition of existing conservatory.
Observations: No objections.	
202060 18 Munro Avenue, Woodley, RG5 3QY	Householder application for the proposed garage conversion to create habitable accommodation, including replacement walls and roof, plus the insertion of 1 No. rooflight to the rear of the property.
Observations: No objections.	
202106 Paddicks Patch, Waingels Road, Charvil, RG10 0UA	ADJOINING PARISH CONSULTATION Full planning application for the proposed erection of new meeting hall following demolition of existing meeting hall, relocation of three metal storage containers, plus car park improvements with the installation of a cycle stand.
Observations: No objections.	
202108 56 Pitts Lane. Earley, RG6 1BU	ADJOINING PARISH CONSULTATION Householder application for proposed single storey rear extension with roof lantern following demolition of existing conservatory.
Observations: No objections.	
202147 72 Crockhamwell Road, Woodley, RG5 3LD	Householder application for the proposed erection of a single storey front extension to form a porch and part two storey, part first floor side and part two storey, part single storey rear extensions.
Observations: No objections.	
202151 77 Fairwater Drive, Woodley, RG5 3JG	Householder application for the proposed erection of a single storey front extension.
Observations: No objections.	

<p>202152 75 Fairwater Drive, Woodley, RG5 3JG</p>	<p>Householder application for the proposed erection of a single storey front extension.</p>
<p>Observations: No objections.</p>	
<p>202172 9 Caldbeck Drive, Woodley, RG5 4LA</p>	<p>Householder application for proposed first floor side extension and ground floor rear extension.</p>
<p>Observations: The Committee had concerns about the overbearing nature of the proposed extension, as No.9 is higher than the neighbouring property due to the incline in the road.</p>	
<p>202195 41 Buccaneer Close, Woodley, RG5 4XP</p>	<p>Householder application for the proposed erection of a two storey side extension to dwelling following demolition of existing garage conversion.</p>
<p>Observations: No objections.</p>	