



**Woodley Town Council**

The Oakwood Centre  
Headley Road  
Woodley  
Berkshire RG5 4JZ  
Tel: 0118 969 0356

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To: **Members of the Planning Committee**

Councillors T. Barker (Chairman); S. Brindley; J. Cheng; R. Dolinski; M. Forrer;  
D. Fradley; B. Franklin; J. MacNaught; D. Mills; S. Rahmouni; M. Walker; P. Wicks;  
M. Willson

**NOTICE IS HEREBY GIVEN that a meeting of the Planning Committee will be held at The Oakwood Centre at 7:45 pm on Tuesday 10 January 2017, at which your attendance is requested.**

Deborah Mander  
Town Clerk

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**A G E N D A**

1. **APOLOGIES**
2. **DECLARATIONS OF INTEREST**  
To receive any declarations of interest from Members on agenda items.
3. **MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 13 DECEMBER 2016** Page 5  
To approve the minutes of the Planning Committee meeting held on 13 December 2016 and for the Chairman to sign them as a true record.
4. **CURRENT PLANNING APPLICATIONS**  
To consider current planning applications and agree comments to be forwarded to the planning authority. **(Appendix 4)** Page 15
5. **PLANNING DECISIONS**  
a) To note information on decision notices received from the planning authority since the last meeting. **(Appendix 5)** Page 17

b) **Application No: 162695**

Proposal: Consultation from British Telecommunications for the proposed removal of 19 public payphones.

To note that Wokingham Borough Council objected to the removal of the phone box located at the junction of Hearn Road and Drivers Way as the number of calls logged indicated that this phone box was used often.

6. **PLANNING APPEAL**

To note that the following appeal has been lodged with the Planning Inspectorate:

Application: 161264

Location: 86 Loddon Bridge Road, Woodley, RG5 4AN.

Proposal: Full application for the proposed erection of 1 No. dwelling.

The appeal has been made against Wokingham Borough Council's failure to give notice of a decision within the appropriate period.

7. **TREE PRESERVATION ORDERS**

TPO 688/1994: Hawkhurst House, Headley Road East, Woodley.

To note consent for the felling of a Cedar of Lebanon.

8. **STREET NAMING AND NUMBERING**

Wokingham Borough Council has received an application to register 27 new addresses at the Courtyard, Sandford Farm, Woodley. One new road name is required and the developer has suggested the name "Mulberry". Members to consider whether to suggest an alternative road name. Suggestions will be screened by Royal Mail for suitability.

A list of street names that have previously been identified for use in future developments in Woodley is attached at **Appendix 8**.

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9. **WOKINGHAM BOROUGH COUNCIL: NEW LOCAL TRANSPORT PLAN CONSULTATION**

To consider a response to the Wokingham Borough Council New Local Transport Plan consultation. This item was deferred from the last meeting (Planning Committee, 13 December 2016, minute number 160) and the consultation document was issued with the agenda for that meeting. Responses are required by the end of January 2017.

10. **ROYAL BERKSHIRE FIRE AND RESCUE SERVICE: SERVICE REDESIGN CONSULTATION**

To note correspondence received from Royal Berkshire Fire and Rescue Service regarding the public consultation on proposed changes to the way in which it delivers services to residents, attached at **Appendix 10**, and to consider a response. The consultation document and supporting evidence can be viewed on the Royal Berkshire Fire and Rescue Service website: [www.rbfrs.co.uk/consultation](http://www.rbfrs.co.uk/consultation)

Responses are required by 13 March 2017.

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11. **PUBLICATIONS/INFORMATION**

To note receipt of the following:

- *Historic Towns Forum Newsletter – December 2016*
- *Me2 Club Newsletter – December 2016*
- *Community Council for Berkshire Bulletin*

12. **FUTURE AGENDA ITEMS**

To consider suggestions for future agenda items.

13. **PUBLICITY/WEBSITE**

To consider suggestions for items to be publicised.

14. **EXCLUSION OF PUBLIC AND PRESS**

**To resolve that, in view of the confidential nature of the business about to be transacted in relation to legal matters, it is advisable in the public interest that the public and press are temporarily excluded and they are asked to withdraw for item 15 on the agenda.**

15. **ENFORCEMENT ISSUES**

To note any enforcement issues.

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**Minutes of a Meeting of the Planning Committee held at the Oakwood Centre  
on Tuesday 13 December 2016 at 7:45 pm**

**Present:** *Councillors: R. Dolinski (Chairman); S. Brindley; J. Cheng; D. Fradley;  
J. MacNaught; D. Mills; S. Rahmouni; M. Walker; P. Wicks*

**Also present:** *Councillor K. Baker  
3 members of the public*

**Officer present:** *L. Matthews, Committee Officer*

149. **APOLOGIES**

Apologies for absence were received from Councillors T. Barker, M. Forrer and B. Franklin.

150. **DECLARATIONS OF INTEREST**

There were no declarations of interest made by Members.

151. **MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 15 NOVEMBER  
2016**

**RESOLVED:**

- ◆ That the minutes of the Planning Committee meeting held on 15 November 2016 be approved and signed by the Chairman as a true and accurate record.

152. **CURRENT PLANNING APPLICATIONS**

**RESOLVED:**

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

153. **PLANNING DECISIONS**

**RESOLVED:**

- ◆ To note information on decision notices received from the planning authority since the last meeting. (**Appendix B**)

154. **NEIGHBOUR CONSULTATION SCHEME**

**RESOLVED:**

- ◆ To note application 163411  
Location: 13 Norton Road, Woodley, RG5 4AH.  
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 4.2m for which the maximum height would be 3.6m and the height of the eaves 2.47m.

155. **PLANNING APPEAL**

**RESOLVED:**

- ◆ To note that the following appeal had been lodged with the Planning Inspectorate:

Application: 161723

Location: 123 Loddon Bridge Road, Woodley, RG5 4AG.

Proposal: Proposed demolition of existing bungalow and erection of one detached, two storey dwelling.

The appeal had been made against the restriction of permitted development rights, a condition imposed when planning permission was granted.

156. **HIGHWAYS**

**Road Works/Street Works Major Projects Co-ordination meeting**

Members noted the minutes of the Wokingham Borough Council Road Works/Street Works Major Projects Co-ordination meeting held on 18 October 2016.

157. **PROPOSED PROHIBITION OF WAITING ORDER: NIGHTINGALE ROAD**

Members noted the results of the Wokingham Borough Council consultation on the proposed Prohibition of Waiting Order for Nightingale Road, Woodley, and the recommendation that the proposal be abandoned, and considered whether to make any further representation on this matter.

**RESOLVED:**

- ◆ To make no further representation to Wokingham Borough Council on the proposed Prohibition of Waiting Order for Nightingale Road or the recommendation to abandon the proposal.

158. **APPLICATION FOR A PREMISES LICENCE UNDER THE LICENSING ACT 2003: JALPARI TANDOORI, 4 LODDON VALE CENTRE, HURRICANE WAY**

Members considered the application for a premises licence under the Licensing Act 2003 for Jalpari Tandoori, 4 Loddon Vale Centre, Hurricane Way, Woodley.

**RESOLVED:**

- ◆ To respond to Wokingham Borough Council with no objections to the application.

159. **WOKINGHAM BOROUGH COUNCIL LOCAL PLAN UPDATE: SITE ASSESSMENT ENGAGEMENT**

Correspondence from Wokingham Borough Council regarding their site assessment engagement for the Local Plan Update had been circulated to the Committee prior to the meeting, as site assessment responses had been required before the date of the meeting.

Information on the two sites in Woodley, as provided in the agenda, had been sent to Wokingham Borough Council, following approval by Committee members.

160. **WOKINGHAM BOROUGH COUNCIL: NEW LOCAL TRANSPORT PLAN CONSULTATION**

Members noted correspondence received from Wokingham Borough Council regarding the Local Transport Plan stakeholder consultation.

**RESOLVED:**

- ◆ That all Committee members would consider the consultation document so that responses could be agreed at the next meeting.

161. **PUBLICATIONS/INFORMATION**

**RESOLVED:**

- ◆ To note receipt of the following:
  - *Thames Valley Environmental Records Centre Newsletter – Winter 2016*
  - *Citizens Advice Wokingham Winter Bulletin*

162. **FUTURE AGENDA ITEMS**

The Local Transport Plan consultation would be an item on the agenda for the meeting to be held on 10 January 2017.

163. **PUBLICITY/WEBSITE**

There were no suggestions for items to be publicised.

164. **EXCLUSION OF PUBLIC AND PRESS**

**RESOLVED:**

- ◆ That in view of the confidential nature of the business about to be transacted in relation to legal matters, it was advisable in the public interest that the public and press were temporarily excluded and asked to withdraw for the following agenda item.

165. **ENFORCEMENT ISSUES**

The Chairman informed the meeting of five ongoing enforcement matters and one enforcement investigation closure notice.

The meeting closed at 9:00 pm

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Chairman

## Woodley Town Council

Page 1

Date :- 19/12/2016

**Observations on the following Planning Applications**

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
<b>Approved on the following applications;</b>				
<b>162958</b>	11/11/2016	Daniel Ray	Magal Engineering Ltd	Headley Road East Headley Road East Woodley RG5 4SN
<b>Proposal :</b> Full application for proposed change of use from B8 (Storage or distribution) to habitable accommodation to provide overnight accommodation for staff and visitors.				
<b>Observations :</b> One letter of concern had been received for this application.				
The Committee considered the application and had no objection to the proposal, but asked that the use of obscure glass be considered for the entrance door and the window to the side of the door, to prevent overlooking of adjacent residents.				
<b>163089</b>	15/11/2016	Stephen Thwaites	Mr & Mrs Potter	40 Selsdon Avenue Selsdon Avenue Woodley RG5 4PG
<b>Proposal :</b> Householder application for the proposed single storey rear extension to existing dwelling.				
<b>Observations :</b> No objections.				
<b>163100</b>	23/11/2016	Jane Burton	Mr Price	29 Rivermead Road Rivermead Road Woodley RG5 4DH
<b>Proposal :</b> Householder application for the proposed erection of a single storey side and rear extension to dwelling.				
<b>Observations :</b> No objections.				
<b>163132</b>	17/11/2016	Brooke Davey	Unknown	17 & 19 Henley Wood Road Henley Wood Road Earley RG6 7EE
<b>Proposal :</b> Adjoining parish consultation. Householder application for the proposed erection of two storey front extension to the existing dwellings at 17 and 19 Henley Wood Road.				
<b>Observations :</b> No objections.				
<b>163149</b>	29/11/2016	Brooke Davey	Ms Esmee Sargeant	26 Church Street Church Street Woodley RG5 4QJ
<b>Proposal :</b> Householder application for the conversion of existing detached garage to habitable accommodation.				
<b>Observations :</b> No objections.				



Date :- 19/12/2016

**Observations on the following Planning Applications**

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
<b>163187</b>	21/11/2016	Christine Phillips	Mr Saunders	7 Buccaneer Close Buccaneer Close Woodley RG5 4XP
<b>Proposal :</b> Householder application for the proposed insertion of an Oriel window to side elevation. (Retrospective)				
<b>Observations :</b> No objections.				
<b>163192</b>	24/11/2016	Brooke Davey	Mr Darren Long	9 Buckden Close Buckden Close Woodley RG5 4HB
<b>Proposal :</b> Householder application for the proposed erection of a single storey first floor side extension to dwelling.				
<b>Observations :</b> No objections.				
<b>163200</b>	21/11/2016	Brooke Davey	Mr & Mrs S Korah	43 Cypress Road Cypress Road Woodley RG5 4BD
<b>Proposal :</b> Householder application for single storey front extension to dwelling plus changes in fenestration.				
<b>Observations :</b> No objections.				
<b>163217</b>	23/11/2016	Stephen Thwaites	The Owner and/or Occupier	Waingels College Waingels Road Woodley RG5 4RF
<b>Proposal :</b> Full application for the proposed erection of 6No. floodlighting columns at the Multi Use Games Area (MUGA).				
<b>Observations :</b> One resident was present at the meeting to voice concerns about the planned useage of the Multi Use Games Area and the increased noise due to the extended hours of use allowed by the installation of floodlights.				
The Committee considered the application and had no objection to the proposal, but asked that consideration be given to extending the length of the acoustic fencing adjacent to Denmark Avenue to mitigate the extra noise due to extended hours of use.				
<b>163229</b>	24/11/2016	Brett Beswetherick	Mr Carl Bunce	74 Western Avenue Western Avenue Woodley RG5 3BH
<b>Proposal :</b> Householder application for the proposed two storey rear extension, first floor extension over existing garage.				
<b>Observations :</b> No objections.				

Date :- 19/12/2016

**Observations on the following Planning Applications**

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<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
<b>163273</b>	29/11/2016	Brooke Davey	Mrs L Allwood	77 Loddon Bridge Road Loddon Bridge Road Woodley RG5 4AR
<b>Proposal :</b> Householder application for replacement of part of flat roof to pitched roof on existing outbuilding. (Retrospective)				
<b>Observations :</b> Two letters of concern had been received for this application.  The Committee considered the application and had no objections to the proposal.				
<b>163403</b>	07/12/2016	Brett Beswetherick	Mrs R Jordan	16 Tippings Lane Tippings Lane Woodley RG5 4RX
<b>Proposal :</b> Householder application for the proposed erection of a single storey front and rear extension to dwelling.				
<b>Observations :</b> No objections.				

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Date :- 19/12/2016

**Observations on the following Planning Applications**

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
<b>Refused on the following applications;</b>				
<b>163024</b>	14/11/2016	Mark Croucher	Mr Robert Nicholls	Land adjoining 16 Church Mews Church Mews Woodley RG5 4RJ

**Proposal :** Full planning application for the proposed change of use of open space/amenity land to private garden.

**Observations :** One resident was present at the meeting to voice concerns about this application and one letter of concern had been received.

The Committee considered the proposal and noted that although the application documents stated that this area of land was not used by the local community and was in a poor state of maintenance, this did not in fact appear to be the case. Several Members had visited the area and reported that this appeared to be a very pleasant, well maintained area of land. Local residents reported that this land was used for the enjoyment of the local community.

The Committee therefore recommended that this application should be refused as it would result in a loss of amenity space for the community.

NOTIFICATIONS OF PLANNING DECISIONS FROM Wokingham Borough Council

Thu 8 December 2016

' C ' Contrary to Borough

Page No : 1

' E ' Endorsed by Borough

**GRANTED PLANNING PERMISSIONS**

<b>E</b> 161243	Approved	86 Loddon Bridge Road
<b>C</b> 161410 District COMMENT	Approved	36 Malone Road Local COMMENT One resident was present at the meeting to voice concerns.  The Committee considered the proposal and recommended that the application be refused on the following grounds: - The proposed extension is not subservient to the existing property. - Loss of light to the adjacent property at No.38. - Loss of privacy to the adjacent property at No.38.
<b>E</b> 161613	Approved	3 Shelley Close
<b>E</b> 161953	Approved	The Courtyard Offices
<b>E</b> 162076	Approved	185 Hurricane Way
<b>E</b> 162378	Approved	65 Crockhamwell Road
<b>E</b> 162391	Approved	11 Fairwater Drive
<b>E</b> 162398	Approved	Land Rear Of 6 Phillips Close
<b>E</b> 162455	Approved	82 Haddon Drive
<b>C</b> 162576 District COMMENT	Approved	41 Redwood Avenue Local COMMENT One letter of concern had been received for this application.  The Committee considered the proposal and recommended that the application be refused on the following grounds: - The proposed extension breaches the building line in Holly Road. - Insufficient parking provision for a five bedroom house.
<b>E</b> 162586	Approved	54 Haddon Drive
<b>E</b> 162598	Approved	Unit 22, Headley Park Ten
<b>E</b> 162655	Approved	17 Beechwood Avenue
<b>E</b> 162708	Approved	4 Brunel Drive
<b>E</b> 162799	Approved	61 - 63 Crockhamwell Road

**NOTIFICATIONS OF PLANNING DECISIONS FROM Wokingham Borough Council**

**Thu 8 December 2016**

' C ' Contrary to District

Page No : 2

' E ' Endorsed by District

**GRANTED PLANNING PERMISSIONS**

E 162803	Approved	195 Hurricane Way
E 162817	Approved	4 Portrush Close
E 162916	Approved	3 Master Close
E 162999	Approved	Courtyard Offices

**OTHER PLANNING DETAILS**

163128	Withdrawn	Waingels Road
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## New Applications Received Between 08/12/2016 and 04/01/2017

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
<b>New Application</b>				
<b>163363</b>	19/12/2016	Stephen Thwaites	Mr & Mrs Frohnwieser	31 Duffield Road Duffield Road Woodley RG5 4RL
<b>Proposal :</b> Householder application for the proposed conversion of loft space to create habitable accommodation to dwelling with additional rear dormer window.				
<b>Observations :</b>				
<b>163369</b>	09/12/2016	Pooja Kumar	Mrs Anju Sharma	Beechwood Primary School Ambleside Close Woodley RG5 4JJ
<b>Proposal :</b> Full application for the proposed erection of 3 single storey infill classroom extensions, extension to existing staff room, erection of new security fencing and gates, new pathways, access door and alteration to parking layout.				
<b>Observations :</b>				
<b>163388</b>	13/12/2016	Christine Phillips	Ms Kavinda Kushlani	19 Fawcett Crescent Fawcett Crescent Woodley RG5 3HX
<b>Proposal :</b> Householder application for a 2 storey side extension plus demolition of existing garage.				
<b>Observations :</b>				
<b>163426</b>	19/12/2016	Chris Kempster	Mr & Mrs Bhat	11 Anthian Close Anthian Close Woodley RG5 4XA
<b>Proposal :</b> Householder application for the proposed erection of a single storey rear conservatory to the existing dwelling.				
<b>Observations :</b>				
<b>163443</b>	20/12/2016	Mark Croucher	Unknown	Land to the rear of The Willows 9 Station Road Earley RG6 7DY
<b>Proposal :</b> ADJOINING PARISH CONSULTATION				
Full application for the proposed erection of 2 No. dwellings to land rear of The Willows, including vehicular access off Earley Station car park, parking and landscaping.				
<b>Observations :</b>				
<b>163470</b>	13/12/2016	Chris Kempster	Mr Z Shehu	297 Loddon Bridge Road Loddon Bridge Road Woodley RG5 4BE
<b>Proposal :</b> Householder application for the proposed erection of a new brickwork & metal railings perimeter wall and hardwood sliding gates and side gate.				

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**New Applications Received Between 08/12/2016 and 04/01/2017**


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<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
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**Observations :****163490**

21/12/2016	Brett Beswetherick	Mr Merrick Chivers	15 Donaldson Way Donaldson Way Woodley RG5 4XL
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**Proposal :** Householder application for the proposed erection of a single storey rear extension with mono pitch roof, plus part conversion of garage with velux window to create habitable accommodation to dwelling.

**Observations :****163545**

04/01/2017	Chris Kempster	Mr & Mrs Mark Lewendon	11 Carrick Gardens Carrick Gardens Woodley RG5 3JD
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**Proposal :** Householder application for the proposed erection of a single storey rear extension to the existing dwelling.

**Observations :**


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**Applications Received :- 8**



NOTIFICATIONS OF PLANNING DECISIONS FROM Wokingham Borough Council

Thu 5 January 2017

' C ' Contrary to Borough

Page No : 1

' E ' Endorsed by Borough

**GRANTED PLANNING PERMISSIONS**

E 162297	Approved	1 Frimley Close
E 162585	Approved	40 Austin Road
162695	Approved with Conditions	Various locations
E 162800	Approved	65 Woodlands Avenue
E 162807	Approved	299 - 301 Headley Road East
C 162824 District COMMENT	Approved	41b Crockhamwell Road Local COMMENT The Committee recommended that this application be refused on the following grounds: - Not in keeping with neighbouring properties. - Visually unacceptable. - Detrimental to the character of the area.
E 162909	Approved	3 Cypress Road
E 162954	Approved	74 & 76 Western Avenue
E 162958	Approved	Headley Road East
E 162980	Approved	98 Butts Hill Road
E 162981	Approved	22 Mitchell Way
E 162983	Approved	2 Lindberg Way
E 163025	Approved	101 Tippings Lane
E 163030	Approved	44 Reading Road
E 163089	Approved	40 Selsdon Avenue
E 163187	Approved	7 Buccaneer Close
E 163200	Approved	43 Cypress Road

**REFUSED PLANNING PERMISSIONS**

E 163024	Refused	Land adjoining 16 Church Mews
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**Suggested Street Names for future developments in Woodley**

**Flowers**

Acacia	Amaryllis	Anemone	Begonia
Bouvardia	Cactus	Camellia	Clematis
Crocus	Daffodil	Daisy	Delphinium
Fuchsia	Godetia	Honeysuckle	Hyacinth
Larkspur	Lavender	Lily	Lobelia
Lupin	Orchid	Petunia	Poppy
Primrose	Snowdrop	Sunflower	Tulip
Wisteria	Zinnia		

**Birds**

Bittern	Blackbird	Buzzard	Chaffinch
Cormorant	Dove	Duncock	Grebe
Guillemot	Jackdaw	Kestrel	Lapwing
Magpie	Mallard	Moorhen	Nuthatch
Partridge	Pheasant	Red Kite	Starling
Reeds	Robin	Seagull	Skylark
Swallow	Swan	Woodpecker	Wren

**Authors**

Bronte	Chaucer	Dickens	Goldsworthy
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**Aircraft**

Magister

**Others**

Bulrush	Dovecote	Squirrels Drey	
Diamond	College Court	Hadfield	Lloyd
Olympic	Orchard	Russell	Appledore
Appletree	Elizabeth	Willis	Grangewood
Hawkhurst	Hawthorn	Binding	Doncom
Juniper	Lebus	Hollingsbee	Pinewood



Dear Clerk,

## **Royal Berkshire Fire and Rescue Service Redesign Consultation**

As Chairman of Royal Berkshire Fire Authority, I am writing to notify you that between Monday, 12 December and Monday, 13 March 2017, Royal Berkshire Fire Authority will be consulting with the public, its staff and other stakeholders on proposed changes to the way in which Royal Berkshire Fire and Rescue Service delivers services to our residents.

We are actively encouraging as many people as possible to have their say on a range of options outlined in the consultation document and supporting evidence, available on the Royal Berkshire Fire and Rescue Service website ([www.rbfrs.co.uk/consultation](http://www.rbfrs.co.uk/consultation)).

As an organisation, and based on our current planning assumptions, we have to make year-on-year savings of £2.4m by April 2020. The consultation is seeking to save approximately £1.4m of these savings.

The proposals and options presented in the consultation document aim to achieve three important outcomes:

- The first is to make changes that will maximise our contribution to enabling people across Royal Berkshire to lead safe and fulfilling lives;
- Secondly, we must also ensure that we continue to balance the Fire Authority's budget in an environment of shrinking financial resources; and
- Lastly, but certainly not least, we must do all we can to align any changes to the aspirations of our staff. They are our most valuable resource, and we need the men and women who make up the Royal Berkshire Fire and Rescue Service team to really buy-in to the change programme that emerges from this consultation, so they are motivated to successfully deliver it.

In simple terms, the proposals set out in the consultation intend to ensure we have the right resources, doing the right things, in the right places, at the right time. The proposals have been developed to ensure that Royal Berkshire Fire and Rescue Service is an ever-more modern, efficient, innovative and resilient organisation.

After the consultation has closed, all feedback received will be carefully considered by the Fire Authority at a meeting on 18 April 2017, before any decisions are taken. The final decision will be published in a report available on our website in May 2017.



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Councillor Colin Dudley • Chairman