



The Oakwood Centre, Headley Road, Woodley, Berkshire, RG5 4JZ  
www.woodley.gov.uk

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To: **Members of the Planning Committee**  
Councillors T. Barker (Chairman); D. Bragg; J. Cheng; R. Dolinski; M. Forrer;  
D. Fradley; B. Franklin; J. MacNaught; D. Mills; S. Rahmouni; M. Walker; P. Wicks

**NOTICE IS HEREBY GIVEN that a meeting of the Planning Committee will be held at The Oakwood Centre at 7:45 pm on Tuesday 22 May 2018, 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 24 APRIL 2018**  
To approve the minutes of the Planning Committee meeting held on 24 April 2018 and for the Chairman to sign them as a true record. ***(These minutes were provided in the Full Council agenda of 8 May 2018.)***
4. **CURRENT PLANNING APPLICATIONS**  
To consider current planning applications and agree comments to be forwarded to the planning authority. ***(Appendix 4)*** Page 4
5. **PLANNING DECISIONS**  
To note information on decision notices received from the planning authority since the last meeting. ***(Appendix 5)*** Page 7

6. **NEIGHBOUR CONSULTATION SCHEME**

To note application 181265

Location: 31 Telford Crescent, Woodley, RG5 4QT.

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 4.3m, for which the maximum height would be 2.7m and the height of the eaves 2.6m.

To note application 181337

Location: 27 Willowside, Woodley, RG5 4HJ.

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 5m, for which the maximum height would be 3.95m and the height of the eaves 2.5m.

To note application 181404

Location: 2 Leyburn Close, Woodley, RG5 4PX.

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 4.5m, for which the maximum height would be 3m and the height of the eaves 2.2m.

7. **PLANNING APPEALS**

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

Application: 173178

Location: 67 Malone Road, Woodley, RG5 3NL

Proposal: Householder application for the proposed erection of two storey side extension and single storey front and rear extension following demolition of existing garage.

8. **COMMUNITY SPEED WATCH**

To receive an update from the Chairman on matters relating to Community Speed Watch.

9. **WOKINGHAM BOROUGH COUNCIL CONSULTATION: GAMBLING ACT 2005: REVIEW OF STATEMENT OF GAMBLING PRINCIPLES**

Wokingham Borough Council is about to review their Statement of Gambling Principles in accordance with section 349 of the Gambling Act 2005. This document sets out the principles that the licensing authority proposes to apply when exercising their functions under the Gambling Act. The present Statement was published in November 2015 and therefore must undergo a review and be re-published before the end of November 2018.

The policy can be viewed at:

[www.wokingham.gov.uk/news-and-consultation/consultation-and-having-your-say/current-consultations/](http://www.wokingham.gov.uk/news-and-consultation/consultation-and-having-your-say/current-consultations/)

Responses are required by 8 June 2018.

Members are asked to consider a response to the consultation.

10. **WOKINGHAM BOROUGH COUNCIL CONSULTATION:  
LICENSING ACT 2003: REVIEW OF STATEMENT OF LICENSING  
POLICY**

Wokingham Borough Council is carrying out a review of their Statement of Licensing Policy, which sets out the Council's position regarding regulation of activities under the Licensing Act 2003.

The policy can be viewed at:

[www.wokingham.gov.uk/news-and-consultation/consultation-and-having-your-say/current-consultations/](http://www.wokingham.gov.uk/news-and-consultation/consultation-and-having-your-say/current-consultations/)

Responses are required by 8 June 2018.

Members are asked to consider a response to the consultation.

11. **PUBLICATIONS/INFORMATION**

To note receipt of the following:

- *Community Council for Berkshire E-Bulletin – May 2018*

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.

## New Applications Received Between 20/04/2018 and 16/05/2018

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
<b>New Application</b>				
<b>180828</b>	25/04/2018	Mark Croucher	Unknown	Bulmershe Leisure Centre Woodlands Avenue Woodley RG5 3EU
<b>Proposal :</b> Full application for the proposed erection of replacement leisure centre that includes a 6-lane swimming pool and teaching pool (with moveable floor), 75 No. unit gymnasium, 4 No. court sports hall, 2 No. studios, ancillary cafe, parking, access and landscaping along with the provision of an extension to the existing Bulmershe School car park; following the demolition of the existing leisure centre and caretaker house.				
<b>Observations :</b>				
<b>180868</b>	16/05/2018	Christine Phillips	Mr Wes Seaman	35 Rose Close Rose Close Woodley RG5 4UR
<b>Proposal :</b> Householder application for the proposed single storey rear extension plus pitched roof over existing flat roof garage.				
<b>Observations :</b>				
<b>180870</b>	30/04/2018	Nesha Burnham	Mrs Hardish Deol	34 Rowan Drive Rowan Drive Woodley RG5 4LW
<b>Proposal :</b> Householder application for the proposed erection of single storey side/rear extension to dwelling.				
<b>Observations :</b>				
<b>180940</b>	23/04/2018	Simon Taylor	Unknown	Loddon Vale House Loddon Vale Centre Woodley RG5 4UX
<b>Proposal :</b> Full planning application for the proposed external alterations plus addition of new balconies.				
<b>Observations :</b>				
<b>180950</b>	30/04/2018	Senjuti Manna	Mrs A Barker	76 Redwood Avenue Redwood Avenue Woodley RG5 4DR
<b>Proposal :</b> Householder application for the proposed conversion of existing storage to create habitable accommodation plus raising the roof on the existing storage.				
<b>Observations :</b>				
<b>180981</b>	30/04/2018	Christine Phillips	Mr & Mrs Mike Hurst	136 Butts Hill Road Butts Hill Road Woodley RG5 4NR
<b>Proposal :</b> Householder application for the proposed erection of single storey side and rear extensions following the demolition of existing conservatory plus conversion of existing detached garage to				

## New Applications Received Between 20/04/2018 and 16/05/2018

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				create habitable accommodation.
<b>Observations :</b>				
<b>181018</b>	10/05/2018	Senjuti Manna	Mr A Sokhi	167 Colemans Moor Road Colemans Moor Road Woodley RG5 4DD
				<b>Proposal :</b> Full planning application for the proposed single storey front extension, two storey side extension, single storey rear extension to dwelling plus relocation of existing side boundary fence to incorporate existing amenity space within rear garden.
<b>Observations :</b>				
<b>181053</b>	30/04/2018	Mandeep Chaggar	Bronwins Ltd	Woodley Tennis Club Silver Fox Crescent Woodley RG5 3JA
				<b>Proposal :</b> Full planning application for the proposed erection of 4 No. detached dwelling houses with attached garages, bike stores, landscaping and access road.
<b>Observations :</b>				
<b>181108</b>	25/04/2018	Rosie Rogers	Mr & Mrs P Thomas	22 Dowding Close Dowding Close Woodley RG5 4NL
				<b>Proposal :</b> Householder application for the proposed erection of single storey rear extension to dwelling plus conversion of existing garage to create habitable accommodation.
<b>Observations :</b>				
<b>181123</b>	26/04/2018	Charenjit Braich	Mr S Parker	26 Victor Way Victor Way Woodley RG5 4UZ
				<b>Proposal :</b> Householder application for the proposed erection of part single, part two storey side extension plus single storey rear extension to dwelling.
<b>Observations :</b>				
<b>181126</b>	30/04/2018	Nesha Burnham	Mrs Butchart	71 Vauxhall Drive Vauxhall Drive Woodley RG5 4EB
				<b>Proposal :</b> Householder application for the proposed erection of single storey rear extension to dwelling.
<b>Observations :</b>				
<b>181140</b>	03/05/2018	Charenjit Braich	Mr & Mrs Christopher Webb	1 Austin Road Austin Road Woodley RG5 4EJ
				<b>Proposal :</b> Householder application for the proposed erection of single storey side/rear extension to dwelling plus erection of new fence along the side boundary.
<b>Observations :</b>				

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**New Applications Received Between 20/04/2018 and 16/05/2018**


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<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
<b>181146</b>	24/04/2018	Christine Phillips	Mr Ben Watson	Headley Park Industrial Estate Headley Road East Woodley RG5 4SA
<b>Proposal :</b> Permitted development notification for proposed replacing 3 of existing 6 antennas along with cabling and associated ancillary equipment plus internal works within the existing equipment cabin.				
<b>Observations :</b>				
<b>181191</b>	01/05/2018	Rasha Khoja	Mr & Mrs Harper	38 Silver Fox Crescent Silver Fox Crescent Woodley RG5 3JA
<b>Proposal :</b> Householder application for the proposed erection of part single, part two storey side/rear extension to dwelling plus erection of front porch canopy.				
<b>Observations :</b>				
<b>181204</b>	16/05/2018	Stefan Fludger	Mr Andrew Walker	4 Wroxham Road Wroxham Road Woodley RG5 3AT
<b>Proposal :</b> Householder application for the proposed demolition of existing garage and single storey rear extension. Construction of two storey side extension and part two storey, part single storey rear extension.				
<b>Observations :</b>				
<b>181249</b>	10/05/2018	Senjuti Manna	Mr M James	17 Hawker Way Hawker Way Woodley RG5 4PF
<b>Proposal :</b> Householder planning application for the proposed erection of part single, part two storey side and rear extension to dwelling.				
<b>Observations :</b>				

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**Applications Received :- 16**

NOTIFICATIONS OF PLANNING DECISIONS FROM Wokingham Borough Council

Thu 17 May 2018

' C ' Contrary to Borough

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' E ' Endorsed by Borough

**GRANTED PLANNING PERMISSIONS**

<b>E</b> 180277	Approved	3 Southlake Parade
<b>E</b> 180408	Approved	172 Crockhamwell Road
<b>E</b> 180492	Approved	3 Seaford Gardens
<b>E</b> 180499	Approved	200 Hurricane Way
<b>C</b> 180549	Approved	269 Headley Road East Local COMMENT The Committee recommended that this application be refused on the following grounds: - The proposal breaches the building line in Welford Road. - There will be a loss of amenity land. - One parking space will be provided for the new dwelling, but the garage and additional parking space for the existing property at 269 Headley Road East will be lost and no alternative provision is proposed.
<b>C</b> 180563	Approved	24 Badgers Rise Local COMMENT The Committee noted that the previous application for this property (application No. 173033) had been approved because the applicant had agreed to reduce the proposed width of the roof dormer following discussions with the planning officer.  This current application once again proposes a wider roof dormer and the Committee recommended that the application be refused on the following grounds: - The extension is not subservient to the existing building. - The proposed dormer extension is the same height as the roof ridge. - Visually unacceptable. - Out of keeping with neighbouring properties. - This extension would set a precedent.
<b>E</b> 180608	Approved	2 Chard Close
180613	Approved	34 Constable Close
<b>E</b> 180619	Approved	5 Telford Crescent
<b>E</b> 180628	Approved	11 Pitford Road
<b>E</b> 180663	Approved	40 Hazel Drive

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

Thu 17 May 2018

' C ' Contrary to Borough

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' E ' Endorsed by Borough

**GRANTED PLANNING PERMISSIONS**

E 180805	Approved	12 Highcliffe Close
E 180827	Approved	6 Malvern Close
E 180837	Approved	18 The Ridgeway

**REFUSED PLANNING PERMISSIONS**

C 180416	Refused	36 Loddon Bridge Road Local COMMENT No objections.
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**OTHER PLANNING DETAILS**

173717	Withdrawn	6 Tiverton Close
180831	Withdrawn	19 Harvard Close