



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

To: **Members of the Planning Committee**
Councillors T. Barker (Chairman); D. Bragg; J. Cheng; 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 26 February 2019, at which your attendance is requested.

Deborah Mander
Town Clerk

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 29 JANUARY 2019**
To approve the minutes of the Planning Committee meeting held on 29 January 2019 and for the Chairman to sign them as a true record. ***(These minutes were provided in the Full Council agenda of 5 February 2019.)***
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 190313

Location: 32 Armstrong Way, Woodley, RG5 4NW.

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 4.8m, for which the maximum height would be 2.8m and the height of the eaves 2.4m.

7. **COMMUNITY SPEEDWATCH UPDATE**

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

8. **WOKINGHAM BOROUGH COUNCIL LOCAL PLAN UPDATE: HOMES FOR THE FUTURE CONSULTATION**

As agreed at the last meeting (Planning Committee, 29 January 2019, minute number 171), Councillors Barker, Bragg and Walker met to consider a response to the Homes for the Future consultation, which forms part of the Wokingham Borough Council Local Plan update, and the proposed response was circulated to the Committee for confirmation.

The submitted response is attached at ***Appendix 8***.

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9. **ROYAL BERKSHIRE FIRE AUTHORITY BUDGET AND COUNCIL TAX CONSULTATION 2019/20**

To note correspondence received from the Royal Berkshire Fire Authority regarding proposed increases to the council tax in 2019/20 and subsequent years (***Appendix 9***). Members were notified of the proposals ahead of the meeting, and comments requested, as a response was required by 20 February 2019.

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A response was subsequently sent stating that the Town Council had no objection to the proposed increase of £1.92 in the council tax for 2019/20, but felt that the proposed increase of up to £5 per year in subsequent years should be resisted, and suggested that the increase be raised by £1 each year until the cap of £5 increase per year is reached.

10. **WOKINGHAM HIGHWAYS ALLIANCE: CONTRACT LAUNCH**

Wokingham Borough Council have awarded new highways term contracts to WSP and VolkerHighways, with effect from 1 April 2019. Town and parish councils have been invited to send up to 2 representatives to the contract launch event, at which future highways services will be outlined. The launch event will take place on Monday 18 March 2019 in the Shute End Council Chamber, from 7:00pm.

Members are asked to consider sending up to 2 representatives to the contract launch event.

11. **FUTURE AGENDA ITEMS**

To consider suggestions for future agenda items.

12. **PUBLICITY/WEBSITE**

To consider suggestions for items to be publicised.

13. **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 14 on the agenda.
14. **ENFORCEMENT ISSUES**
To note any enforcement issues.

New Applications Received Between 25/01/2019 and 21/02/2019

<u>Application No</u>	<u>Date Recd</u>	<u>Applicant Name</u>	<u>Location</u>
New Application			
182616	12/02/2019	Mr Adam Whiting	24 Western Avenue Western Avenue Woodley RG5 3BH
Proposal : Householder application for the proposed erection of a brick built shed, summer house and garden wall following demolition of existing sheds to the rear of the property.			
Observations :			
190037	04/02/2019	Mr Craig Christian	64 Headley Road Headley Road Woodley RG5 4JE
Proposal : Householder application for proposed erection of single storey rear extension and conversion of existing loft space to provide habitable accommodation plus erection of a side dormer extension and internal alterations.			
Observations :			
190072	29/01/2019	Mr & Mrs H Gill	45 Loddon Bridge Road Loddon Bridge Road Woodley RG5 4AP
Proposal : Householder application for the proposed erection of first floor side extension to existing dwelling.			
Observations :			
190108	18/02/2019	Mr Andy Hopping	2 Rothwell Gardens Rothwell Gardens Woodley RG5 4TJ
Proposal : Householder application for the proposed erection of a part two storey rear and part single storey side and rear extensions to dwelling.			
Observations :			
190144	25/01/2019	Mr & Mrs M Iqbal	8 Butts Hill Road Butts Hill Road Woodley RG5 4NH
Proposal : Householder application for the proposed creation of a new "in and out" driveway with new front entrance gates on brick piers and a new dropped kerb.			
Observations :			
190146	28/01/2019	Mr E Holmes	4 Harris Close Harris Close Woodley RG5 4XH
Proposal : Householder application for the proposed erection of a single storey rear extension and a two storey side extension and dormer to existing dwelling following the demolition of existing conservatory and garage to create habitable accommodation.			

New Applications Received Between 25/01/2019 and 21/02/2019

<u>Application No</u>	<u>Date Recd</u>	<u>Applicant Name</u>	<u>Location</u>
Observations :			
190151	30/01/2019	Mr Richard Alexander	Woodley Library Headley Road Woodley RG5 4JA
Proposal : Full application for the replacement of entrance fenestration, including new access doors and associated external works.			
Observations :			
190194	28/01/2019	Ms J Moulton	1 South Lake Crescent South Lake Crescent Woodley RG5 3QW
Proposal : Householder application for the proposed erection of a single storey front extension and single storey side extension with changes to fenestration following removal of cement side roof.			
Observations :			
190203	25/01/2019	Mr & Mrs Roberts	88 Haddon Drive Haddon Drive Woodley RG5 4LT
Proposal : Householder application for the proposed erection of a single storey side/rear extension, conversion of existing loft to create additional habitable accommodation with a rear facing dormer extension and installation of 2 No. roof lights.			
Observations :			
190213	05/02/2019	Mr Daniel Clifton	75 Arundel Road Arundel Road Woodley RG5 4JR
Proposal : Householder application for the proposed erection of two storey and single storey extension, conversion of garage into habitable accommodation and single storey front extension with open tiled canopy across, plus changes to side fenestration.			
Observations :			
190217	08/02/2019	Mr King	14 Rowan Drive Rowan Drive Woodley RG5 4LW
Proposal : Householder application for proposed erection of part two storey rear extension, part single storey rear extension following demolition of existing conservatory, reduction of existing double garage, plus internal alterations and changes to fenestration.			
Observations :			
190218	01/02/2019	Ms Victoria Edwards	4 Keats Close Keats Close Woodley RG5 3QF
Proposal : Householder application for proposed erection of a single storey rear extension following demolition of existing conservatory, and conversion of garage into habitable accommodation,			

New Applications Received Between 25/01/2019 and 21/02/2019

<u>Application No</u>	<u>Date Recd</u>	<u>Applicant Name</u>	<u>Location</u>
			including raising height of existing garage roof.
Observations :			
190254	08/02/2019	Mr T Miller	39 Selsdon Avenue Selsdon Avenue Woodley RG5 4PQ
		Proposal :	Householder application for the proposed erection of a single storey side and single storey rear extension also raising the roof for a loft conversion including two dormers and three rooflights, following demolition of existing garage to create habitable accommodation.
Observations :			
190298	04/02/2019	Mrs Safina Shahin	18 Gemini Road Gemini Road Woodley RG5 4TF
		Proposal :	Householder application for the proposed erection of single storey rear extension to existing dwelling, plus changes to fenestration.
Observations :			
190344	19/02/2019	Mr Adam Gee	5 Wilmington Close Wilmington Close Woodley RG5 4LR
		Proposal :	Application to vary condition 2 of planning consent 181744 for the proposed erection of part single, part two storey side/rear extension to dwelling following the demolition of existing garage. Condition 2 relates to approved details to make changes to the roof.
Observations :			
190350	20/02/2019	Mrs Hannan	40 Ravensbourne Drive Ravensbourne Drive Woodley RG5 4LJ
		Proposal :	Householder application for the erection of a glass canopy with clear laminated glass and aluminium powder coated posts and profiles to the rear of the property.
Observations :			
190352	19/02/2019	Unknown	Unit 5, E Reading Retail Centr Shepherds Hill Woodley RG6 1FE
		Proposal :	Full application for the proposed change of use from retail to Sui Generis (Tanning Salon).
Observations :			

Applications Received :- 17

NOTIFICATIONS OF PLANNING DECISIONS FROM Wokingham Borough Council

Thu 21 February 2019

' C ' Contrary to Borough

Page No : 1

' E ' Endorsed by Borough

GRANTED PLANNING PERMISSIONS

E 182980	Approved	46 Duncan Road
E 183213	Approved	59 Malone Road
E 183246	Approved	2 Corbett Gardens
C 183465	Approved	57 Colemans Moor Road Local COMMENT The Committee recommended that this application be refused on the following grounds: - The flat roof dormer on the southern side is not subservient to the existing building and the flat roof is at ridge level. - The flat roof dormer to the northern side is not subservient to the existing building. - The metal cladding to the dormers is out of character with the existing building.
E 183498	Approved	24 Nightingale Road
E 183500	Approved	10 Western Avenue
E 183507	Approved	19 Fosters Lane
E 183528	Approved	119 Butts Hill Road
C 190005	Approved	12 Woodlands Avenue Local COMMENT The Committee felt that the originally permitted gable dormers were preferable to the proposed flat roof design and recommended that the application be refused.
E 190019	Approved	3 Harrier Close

REFUSED PLANNING PERMISSIONS

E 182572	Refused	30 Munro Avenue
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Please use the Homes for the Future consultation document to help you with this survey. You can find a copy at www.wokingham.gov.uk by searching 'Local Plan Update'. In addition to the consultation document, you will need to view the Local Plan Update online map: <https://arcg.is/0TmSXu>

If you need more space to answer any of the questions, please use additional sheets of paper and number your responses.

Please refer to Sections 4.7 - 4.11 for these questions

Q1. Concentrating or dispersing new housing

Do you agree that the new housing we need should be built in new communities, which would be built with their own schools, roads, community and sports facilities and other associated infrastructure?

- Agree
- Somewhat Agree
- Neutral
- Somewhat Disagree
- Disagree

Q2. Where in the borough are the best opportunities to establish new communities which include such things as local centres, schools and improved sustainable transport links? Please provide details and outline the reasons why.

Answer: South of Reading near existing major roads and railway links.

Q3. Do you agree that the borough's future development needs for homes, jobs and other uses should be spread across the whole borough regardless of whether it would be concentrated in new communities or dispersed in existing villages and towns?

- Agree
- Somewhat Agree
- Neutral
- Somewhat Disagree
- Disagree

Q4. Do you agree that future housing development should include affordable housing?

- Agree
- Somewhat Agree
- Neutral
- Somewhat Disagree
- Disagree

Q5. Are there any specific types of affordable housing you would support?

- Shared ownership - housing provided by a registered provider or local housing company where the occupier will be offered an equity share in the property
- Social rented housing - housing provided by a registered provider at a rate set by Government policy, lower than market rent
- Affordable rented housing - housing that costs no more than 80% market rent
- Starter homes - housing restricted to those under a maximum level of household income
- Discounted market sales - housing sold at a discount of at least 20% below local market level
- Rent to buy - housing that enables people in rented accommodation the opportunity to save towards the purchase of shared ownership housing
- Key worker housing - affordable housing specifically targeted at key worker job sectors such as NHS, Education, Police etc or those on low wages providing an essential service to the local economy
- Other Please specify: Small single occupant homes

Please refer to Sections 4.13 - 4.14 for these questions

Higher development densities and building heights

The government's revised National Planning Policy Framework (NPPF) has a strong emphasis on using land as efficiently as possible. This includes building at higher densities (more housing in less space) where appropriate. There will be areas in the borough where higher densities are more appropriate than others. Higher density development is best placed in areas with the best access to public transport, services and jobs meaning there is less need to travel by car on a day to day basis and therefore less space required for parking. Increases in density can be achieved without significant changes to the way an area looks by, for example, introducing smaller dwellings which use less land, or a greater proportion of apartments.

Another way of achieving higher development densities is to build taller buildings. Introducing taller buildings into an area would change the existing character and bring more activity to a local area. This would not necessarily be a problem, but we need to consider the pros and cons of getting the most out of a plot of land against the impacts of doing so. Taller buildings do not always mean high-rise blocks of flats, and increasing density can result in well-designed places that make the best use of the land available. Some may be smaller homes that are often more affordable than larger properties built at lower densities, this allows greater choice and flexibility in the housing market.

Q6. Do you agree with being more flexible with building heights, parking standards and development densities where a range of shops or other services are within walking distance, such as in towns and district centres?

- Agree
- Somewhat Agree
- Neutral
- Somewhat Disagree
- Disagree

Q7. Which locations in the borough do you feel are best suited to being more flexible with building heights and development densities? Please provide details and outline the reasons why.

Answer: We don't feel that there is anywhere in the Wokingham borough where greater than three storey buildings would be appropriate. Increased development densities should only be considered on a case by case basis, taking into account the provision of sufficient parking facilities. The concept that people will walk or use public transport services has been shown to be flawed. Any development that does take place must be accompanied by appropriate infrastructure and local services.

Q8. What types of housing, jobs or other uses do you think are most suitable in the areas you identified in the previous question e.g. apartments, small houses, affordable / council housing, older persons housing, offices etc.? Please provide details, including the number of stories you think appropriate and outline the reasons why.

Answer: See answer to Question 7. No more than 3 storeys are appropriate in Wokingham borough.

Please refer to Sections 4.15 - 4.17 for these questions

Concentrating employment on existing or new sites

The council's current approach to employment land (office space, warehousing, storage and distribution facilities) is that the majority of employment growth within the borough will occur in specific areas known as Core Employment Areas, such as Winnersh Triangle Business Park and Molly Millars Industrial Estate.

These areas often have the capacity for additional employment floorspace to be delivered by intensifying what is already there. One approach would be to continue to focus employment growth in areas like this, including identifying additional Core Employment Areas such as the Thames Valley Science Park (south of the M4 and northeast of Shinfield) which is currently under construction.

Through changes to government policy over recent years, it is now possible for owners of certain employment buildings to change the use of the land to residential without requiring planning approval from the council. This has seen some losses of employment floorspace in our Core Employment Areas to housing. One approach to employment could be to encourage developments with areas of employment land alongside housing and other uses, rather than relying on a number of designated core areas that restrict other uses.

Q9. Do you agree with meeting employment needs in the following locations?

	Agree	Somewhat Agree	Neutral	Somewhat Disagree	Disagree
Town and district centres	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Existing Employment estates and Locations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Land adjacent to existing employment estates and locations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
New Locations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Q10. Do you agree with being more flexible with building heights on existing employment estates to create more usable space without needing to increase the amount of land?

- Agree
- Somewhat Agree
- Neutral
- Somewhat Disagree
- Disagree

Q11. Which employment areas / locations do you feel are best suited to being more flexible with building heights? Please provide details and outline the reasons why.

Answer: It is possible to be more flexible with building heights in employment areas in Wokingham borough, but only on a case by case basis. In any event, residents living locally should be protected and building heights limited to 3 storeys.

Section 5: Role of Land Being Considered for Development

To successfully enhance and develop places within our borough, against the backdrop of a nationwide need for more homes, we must look to the land promoted to us (submitted sites) to achieve this. The following section shows the land promoted to us, divided into 5 areas of the borough, asking for your views on what opportunities there may be in each area. These areas do not signify that one part of the borough is more likely to be identified for new development than another, but simply serves to help the discussion.

Local Plan Update

Local Plan Update Map

Homes for the Future

This map is to be used with the [Local Plan Update Homes for the Future survey](#). Please keep the Homes for the Future survey open while looking at this map. All of the questions for the survey are in the survey -- this map is just for information.

For the survey, the borough has been divided into 5 areas. Click the links below or scroll down to look at the different areas in the borough. At the end of each section, please return to the survey to answer the questions about that area.

Areas:

- [1. Urban Western Area](#)
- [2. Wokingham Area](#)
- [3. South Western Area](#)
- [4. South Eastern Area](#)
- [5. Northern Area](#)

LEGEND

LPI Areas Overview

- Urban Western Area
- Wokingham Area
- South Western Area
- South Eastern Area
- Northern Area
- Other

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The majority of sites have been promoted for housing, but there are also promotions for employment; open space; retail; Gypsy, Roma and Traveller (GRT); leisure; and care homes. Some sites have been promoted for more than one of these uses. Sites are colour coded depending on the use(s) they have been promoted for.

Urban Western Area

This area comprises two of the borough's larger settlements of Woodley and Earley, along with Winnersh, as well as Shinfield North. Between them the two principal settlements in this area hold two fifths of the Borough's population per the 2011 Census and have access to a good range of services and facilities.

Now take a look at our interactive map of the Urban Western Area to learn more before answering the following questions. <https://arcg.is/0TmSXu>

Q12. Are there any locations in the 'Urban Western Area' which you feel are suited to being more flexible with building heights and development densities? Please provide details and outline the reasons why.

Answer: The old park & ride site near the Showcase Cinema could be considered if the flooding issue can be overcome. Some land near the motorway or railway line could be considered if not overlooking residential areas.

Q13. Regarding land that has been promoted (submitted sites) in this area, would you support the development of any specific areas of land? Please provide details of which ones and the reasons why. Include site references where appropriate.

Answer: See answer to Q12.

Q14. Do you have any comments on any of the promoted areas of land in the area? Please include site references where appropriate.

Answer: Earley Town Council and Woodley Town Council's joint working party on the Bulmershe Site of Urban Landscape Value (SULV) known as the Bulmershe Fields, site reference 5WO003, do unanimously request that Wokingham Borough Council change the suggested use allocation of this site in the Local Plan Update from "Leisure/Public Open Space" to simply "Public Open Space", which is what is recorded as the current use classification. Residents of both councils have made their feelings known and they wish this area to remain as it currently is, and to ensure the retention of the existing grass sports fields and the provision of public open space for informal recreation without the threat of any building, even if it would be to provide additional leisure facilities.

Q15. Are there any other opportunities for development that have not currently been promoted here? Please provide details and, if possible, include the details of who you believe to be the landowner.

Answer: The towns of Woodley and Earley are already fully developed. Only parks and leisure facility areas remain and these must be protected. This also applies to the whole of the Bulmershe SULV area.

Homes for the Future Consultation

Additional comments

Question 3

Somewhat disagree – Some existing communities (Earley, Woodley, Wokingham) are already fully populated.

Headquarters, Newsham Court, Pincents Kiln, Calcot, Reading, RG31 7SD

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Dear resident,

Royal Berkshire Fire Authority Budget and Council Tax Consultation 2019-20

The Royal Berkshire Fire and Rescue Service revenue budget for 2018/19 is £33.5 million. £4.96 million of savings were delivered between 2010/11 and 2015/16 and a further £2.4 million will have been delivered by the Service's Efficiency Plan by March 2020.

Like all public services we are committed to delivering value for money across the services we provide. Two thirds of our funding is received from Council tax. The other main sources of income are central Government funding and business rates from local businesses.

Government funding for the Authority was set out in the four-year settlement that runs from 2016/17 to 2019/20. Taking 2015/16 as the base year, central Government funding will have fallen by over 24% by 2019/20. We expect Government funding to continue to fall in future finance settlements.

The Authority has been through a significant period of change since 2015, ensuring the Service delivers important outcomes for communities across Royal Berkshire, whilst also balancing the budget. Additional cost pressures have also materialised during this time. Following the Grenfell Tower tragedy additional resources have been put in place to work closely with local authorities and landlords as part of our Protection Policy. A review of our capital assets has also been completed and our ten year Strategic Asset and Investment Framework outlines how we will maintain and renew our fire appliances, fire stations and lifesaving IT systems.

We remain in the lowest quartile of precepting Fire Authorities in the country, delivering value for money to the people we serve. The Fire Authority currently has the ability to raise council tax by up to 2.99% per year without holding a referendum. Given the current the economic climate, the Fire Authority gave me a mandate to speak to Berkshire MPs to make them aware of the issues faced and ask for greater flexibility to increase Council tax when setting the budget.

Berkshire MPs have been lobbying Government on our behalf to give the Authority the flexibility to increase council tax by up to £5 per year. Our intention is to increase Council tax by 2.99% for 2019/20, which is £1.92 per year. We also wish to ascertain your views on whether you would be supportive of an increase of up to £5 per year in future years, subject to Government agreement.

We would be delighted if you could take part in [our online survey](#) or visiting rbfrs.co.uk/consultation. The consultation closes on 20 February 2019 at 5pm.