



Woodley Town Council

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

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 15 November 2016, 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 18 OCTOBER 2016** Page 3
To approve the minutes of the Planning Committee meeting held on 18 October 2016 and for the Chairman to sign them as a true record.
4. **NEIGHBOURHOOD POLICING**
To receive an update on recent changes in Neighbourhood Policing from Inspector Alastair Lloyd, Neighbourhood Inspector for the Twyford, Woodley, Earley and Fields neighbourhood areas.
5. **CURRENT PLANNING APPLICATIONS**
To consider current planning applications and agree comments to be forwarded to the planning authority. **(Appendix 5)** Page 13
6. **PLANNING DECISIONS**
To note information on decision notices received from the planning authority since the last meeting. **(Appendix 6)** Page 16

7. **NEIGHBOUR CONSULTATION SCHEME**

To note application 163061

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

Proposal: Application for the prior approval of the removal of existing conservatory frames and a tiled roof and replacing onto existing base and walls new frames and a tiled roof, which would extend beyond the rear wall of the original house by 3.3m for which the maximum height would be 2.8m and the height of the eaves 2.1m.

To note application 163081

Location: 43 Cypress Road, Woodley, RG5 4BD.

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 6m, for which the maximum height would be 3m and the height of the eaves 2.5m.

8. **TELECOMMUNICATIONS INSTALLATION**

To note the following permitted development notification:

Location: Mohawk Way, South of 27 Catalina Close, Woodley.

Proposal: Permitted development notification for proposed installation of 1No. electronic communication apparatus.

9. **TREE PRESERVATION ORDERS**

Woodland 1 of TPO 3/1951: 3 Burgess Close, Woodley, RG5 3LJ.

To note consent for the removal of two dead sycamore trees and replacement by at least two approved trees.

TPO 3/1951: 12 Wallace Close, Woodley, RG5 3HW.

To note consent for the felling of a rowan tree.

TPO 141/1977: 18 Radcot Close, Woodley, RG5 3BG.

To note consent for the selective pruning of two oak trees.

10. **BUDGETARY CONTROL**

To note **Report No. P 9/16.**

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11. **PUBLICATIONS/INFORMATION**

To note receipt of the following:

- *Me2 Club Newsletter – October 2016*

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.

**Minutes of a Meeting of the Planning Committee held at the Oakwood Centre
on Tuesday 18 October 2016 at 7:45 pm**

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

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

Officer present: *L. Matthews, Committee Officer*

115. **APOLOGIES**

Apologies for absence were received from Councillors M. Forrer, B. Franklin, D. Mills and S. Rahmouni.

116. **DECLARATIONS OF INTEREST**

There were no declarations of interest made by Members.

117. **MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 20 SEPTEMBER 2016**

RESOLVED:

- ◆ That the minutes of the Planning Committee meeting held on 20 September 2016 be approved and signed by the Chairman as a true and accurate record.

118. **CURRENT PLANNING APPLICATIONS**

RESOLVED:

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

119. **PLANNING DECISIONS**

RESOLVED:

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

120. **NEIGHBOUR CONSULTATION SCHEME**

RESOLVED:

- ◆ To note application 162678
Location: 17 Shackleton Way, Woodley, RG5 4UU.
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 4m, for which the maximum height would be 3.7m and the height of the eaves 2.69m.

121. **TELECOMMUNICATIONS INSTALLATION**

RESOLVED:

- ◆ To note that the planning authority had given prior approval for the following permitted development:

Location: Land opposite Woodley Baptist Church, Hurricane Way.

Proposal: Installation of a cabinet, box, pillar, pedestal or similar apparatus.

122. **TREE PRESERVATION ORDERS**

RESOLVED:

- ◆ To note that Wokingham Borough Council had made the following Tree Preservation Orders:

TPO 1534/2016: 10 and 12 Coppice Road, Woodley, RG5 3QX.

Protected trees: 1 No. Ash at 10 Coppice Road

1 No. Oak at 12 Coppice Road

TPO 1544/2016: 123 Loddon Bridge Road, Woodley, RG5 4AG

Protected tree: 1 No. Copper Beech

123. **TREE SURGERY**

RESOLVED:

- ◆ To note the following:

Section 211 notification of work to trees within the Woodley Town Conservation Area:
Church Mews, Woodley. RG5 4RJ.

Consent for the selective pruning of an oak.

124. **BUDGETARY CONTROL**

RESOLVED:

- ◆ To note Report No. P 8/16.

125. **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 20 September 2016.

126. **BUS SHELTERS**

Members noted the following information given in the agenda:

- a) That Wokingham Borough Council intends to install a bus shelter in Lytham Road, following requests by Town Councillors and residents.

- b) That Wokingham Borough Council is to replace the damaged bus shelter in Headley Road.

The Chairman thanked Councillor MacNaught for the work he had done to get a bus shelter installed in Lytham Road.

127. **WOKINGHAM BOROUGH COUNCIL BUDGET ENGAGEMENT SESSIONS**

Members noted the information received from Wokingham Borough Council regarding its budget information sessions, being held in five locations across the borough.

128. **WOKINGHAM BOROUGH COUNCIL LOCAL PLAN UPDATE – LIST OF PROMOTED SITES**

Members noted that the following two sites in Woodley had been submitted for assessment during the "Call for Sites" consultation undertaken by Wokingham Borough Council:

1. Western Site, Headley Road East
Proposed use: Shops (A1 Planning Use)
2. Land to rear of and adjacent to Addington School, Woodlands Avenue
Proposed use: Leisure/Public Open Space

129. **PUBLICATIONS/INFORMATION**

RESOLVED:

- ◆ To note receipt of the following:
 - *TCMI Newsletter – October 2016*

130. **FUTURE AGENDA ITEMS**

There were no suggestions for future agenda items.

131. **PUBLICITY/WEBSITE**

There were no suggestions for items to be publicised.

The following item was received from Wokingham Borough Council after the agenda had been issued:

132. **APPLICATION TO RENEW STREET TRADING CONSENT**

Members considered the following application to renew Street Trading Consent:

Application No: ST26
Applicant: Mr Jan Ratip – Adems Kebabs
Trading Site: Woodlands Avenue, Woodley (opposite university site)

Trading Times: Sunday to Thursday: 0700 to 0100 hours
Friday and Saturday: 0700 to 0300 hours)
(One hour shutdown at 3pm to prepare for evening food)

RESOLVED:

- ◆ To respond to the West Berkshire and Wokingham Environmental Health and Licensing Service with no objections.

133. **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.

134. **ENFORCEMENT ISSUES**

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

The meeting closed at 9:05 pm

Chairman

Woodley Town Council

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Date :- 19/10/2016

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>
Approved on the following applications;				
162579	16/09/2016	Stefan Fludger	Mr Sam Warwick	Woodley Town Centre Crockhamwell Road Woodley RG5
Proposal : Full planning application for demolition of existing pergola structure and replacement of street furniture, installation of new performance space including low raised stage and tensile tent structure plus community/family play space with thermoplastic paint design in paving.				
Observations : No objections.				
162585	26/09/2016	Nuno Fernandes	Mr Mark Shepherdson	40 Austin Road Austin Road Woodley RG5 4EL
Proposal : Householder application for the proposed erection of a single storey front extension to dwelling following removal of existing porch.				
Observations : No objections.				
162598	30/09/2016	Katie Herrington	Miss Elsa Quinton	Unit 22, Headley Park Ten Headley Road East Woodley RG5 4SW
Proposal : Full application for the proposed installation of new windows, double door set and DDA compliant access ramp to the front elevation to match those of the neighbouring HSS unit number 21.				
Observations : No objections.				
162627	28/09/2016	Brooke Davey	M Jenny Chen	Unit 6, East Reading Retail Ce Shepherds Hill Woodley RG6 1FE
Proposal : Application for advertisement consent for the proposed erection of a fascia sign across front elevation of building.				
Observations : No objections.				
162635	05/10/2016	Rosie Rogers	London & Cambridge Properties	Unit 9 Loddon Vale Centre Woodley RG5 4UX
Proposal : Full application for the proposed change of use of existing second floor/loft space to form a single 2 bedroom flat, including external alterations involving the erection of dormer windows, balcony area, proposed skylights and proposed sunpipes.				
Observations : No objections.				

Date :- 19/10/2016

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>
162641	29/09/2016	Christine Phillips	Daniel and Anna Arrowsmith	3 Armstrong Way Armstrong Way Woodley RG5 4NW
Proposal : Householder application for the conversion of existing garage to habitable accommodation.				
Observations : No objections.				
162655	07/10/2016	Stephen Thwaites	Mr & Mrs Ben Sawyer	17 Beechwood Avenue Beechwood Avenue Woodley RG5 3DE
Proposal : Householder application for the proposed single storey rear extension following demolition of existing sunroom, single storey front extension to form porch plus raising of existing flat roof parapet wall over attached garage and existing side extension by up to 500mm.				
Observations : No objections.				
162695	29/09/2016	Dariusz Kusyk	BT	Various locations around Wokingham Borough
Proposal : ADJOINING PARISH CONSULTATION				
Consultation from British Telecommunications for the proposed removal of 19 public payphones.				
Observations : No objections.				
162708	30/09/2016	Brett Beswetherick	Mr J Nightingale	4 Brunel Drive Brunel Drive Woodley RG5 4PW
Proposal : Householder application for the proposed first floor side extension to dwelling plus part conversion of garage to habitable accommodation.				
Observations : No objections.				
162817	12/10/2016	Brooke Davy	Mr & Mrs Codling	4 Portrush Close Portrush Close Woodley RG5 3PB
Proposal : Householder application for the proposed erection of a single storey front extension; single storey rear extension; conversion of existing garage to habitable accommodation and first floor side extension.				
Observations : No objections.				

Date :- 19/10/2016

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>
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Refused on the following applications;**162407**

26/09/2016	Stefan Fludger	Mr Mark Redman	6 Selcourt Close Selcourt Close Woodley RG5 3AS
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Proposal : Householder application for the proposed erection of a single storey rear extension, conversion of existing loft space to additional habitable accommodation, to include internal alterations.

Observations : One resident was present at the meeting to voice concerns.

After listening to the resident's concerns the Committee considered the proposal and recommended that the application be refused on the following grounds:

- The proposed extension is out of scale with the existing property.
- Overbearing.
- Out of keeping with other properties in the street.
- The proposed velux windows in the roof overlook the neighbouring properties.

The Committee also commented that no dimensions were given on the drawings.

162576

26/09/2016	Jane Burton	Mr & Mrs M Napier	41 Redwood Avenue Redwood Avenue Woodley RG5 4DS
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Proposal : Householder application for proposed erection of two storey side extension to dwelling plus new driveway and dropped kerb.

Observations : 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.

Date :- 19/10/2016

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>
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Concerns on the following applications;**162586**

26/09/2016	Dariusz Kusyk	Mr Marlon Corbin	54 Haddon Drive Haddon Drive Woodley RG5 4LU
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Proposal : Householder application for proposed erection of part single, part two storey side extension, single storey rear infill extension, demolition of existing garage, conversion of existing loft space to habitable accommodation, new pitched roof over second floor extension and changes to rear fenestration.

Observations : The Committee considered the proposals and had the following concerns:

- There will be insufficient parking provided for a five bedroom house.
 - The velux windows in the roof are not shown on the elevation drawings.
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NOTIFICATIONS OF PLANNING DECISIONS FROM Wokingham Borough Council

Thu 13 October 2016

' C ' Contrary to Borough

Page No : 1

' E ' Endorsed by Borough

GRANTED PLANNING PERMISSIONS

E 161575	Approved	118 Colemans Moor Road
E 161666	Approved	Unit 21
E 161814	Approved	33 Butts Hill Road
E 161858	Approved	61 - 63 Crockhamwell Road
E 161880	Approved	59 Malone Road
E 162002	Approved	27 Hanwood Close
E 162034	Approved	110 Wheble Drive
E 162111	Approved	15 Reading Road
E 162118	Approved	8 Bibury Close
E 162121	Approved	86-88 Headley Road
E 162205	Approved	104 Antrim Road
162226	Approved	191 Hurricane Way
E 162246	Approved	198 Crockhamwell Road
E 162252	Approved	7 Malvern Close
E 162257	Approved	32 Cottesmore Road
E 162277	Approved	14 Hudson Road
162301	Approved	58 Beechwood Avenue
E 162322	Approved	15 Harris Close
E 162381	Approved	Thatchers Tavern
E 162388	Approved	16 Lambourne Gardens

OTHER PLANNING DETAILS

NOTIFICATIONS OF PLANNING DECISIONS FROM Wokingham Borough Council

Thu 13 October 2016

' C ' Contrary to Borough

Page No : 2

' E ' Endorsed by Borough

161856

Withdrawn

19 Reading Road

New Applications Received Between 14/10/2016 and 10/11/2016

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
New Application				
162799	26/10/2016	Mark Croucher	Mr Kuldip Sehmi	61 - 63 Crockhamwell Road Crockhamwell Road Woodley RG5 3JP
Proposal : Advertisement consent application to display 1 set of internally illuminated fascia text, 1 internally illuminated projection sign and 1 set of 3 non-illuminated windbreaks.				
Observations :				
162800	01/11/2016	Brett Beswetherick	Mr Mark Donlan	65 Woodlands Avenue Woodlands Avenue Woodley RG5 3HF
Proposal : Householder application for the proposed single storey side and rear extension to dwelling plus conversion of loft space to habitable accommodation and demolition of existing garage to rear garden.				
Observations :				
162803	21/10/2016	Dariusz Kusyk	Mr Philip Oneill	195 Hurricane Way Hurricane Way Woodley RG5 4UH
Proposal : Householder application for the proposed part conversion of existing garage to additional habitable accommodation, to include insertion of new window to rear.				
Observations :				
162807	26/10/2016	Katie Herrington	Mrs Lisa Ridout	299 - 301 Headley Road East Headley Road East Woodley RG5 4SE
Proposal : Full planning application for the proposed ground/second mansard roof to the rear plus dormer extension to the rear.				
Observations :				
162824	17/10/2016	Stephen Thwaites	Mrs Lesley Cant	41b Crockhamwell Road Crockhamwell Road Woodley RG5 3JZ
Proposal : Householder application for the erection of a replacement fence (retrospective).				
Observations :				
162861	04/11/2016	Katie Herrington	Ms L Atkins	Land to rear of Woodley House 65-73 Crockhamwell Road Woodley RG5 3JP
Proposal : Full application for proposed construction of three storey building comprising 4No. 2 bedroom flats and 2No. 1 bedroom flats, rationalisation of parking, provision of secure cycle parking and refuse storage facilities.				

New Applications Received Between 14/10/2016 and 10/11/2016

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
Observations :				
162909	01/11/2016	Christine Phillips	Mr & Mrs Holmes	3 Cypress Road Cypress Road Woodley RG5 4BD
Proposal : Householder application for the proposed single storey replacement rear extension to dwelling.				
Observations :				
162916	21/10/2016	Brooke Davey	Mr & Mrs S Clark	3 Master Close Master Close Woodley RG5 4UB
Proposal : Householder application for proposed erection of single storey rear extension to dwelling.				
Observations :				
162954	28/10/2016	Brett Beswetherick	Mr Ian Wright	74 & 76 Western Avenue Western Avenue Woodley RG5 3BH
Proposal : Application to remove condition 1 of planning consent 177/67 for a detached house to allow the erection of fence at height of 1.2m to front of dwellings. (Retrospective)				
Observations :				
162980	04/11/2016	Brooke Davey	Mr & Mrs Parsons	98 Butts Hill Road Butts Hill Road Woodley RG5 4NR
Proposal : Householder application for the proposed erection of a two storey side extension and a single storey rear extension to dwelling.				
Observations :				
162981	01/11/2016	Jane Burton	Mr & Mrs Klotz	22 Mitchell Way Mitchell Way Woodley RG5 4NQ
Proposal : Householder application for the proposed single storey rear extension plus first floor extension to dwelling.				
Observations :				
162983	08/11/2016	Christine Phillips	Mr Daniel Gilbert	2 Lindberg Way Lindberg Way Woodley RG5 4XE
Proposal : Householder application for the proposed erection of a single storey rear extension to the existing dwelling.				
Observations :				

New Applications Received Between 14/10/2016 and 10/11/2016

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
162999	28/10/2016	Graham Vaughan	Antler Homes	Courtyard Offices Perimeter Road Woodley RG5
Proposal : Application for advertisement consent for proposed erection of maximum of 5No. signs to include flagpoles with a maximum height of 6 metres and 1No. V-stack board.				
Observations :				
163025	09/11/2016	Brett Beswetherick	Mr Chris Miller	101 Tippings Lane Tippings Lane Woodley RG5 4RY
Proposal : Householder application for the proposed single storey side/rear extension to existing dwelling.				
Observations :				
163030	09/11/2016	Christine Phillips	Mr & Mrs Mathews	44 Reading Road Reading Road Woodley RG5 3DB
Proposal : Householder application for the proposed erection of a single storey rear extension to form an orangery.				
Observations :				
163080	09/11/2016	Stephen Thwaites	H3G Ltd and EE Ltd	Land at junction of Mohawk Way & Sandford Lane Woodley RG5 4TA
Proposal : Prior approval application for the proposed replacement of existing 10m phase 4 monopole with a 10m phase 5 monopole and 1No. additional cabinet.				
Observations :				
163128	09/11/2016	Brooke Davey	Mr Guy Gibson	Waingels Road Waingels Road Woodley
Proposal : Application for proposed vehicular access to temporary compound.				
Observations :				

Applications Received :- 17

NOTIFICATIONS OF PLANNING DECISIONS FROM Wokingham Borough Council

Thu 10 November 2016

' C ' Contrary to Borough

Page No : 1

' E ' Endorsed by Borough

GRANTED PLANNING PERMISSIONS

E 152359	Approved	Land at Hatch Farm Dairies
161876	Approved	74 Crockhamwell Road
E 162204	Approved	31 Victor Way
E 162309	Approved	53 Haddon Drive
E 162379	Approved	65 Crockhamwell Road
E 162441	Approved	60 Arundel Road
E 162486	Approved	7 Sycamore Close
E 162549	Approved	15 Nightingale Road
E 162579	Approved	Woodley Town Centre
E 162582	Approved	44 Lunds Farm Road
E 162627	Approved	Unit 6, East Reading Retail Ce
E 162641	Approved	3 Armstrong Way

PLANNING COMMITTEE

BUDGETARY CONTROL 2016/17

Report No. P 9/16

EXPENDITURE	Budget 2016/17	Actual Exp as at 31/10/2015	Actual Exp as at 31/10/2016	Actual Exp as % of Budget	
Annual grants	30481	31000	30481	100.0	Grant payments made in May and October
Total	30481	31000	30481	100.0	
INCOME	Budget 2016/17	Actual Inc as at 31/10/2015	Actual Inc as at 31/10/2016	Actual Inc as % of Budget	
Total	0	0	0	0	
Net	30481	31000	30481	100.0	